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26 June 2007



**South
Cambridgeshire
District Council**

To: Chairman – Councillor Mrs PS Corney
Vice-Chairman – Councillor CR Nightingale
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, 4 JULY 2007 at 10.00 a.m.**

Yours faithfully
GJ HARLOCK
Chief Executive

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

AGENDA

PAGES

PROCEDURAL ITEMS

1. **Apologies**
To receive apologies for absence from committee members.
2. **General Declarations of Interest**
3. **Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held on 6 June 2007 as a correct record.

PLANNING APPLICATIONS AND OTHER ITEMS FOR DECISION

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- | | | |
|-----|---|------------------|
| 24. | Appeals against Planning Decisions and Enforcement Action
Contact officers:
Gareth Jones, Corporate Manager (Planning and Sustainable Communities) – Tel: 01954 713155
John Koch, Appeals Manager (Special Projects) – Tel: 01954 713268 | |
| 25. | Enforcement Action
Contact officer:
Tony Marks, Enforcement Officer (Development Control)
Tel: 01954 713257 | 155 - 158 |

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“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).
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South Cambridgeshire District Council

Planning Committee – 6 June 2007 – Declaration of Interests

Councillor

Personal / Personal and Prejudicial [delete as appropriate]
Item no: App. No. Villlage:
Reason:

Personal / Personal and Prejudicial [delete as appropriate]
Item no: App. No. Villlage:
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Personal / Personal and Prejudicial [delete as appropriate]
Item no: App. No. Villlage:
Reason:

Personal / Personal and Prejudicial [delete as appropriate]
Item no: App. No. Villlage:
Reason:

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Personal / Personal and Prejudicial [delete as appropriate]

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

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

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

Reason:

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

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

Reason:

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0804/07/F - FULBOURN
Change of Use From B8 to B2 at Queens Farm, Wilbraham Road
for George Lister Engineering Ltd**Recommendation: Delegated Approval****Date for Determination: 26th July 2007 (Major Application)****Notes:**

This Application has been reported to the Planning Committee for determination because the Officer's recommendation conflicts with that of the Parish Council.

Site and Proposal

1. Queens Farm lies to the north of Fulbourn, accessed off Wilbraham Road at the point where the road turns east towards Great Wilbraham. At the entrance to the farm drive is a relatively modern farmhouse to the west of the driveway with another farmhouse, on the eastern side, some 100.0m further on. 120.0m beyond this house is a large range of farm buildings at present/previously used as turkey sheds, machinery workshops, machinery stores and grains stores. Several of these buildings have already been converted and are used by an engineering company. The buildings that are the subject of this application remain in agricultural use at present, although they benefit from permission for B8 (Storage) use. Beyond these buildings is a well screened car-storage compound to the rear and another large range of farm buildings 200m to the north, including to the south of these a new grain store that is under construction. The farm is surrounded by open, arable fields.
2. This full planning application seeks permission for the widening of the farm access off Wilbraham Road and the change of use of three buildings, total floor area 2538m², to general industrial, Use Class B2.

Planning History

3. Two houses approved in mid '70's and 1997. Original barns, grain stores, workshops built in the 1950's. Turkey buildings added 1976 and 1996. The Intervention Store built 1970's with two small additions in early 1980's.
4. Following difficulties in the turkey market, consent was granted in 2001 and 2003 to use some buildings for B1, B2 and B8 Use (light industrial, general industrial and warehousing.)
5. In 2004, consent was granted to use the 1950's building for B8/storage use (ref. **S/1154/04/F**). Whilst this latter use has not yet commenced, the former turkey buildings are used by an engineering company.

S/0804/07/F - FULBOURN



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JULY PLANNING COMMITTEE 2007

6. In January 2006 a “grain store”, was refused on grounds of lack of justification for the need of such a building.
7. At the April 2006 Committee (Item 37) permission was granted for a grain dryer building. This was granted on the basis that the building was also a specialist grain drying facility and not just storage and that the redundant building (the subject of this application) would be removed from agricultural use. A further permission was granted at February 2007 Committee (Item 15) for the same building but on a slightly different siting, closer to the main complex of buildings.

Planning Policy

8. The site lies in the Green Belt.

Cambridgeshire and Peterborough Structure Plan 2003

9. **P2/6** Rural economy supports re-use of farm buildings to encourage diversification and maintain/review the vitality of rural areas.
10. **P9/2a** Provision of Green Belt around Cambridge places limitations upon development and uses within the Green Belt.

South Cambridgeshire Local Plan 2004

11. **GB2** Green Belt; supports re-use of buildings within the Green Belt subject to no detrimental impact upon the openness and purpose of the Green Belt.
12. **EM10** Employment in the Countryside; supports the re-use of agricultural buildings. The buildings should be of permanent construction capable of re-use without alteration and with satisfactory access. Traffic flows should be able to be accommodated on the existing road system.
13. **TP1** Planning for More Sustainable Travel, requires a Transport Assessment and Travel Plan where a proposal is likely to have significant transport implications. In appropriate cases the content of the Travel Plan may be reflected in planning conditions or a planning obligation.

Consultation

14. **Fulbourn Parish Council** makes no recommendation. However, it comments that the site is in the Green Belt and that the appropriateness of the use should be considered. It is also concerned about the increase in traffic movements proposed bearing in mind the poor access and Green Belt location.
15. **Great Wilbraham Parish Council** recommends that the application be refused commenting:

“The Parish Council members are concerned about the continued expansion of Queens Farm for Industrial use. When permission has been granted in the past, these were for Light Industrial use only.

This is a much larger enterprise, which is not just Light Industrial use. The implications for increased traffic, both private and commercial, means that this is different from previous applications. Some, if not a large percentage of these, would undoubtedly travel through our village. Does the proposed occupant have

a 'green travel plan'?

Although the application states 'no' to shift or weekend working, it actually states normal working hours to be 7am-6pm Monday to Saturday. This causes members some concern, as traffic is already heavy through our village in the morning and evening 'rush hours', without this additional traffic. We would prefer a restriction on Saturday working hours as this is a rural location –very different to a business located in the city.

Members are extremely concerned that this is 'the thin end of the wedge' for increased use of Queens Farm, away from agricultural use. What restrictions are in place to retain the agricultural nature of the farm? Whilst we recognise the necessity for some farmers to diversify the use of some of their land, we are concerned about the number of companies that use the site already.

Therefore Great Wilbraham Parish Council recommend REFUSAL of this application until further questions are answered”.

16. **Local Highways Authority** comments that B2 development generates significantly different traffic patterns to those of B8, generating both larger vehicle numbers, and generation profiles. The developer must submit a transport assessment detailing the likely effect of these changes upon the local network.

Representations

17. No representations have been received.

Planning Comments – Key Issues

18. The key issues in determining this planning application are the impact on the Green Belt, Traffic implications and the impact upon the agricultural nature of the farm.
19. There is an extant planning permission for the use of these buildings for storage purposes. The proposed general industrial use will not alter the visual impact of the building on the Green Belt and it is noted that no external changes to the buildings have been proposed. The adjoining buildings have been used for some time by an engineering firm and have not caused any noticeable visual harm. Car parking is proposed on land used for storage and vehicle parking. There will be no greater impact on openness of the Green Belt. The proposal will not be inappropriate development in the Green Belt.
20. The change of use of buildings in the countryside is limited to those that will not require significant extensions to the building. Policy EM10 notes that the incidental activities such as car parking and outside storage do however also need to be considered. In this location the site is well screened by neighbouring farm buildings and existing landscaping. Car parking is proposed within existing areas of hardstanding and also benefit from the screening described above. There is not likely to be any significant visual impacts from this change of use.
21. The farm itself remains the focus of activity on the farm. This is demonstrated by the recent permission for a grain drying building, which is currently being constructed at the farm. This application relates to several barns, which the farmer is no longer able to utilise usefully for agricultural purposes.

22. The key area of concern in relation to this application is therefore the traffic implications. While the Local Highway Authority has not raised an objection in principle to the proposed change of use, there is likely to be a significant increase in traffic levels and in the type of vehicles that visit the site beyond that which might be expected with a storage use. A Traffic Assessment (TA) is required in order to be able fully assess the implications of the use. This has been requested and the agent has agreed to submit this. The comments of the Local Highway Authority will be sought on the Assessment. If necessary a Travel Plan can be required by planning condition.

Recommendation

23. Subject to the receipt of a TA and the comments on that of the Local Highway Authority, delegated approval is recommended.

Conditions

1. Standard Condition A - Time limited permission (Reason A);
2. SC51 - Landscape Scheme (RC51);
3. SC52 - Implementation of landscaping scheme (RC52);
4. No external alterations to the building shall be made without the prior written approval of the Local Planning Authority following the submission of such details. (RC - To ensure that the character of these former agricultural buildings is retained);
5. Para C3b - Parking (RC Para RC10);
6. No development shall be commenced until the junction improvements and road widening shown on Drawing No. 07:044-4 have been satisfactorily completed. (RC - para - RC10 safety);
7. No development shall be commenced until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved by the Local Planning Authority; no development shall take place otherwise than in accordance with the approved scheme. (RC - To ensure adequate provision is made for fire fighting.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.
(Reason - To ensure a satisfactory method of surface/foul water drainage and to prevent the increased risk of pollution to the water environment.)
9. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant

or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.
(Reason - To minimise noise nuisance to nearby residents.)

Informatives

1. A reservoir or elevated private tank may be considered as an alternative to fire hydrants.

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:**
P2/6 (Rural Economy)
P9/2a (Green Belt)
 - **South Cambridgeshire Local Plan 2004:**
GB2 (Green Belt)
EM10 (Employment in the Countryside)
TP1 (Planning for More Sustainable Travel)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Green Belt
 - Traffic
 - Agriculture

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 Files Ref: S/1154/04/F and S/0804/07/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0980/07/F - COTTENHAM
7 Flats Following Demolition of Nos. 74 and 76 Rampton Road
for George Lewis Design and Build Ltd**Recommendation: Approval****Date for Determination: 13 May 2007**

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

Site and Proposal

1. The site is located on the corner of Rampton Road and Lambs Lane Cottenham which is situated to the south western side of the village. This part of Rampton Road is on an incline. The area is a mix of house types and styles. The majority of the dwellings are set back from the pavement and this part of Rampton Road is well landscaped. There are wide pavements and grass verges and a mix of boundary treatments. Lambs Lane has more modern dwellings with bungalows adjacent the site and detached houses opposite. The former water tower is also visible from the site. This is Grade II listed.
2. The site comprises two semi-detached houses which front Rampton Road. This is unusual as the two dwellings are not typical semi detached dwellings rather a traditional Cottenham villa which has been extended and then separated into two dwellings. A single storey wing to the main dwelling runs parallel with Lambs Lane. To the rear are two, two storey, flat roofed extensions which detract from the character of the building. There are two vehicular accesses: one on Lambs Lane; the other on Rampton Road. A bus stop and post box are close to the Lambs Lane access.
3. The rear garden is overgrown and contains a small pond, detached single garage and workshop. The garden is split in two with the rest of the garden located behind 101 and 103 Lambs Lane, 70 Rampton Road and 7 and 8 Tower Close.
4. This planning application received 18 May 2007 seeks to erect 7 flats on a similar footprint to the existing dwellings with parking located to the rear and a small amenity garden for bike and bin storage. Vehicular access is from Lambs Lane. The scheme incorporates 4 x 2bed flats and 3x 1-bed flats. The building would be 2 storey to Rampton Road and 1 1/2storey to Lambs Lane. The density equates to 70 dwellings per hectare.

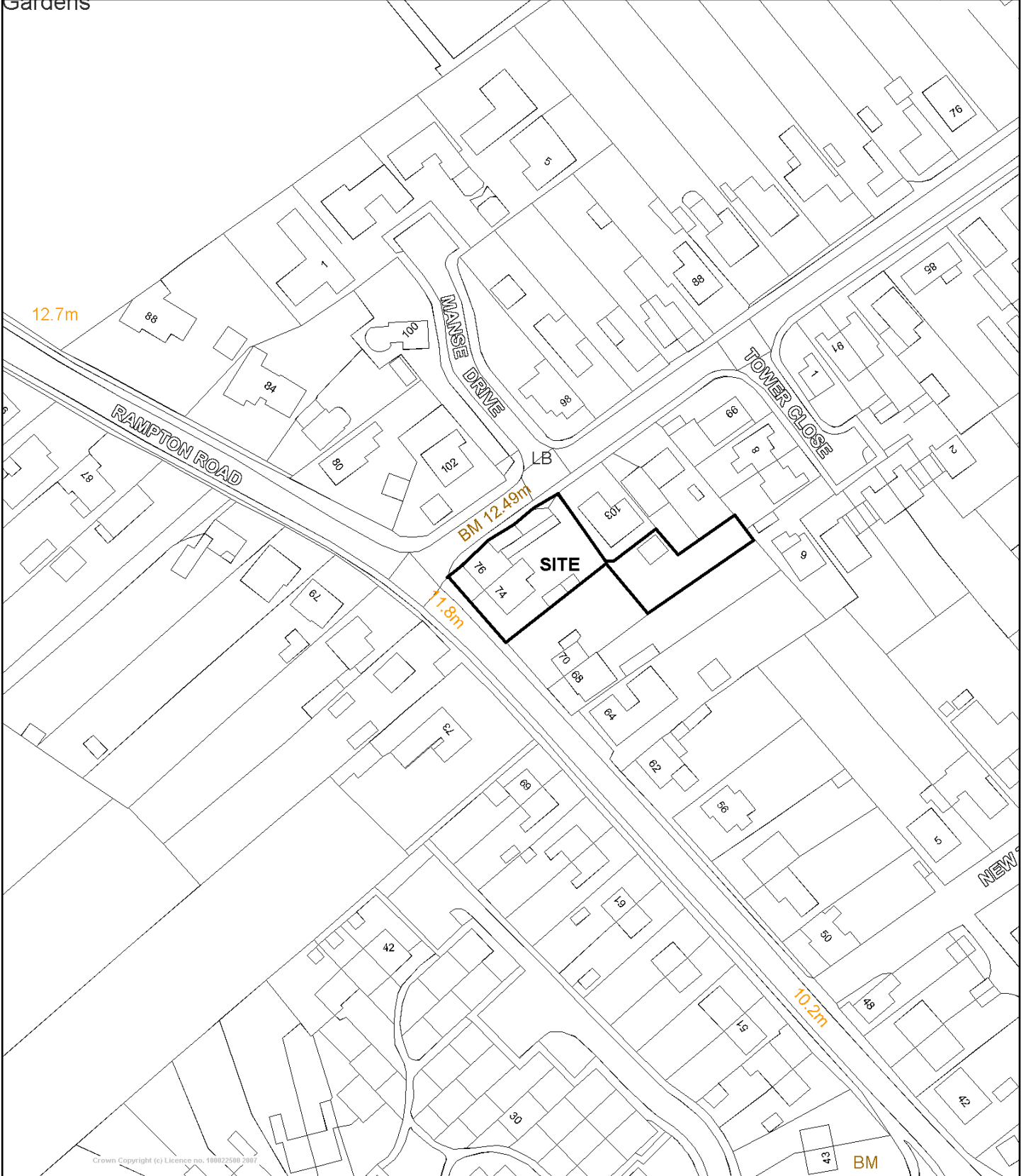
Planning History

5. Various extensions in the 1970's then recently **S/0914/81/F** Construction of vehicular access approved in 1981 and implemented.

S/0980/07/F - COTTENHAM



Gardens



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Planning Policy

Cambridgeshire & Peterborough Structure Plan 2003

6. **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.
7. **P5/3** relates to density of development being at a minimum of 30 dwellings per hectare.
8. **P5/5** relates to small scale housing being permitted where appropriate taking into account need for affordable housing, character of the village and level of jobs services.

South Cambridgeshire Local Plan, 2004

9. **SE8** states that there is a general presumption in favour of residential development within the village frameworks where this accords with other policies.
10. **HG10** – Housing Mix and Design requires schemes to contain a mix of units in terms of types, sizes and affordability.

Local Development Framework - Core Strategy, adopted January 2007

11. **ST/3** Reusing Previously Developed Land and Buildings sets a target of 37% of new dwellings to be on previously developed land between 1999 and 2016.
12. **ST/5** identifies Cottenham as a Minor Rural Centre whereby residential redevelopment of up to 30 dwellings will be permitted within the village frameworks. Larger scale development (9 to 30 dwellings) will attract contributions for infrastructure and services.

Consultations

13. **Cottenham Parish Council** “Whereas the Parish Council has no objection to the general principle of redevelopment, nor to the architectural design of the buildings submitted, it recommends the refusal of this planning application for the reasons listed below.
 - a. The proposed access, to car parking at the rear, is inadequate. The developers drawings and narrative suggest that the visibility splays are either in keeping with LPA requirements or of a nature that should be found acceptable. The reality would appear to be that this access, though of an acceptable width (5m) will be bordered by a railing/wall on the one side and a fence at least (a wall we believe has been requested by residents of 103 Lambs Lane) on the other. It is this council’s view that visibility on exiting the development will be substantially impaired until vehicles are on the pavement and this is unacceptable to the council.
 - b. Access. This council would also remind the LPA that Lambs Lane is a very busy road most of the day and especially when children are at the village Primary School in Lambs Lane. The junction of Lambs Lane with Rampton Road offers a tight turn whether entering or exiting, and this junction is barely 35 metres from the access we dispute. As the LPA knows, safety is a key issue of planning under PPG13 and this council feels that the access, as presently intended, poses an unacceptable risk to the safety of both pedestrians and other road users.

- c. The Lambs Lane/Rampton Road junction. The building line, per this development, has moved some four feet closer to the road; added to this is the proposal for a railing and pillar abutting the pavement. The council feels that this, too, will impair the vision of motorists exiting the Rampton Road and is therefore unacceptable.
- d. Car Parking. The LPA's Local Plan Document 2004 (section 7 Use Class C3) allows for a maximum of 1.5 parking spaces for a development such as this – the intention being, per PPG13, that 1.5 would allow, presumably, for visitors and disabled requirements. Given the rural nature of this village the car is a vital form of transport and this council believes that to allow anything less than 1.5 spaces (thus 10.5 for this development) would be a contravention of the LPA's own planning policy and, too, of PPG13. The council believes that the proposed car park of 7 spaces is too small and, furthermore, that the turning circles are inadequate.
- e. The Design and Access Statement says that both Rampton Road and Lambs Lane are wide roads. This is an exaggeration. Lambs Lane is, in fact, largely a very narrow road with the majority of parking being off road. When vehicles park on Lambs Lane they create considerable difficulties for passing traffic, general access into side roads, and in particular the Citi 7 bus which visits Lambs Lane every 10 minutes. On-road parking as envisaged by PPG 13 is totally inappropriate for both Lambs Lane and Rampton Road and thus there is no mitigation of the 7 parking spaces objection.
- f. The council is concerned that some land at the rear of 101 Lambs Lane, whilst shown on the documents, is missing, excluded, from the development and some plans, especially the 'site layout' plan. The site plan shows the location of the bins/bike store and gardens but the land adjacent has disappeared. Cottenham Parish Council would ask what plans there are for this land as they are concerned that it may become a dumping ground for rubbish etc.
- g. The LPA may decide that development is permitted with or without conditions or amendment to plans. If such is the final outcome then Cottenham Parish Council will require a S106 agreement for the payment of £18,500.00 per dwelling, with such moneys to be ring fenced for use in improving the amenities in this village."

14. **Local Highway Authority** Comments to be reported verbally

15. **Conservation Officer** has no objection to the proposed development. The proposal will not harm the setting of the water tower. The replacement building respects the built form in the locality and the Victorian architectural style that is seen widely through Cottenham. The new building addresses both Rampton Road and Lambs Lane and forms a positive corner at the junction. The design makes a positive contribution to the streetscape.

16. **Ecology Officer** Comments to be reported verbally

17. **Financial Officer County Council** A contribution of £14,700 is required for education requirements.

Representations

18. At the time of writing the report the formal consultation period had not expired. The expiration date is the 2 July. Any further representations received will be reported verbally.

19. 1 letter of objection received from the occupiers of 73 Rampton Road summarised as follows:
- a. No visitor parking;
 - b. Several owners will have two cars;
 - c. On street parking is unsafe as it is bus route and impaired vision;
 - d. Increase traffic flows;
 - e. Front wall of proposed building is in front of building line. Existing wall has been hit by bus on several occasions;
 - f. Scale is not in keeping with the character of Rampton Road

Cottenham Village Design Group

20. Object as summarised as follows:
- a. Loss of prominent Victorian Cottenham Villa which sits well in the site.
 - b. Façade must be retained whilst poor rear extensions can be removed.
 - c. Lack of amenity space for occupiers.
 - d. Tight parking arrangement.
 - e. Access close to bus stop and busy junction.
 - f. The applicant has not consulted the Cottenham Village Design Statement.

Planning Comments – Key Issues

Principle and Demolition of Dwellings

21. The redevelopment of such a site like this is generally acceptable in principle as it is located within the village framework and Cottenham is designated a Minor Rural Centre.
22. The existing dwellings, whilst they have some character and presence in the street scene, are not of significant architectural merit to warrant their retention. Being outside the Conservation Area, the Council could not resist the demolition of the buildings.

Highway

23. Vehicular access is from Lambs Lane being 31m from the junction with Rampton Road. The access will be 5m wide with 2m by 2m pedestrian visibility splays. The existing access is 3m wide. 90m visibility splay is achieved to the north east and 34m splay is achieved to the south west (according to the application drawings). Subject to any comments from the Highway Authority this appears to be acceptable. Visibility is good in both directions.
24. The development will provide for 7 car parking spaces and 14 cycle spaces. In such a location which is on a busy bus route this level of parking is acceptable. The Local Plan maximum standards state that each unit should have 1.5 spaces which results in

11 spaces. The sites location and small dwelling type means that a lower level of car parking is acceptable. The parking arrangement is workable. The comments of the Parish Council are noted however, subject to the comments of the Highway Authority, the proposal is considered acceptable.

Design and Impact on Street Scene

25. The scale and design of the development has taken into account the sites context and local building form. It will provide a positive contribution to the streetscene and will not harm the character and appearance of the area. Indeed it will improve the view when looking west along Lambs Lane towards the junction with Rampton Road.
26. The proposal is acceptable in street scene terms. Whilst the application does not refer to Cottenham Village Design Statement the proposed development does incorporate many of the design guidelines.

Impact on Residential Amenity

27. The windows in the rear elevation of flats 3, 4 and 5 will serve non habitable rooms. These will be 23m from the side elevation of No 70 Rampton Road. The windows in the rear elevation will serve kitchen and bedrooms to flats 1,2, 6 and 7. The nearest dwelling is No 103 a detached bungalow. This has no windows to the side and will be 22m from the rear elevation of the development. The lower wing of the development will be 8m from the bungalow. The parking area will be screened from No 70 Rampton Road by the existing panel fence. It is considered that whilst there would be an increase in activity in this area this would not be such to warrant a refusal on amenity grounds.

Ecology

28. The site is overgrown and there is a small pond. Subject to the comments of the Ecology Officer the development should not represent a problem for biodiversity issues.

Other Issues

29. The issue of the land to the rear of 101 Lambs Lane adjacent the amenity area is noted. However it has been confirmed by the applicant that this will be sold to the occupiers of 101 Lambs Lane and is to be retained as garden land.
30. The request for financial contributions is noted. However the only contribution that is applicable is education. Confirmation that the applicant is willing to make this contribution is being sought and a unilateral undertaking has been requested given the timing and fact that this is the only obligation.
31. The application was the subject of several pre application discussions which were held prior to the publication of the Inspectors report into the Local Development Framework Development Control Policies. This report was released at the end of April. The application has been considered based on the Local Plan 2004 for affordable housing purposes, which does not require affordable housing on schemes of 10 dwellings or less in Cottenham.

Recommendation

27. Subject to outstanding consultations, Approve.

Conditions

1. Standard Condition A – (Reason -A.)
2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
 - a) the materials to be used for the external walls, roofs windows and doors.
 - b) materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas.(Reasons -
 - a) To ensure that visually the development accords with neighbouring buildings.)
 - b) To ensure that the development is not incongruous.)
3. The development shall not be occupied until space has been laid out within the site (in accordance with plan no. D200.1 attached hereto) for 7 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that area shall not thereafter be used for any purpose other than parking/turning of vehicles.
(Reason - To ensure adequate space is provided and thereafter maintained on site for the parking and turning of vehicles.)
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
(Reason - To enhance the quality of the development and to assimilate it within the area.)
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the flats or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
(Reason - To enhance the quality of the development and to assimilate it within the area.)
6. Details of the treatment of the site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the flats are occupied or the development is completed, whichever is the sooner.
(Reason - To ensure that the appearance of the site does not detract from the character of the area.)
7. Prior to the occupation of any of the flats hereby approved the bin and bike store shall be erected and made available for use.
(Reason - To ensure that sufficient storage space is provided for bins and bikes in the interest of residential amenity.)

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/3** (Reusing previously developed land)
 - ST/5** (Minor Rural Centre)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/3** (Sustainable design in built development)
 - P5/3** (Density of development)
 - P5/5** (Small scale housing being permitted)
 - **South Cambridgeshire Local Plan 2004:**
 - SE8** (Development in Village Frameworks)
 - HG10** (Housing Mix and Design)

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 application file S/0980/07/F

Contact Officer: Frances Fry Senior - Planning Officer
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0981/07/F - HISTON**Glazed Canopy and Railings at Red Lion Public House, 27 High Street****Recommendation: Delegated Approval****Date for Determination: 13th July 2007****Notes:**

This Application has been reported to the Planning Committee for determination because the Officer's recommendation conflicts with that of the Parish Council.

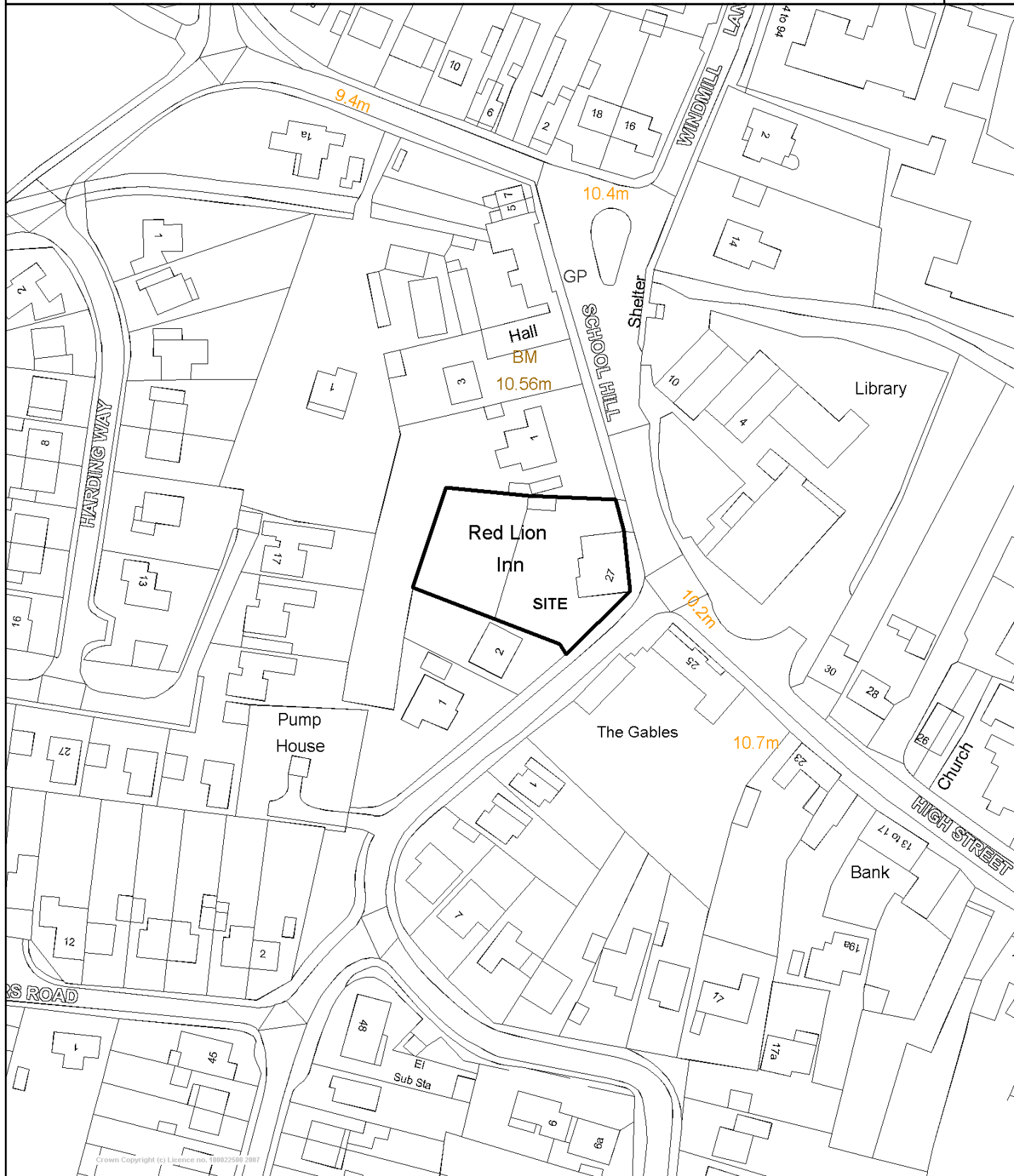
Conservation Area**Site and Proposal**

1. The Red Lion Public House is situated on the corner of the High Street and Home Close. The site has two accesses from both of these roads with a public garden and small car park at the rear of the site. A small area of land adjacent to 2 Home Close and fronting Home Close is the proposed site for the development. This area is enclosed to 2 Home Close by a brick wall that is approximately 1.8 metres in height. One of two trees in this area has recently been removed with the benefit of consent under Conservation Area legislation. A mature Ash tree remains. This area is already laid out with hardstanding, as a small outbuilding has been removed from it. The frontage is marked with a low brick wall topped with a simple timber fence to a height of approximately 1.5 metres. The property is a relatively prominent feature within the Histon Conservation Area due to its corner position.
2. This full planning application, received on 25th May 2007, seeks approval for a covered patio area in the form of a canopy measuring 6.15 metres by 5.0 metres. It will be 2.2 metres high to the eaves and 3.9 metres high to the ridge. The roof will be glazed and is to be supported by powder coated aluminium frame and posts. The two gables of the roof will also be glazed. In addition to the canopy, a wall topped with railing to a height of 1.9 metres is proposed to the street, rear and side (facing the pub car park) of the canopy. The existing boundary wall to 2 Home Close is to remain.

Planning History

3. There have been several planning applications to the extend the pub which have been approved. These applications are **S/1511/06/F**, **S/0392/01/F**, **S/0864/95/F**, **S/1911/86/F** and **S/0871/82/F**.

S/0981/07/F - HISTON



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JULY PLANNING COMMITTEE 2007

Planning Policy

4. **Policy P1/3** of the South Cambridgeshire and Peterborough Structure Plan 2003 (Structure Plan) stresses the need for a high standard of design and a sense of place, which corresponds, to the local character of the built environment.
5. **Policy P7/6** of the Structure Plan seeks to protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy EN5** of the South Cambridgeshire Local Plan 2004 (Local Plan) requires existing natural requires to be retained where possible as part of development proposals.
7. **Policy EN30** of the Local Plan requires all new developments in Conservation Areas to preserve or enhance their special character and appearance, particularly through scale, massing and use of materials.

Consultation

8. **Histon Parish Council** recommend refusal on grounds that "...the structure is too large for the site in proximity to neighbours..." They also note an inaccuracy in the Design and Access Statement regarding the stated height of the proposal of 8.5 metres to the ridge.
9. **The Conservation and Design Officer** comments that he had pre-application discussions on this proposal, although at that stage it did not include the railings. He requested a simplification of the glazed roof and advised that there may be issues with the neighbour. The Publican did advise that he had discussed it with the neighbour and had recently rebuilt the boundary wall. It was also noted that the site is currently used for picnic tables.

The Conservation and Design Officer is satisfied that, so long as the ash tree can be retained, the proposal will not harm the Conservation Area. In the event that planning permission is granted it is requested that details of the railings be agreed (manufacture, profiles, height and colour) before installation. The colour and finish of the timber frame to the shelter and glazing bars on the roof should also be agreed prior to installation. Finally any external lighting associated with the smokers' shelter and any external heater should also be agreed prior to installation.

10. The **Trees and Landscape Officer** requests that the foundation details for the support posts to the canopy and to the wall where adjacent to the Ash tree will be required in order to ensure that the impact of the development on the tree is minimised. The patio is to be levelled and re-laid, however this should not impact on the tree.

Representations

11. At the time of writing no representations had been received, however the consultation period for the press notice will not expire until 27th June 2007. Any representations made will be reported verbally to the Committee.

Planning Comments – Key Issues

12. The key issues in determining this planning application are the impact upon the Conservation Area, tree and neighbouring amenity.

Conservation Area

13. It is noted that there is some discrepancy regarding the materials. However the Conservation and Design Officer has advised that although the support posts are not timber, as shown on pre-application submissions, he is satisfied with the use of this material subject to agreeing the colour of the finish. The proposal will preserve the appearance and character of the Conservation Area by way of its design, relatively modest scale and materials.

Trees

14. The Ash tree, that is adjacent to the proposed siting of the canopy, provides a valuable visual contribution to the character and appearance of the Conservation Area, particularly as a second tree that was in the site has recently been removed. The tree provides some screening to the development and its retention is essential. A condition can be imposed to ensure that this is possible, as recommended by the Trees and Landscape Officer.

Neighbouring amenity

15. It is noted that the shelter is to be positioned on the site of an existing outdoor seating area. The shelter is forward of the neighbouring residential property and separated by a high boundary wall. The neighbouring dwelling has its garage on the side closest to the pub and therefore the provision of a shelter over an area already used for outdoor seating will not significantly harm the amenities of the neighbouring occupants.

Recommendation

16. Subject to no representations being received that raise new material planning issues, delegated approval is recommended.

Conditions

1. SCA (Time Limit) – RCA.
2. SC5 (details) a) the materials to be used for the external wall(s) and roof(s) including manufacture, profiles, height and colour; and colour of the finish to the canopy. (RCA5i) f) foundations (RC5f).
3. No external lighting and/or external heater(s) associated with the canopy hereby approved shall be installed or provided other than in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. (Reason: To ensure that such features preserve or enhance the character and appearance of the Conservation Area).

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
EN5 (The Landscaping of New Development)
EN30 (Development in/adjacent to Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Conservation Area
 - Trees
 - Neighbouring Amenity

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/1511/06/F, S/0392/01/F, S/0864/95/F, S/1911/86/F, S/0871/82/F and S/0981/07/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 Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities**S/0548/07/RM - LONGSTANTON
Erection of 25 Dwellings, Phase 2, Home Farm****Recommendation: Delegated Approval****Date for Determination: 20th June 2007 (Major Application)****Notes:**

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

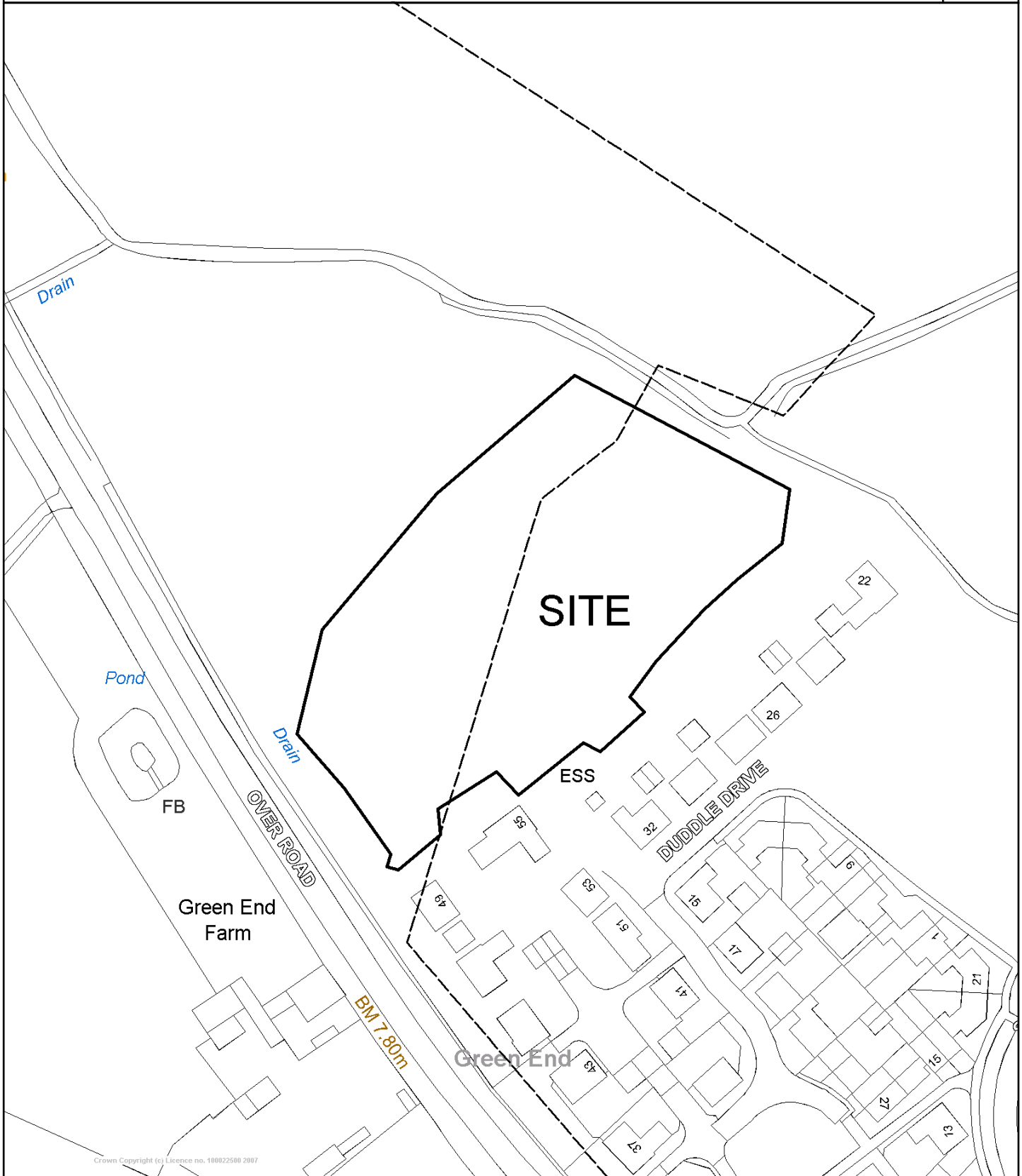
Site and Proposal

1. The 0.866 hectare site forms part of a larger site comprising Phase 2 of the Home Farm development. The Phase 2 site extends to 6.4 hectares. Formerly agricultural land the site is now being developed as part of an overall planning permission for 500 houses.
2. Access is from Over Road which lies to the west.
3. This reserved matters application, received on 21st March 2007 provides details of the layout, access, scale, appearance and landscaping for 25 dwellings as a revision to part of the approved details for 153 dwellings on Phase 2. These proposals increase the number of dwellings on this part of the Phase 2 site from 18 to 25. This has increased the density on that part of the site from approximately 21 dwellings/ha to 29 dwellings/ha.
4. The development would be comprised of 6 (24%) no. 3-bedroom, 15 (60%) no. 4-bedroom and 4 (16%) 5 bedroom. This compares to the approved 0 (0%) no. 3-bedroom dwellings, 8 (44%) 4-bedroom and 10 (56%) 5-bedroom dwellings.
5. 68% of the dwellings (17) would be 2-storey and 32% (8) 2½ storey. The ridge heights of the proposed dwellings range from 8.2 to 9.5 metres. This compares to the approved 44% (8) 2-storey and 56% (10) 2½ storey with ridge heights ranging from 8m to 9.3m.
6. The layout has been amended following concern expressed by officers in relation to the layout, garden sizes and plot relationships. The consultation period for the amendments expires 5th July 2007.
7. The application is accompanied by a Design and Access Statement.

Planning History

8. Outline planning permission for comprehensive phased development to provide B1050 Bypass for Longstanton and related road works together with housing (21Ha),

S/0548/07/RM



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July 2007 Planning Committee

a business park (6.3Ha), extension to village recreation ground (2.8Ha), village green including land for local shop and surgery, open space, landscaping and related infrastructure` on land west of Longstanton, including the application site, was granted in October 2000 (**S/0682/95/O**). The Decision Notice was issued following the signing of a legal agreement relating to education contributions and highway works. Condition 16 restricted development to no more than 500 dwellings unless otherwise agreed by the Local Planning Authority.

9. An application to vary conditions 2 and 3 of **S/0682/95/O**, which relate to the timescales for the submission of details and the commencement of development, was submitted under reference **S/1268/02/F**. This application has been treated as withdrawn.
10. **S/1762/03/RM** - 91 dwellings and ancillary works (Phase 1) - approved 22.12.03.
11. An appeal against a refusal to vary condition 16 of the Outline Planning Consent **S/0682/95/O** to allow the construction of more than 500 dwellings was dismissed by an Inspector's letter dated 29th November 2004.
12. **S/0246/04/RM** - Application for 196 dwellings (Phase 2) - Appeal allowed August 2005.
13. **S/0696/04/RM** - Duplicate application for 200 dwellings (Phase 2) - Refused for the following reasons:
 - “1. The proposed density at 31.25 dwellings per hectare, which exceeds the approved density of Phase 1 (29.3 d/h), would be contrary to the development principles of the Adopted Development Brief for Home Farm, would fail, in the absence of an appropriate master plan, to coherently implement the phased provision of 500 dwellings over the whole Home Farm site as required by the Outline Planning Permission, reference **S/0682/95/O** dated October 2000 and would not reflect the character of the existing built environment; consequently the proposal would be contrary to Policies P1/3 - Sustainable Design in Built Development of the Approved Structure Plan 2003 and HG5, HG10 and Longstanton 1 of the approved South Cambridgeshire Local Plan 2004.
 2. The design and layout of the proposed development fails to achieve a sufficiently high standard of design and a sense of place as required by Policies P1/3 - Sustainable Design in Built Development of the Structure Plan 2003 and HG10 of the Local Plan 2004 and by the adopted Longstanton Development Brief 1998.”
14. **S/0625/04/RM** - Reserved Matters application for the construction of on-site roads and sewers (Phase 2) – Approved April 2005.
15. **S/1846/04/F** - Application for balancing pond and scheme of ditch widening to serve development approved by virtue of outline planning permission **S/0682/95/O** – Approved June 2006.
16. An application to vary Condition 16 of the Outline Planning Consent **S/0682/95/O** to allow the construction of 630 dwellings has been dismissed at appeal.
17. **S/2069/04/RM** – Application for 153 dwellings (Phase 2) was approved in May 2005.

18. **S/1875/06/RM** and **S/1877/06/RM** – Duplicate applications for 18 dwellings within Phase 2 were approved in December 2006 (net increase of 7 dwellings).
19. **S/1086/06/F** – Application to extend the period for submission of reserved matters for Phase 2 for an additional 2 years was approved in August 2006.
20. **S/1876/06/RM** - Application for 20 dwellings within Phase 2 was approved in December 2006 (net increase of 6 dwellings.)
21. Approximately 10 revised designs have recently been approved for individual plots to include conservatories.

Planning Policy

22. The site forms part of the 21 hectare area of land allocated for some 500 dwellings on land north of Over in South Cambridgeshire Local Plan: 2004 **Policy HG5**.
23. The principles of development are encapsulated in **Policy Longstanton 1** of the Local Plan 2004. The supporting text at Paragraph 67.17 states:

”The District Council has granted outline planning permission for residential, employment and recreation uses, which includes the provision of a development related bypass. The bypass between Hatton Road, Over Road and Station Road would provide access to Over or Willingham and onto Fenland without passing through the village. The District Council considers that the provision of the bypass is crucial for the village and therefore allocated a larger area for a housing estate than would otherwise be appropriate. In this instance there is no requirement for affordable housing as set out in **Policy HG7** because of the need to ensure the provision of the bypass and other community facilities such as a village green, shop and surgery”.
24. Longstanton is defined as a Group Village in South Cambridgeshire Local Development Framework Core Strategy Development Plan Document 2007 (**Policy ST/6**).
25. Structure Plan 2003 **Policy P1/3** requires all new developments to incorporate high standards of sustainability and design and to provide a sense of place which:
 - (a) “Responds to the local character of the built environment;
 - (b) Is integrated with adjoining landscapes;
 - (c) Creates distinctive skylines, focal points, and landmarks;
 - (d) Includes variety and surprise within a unified design;
 - (e) Includes streets, squares and other public spaces with a defined sense of enclosure;
 - (f) Includes attractive green spaces and corridors for recreation and biodiversity;
 - (g) Conserves important environmental assets of the site;
 - (h) Pays attention to the detail of forms, massing, textures, colours and landscaping.”

26. Structure Plan 2003 **Policy P5/3** states that densities of less than 30 dwellings per hectare will not be acceptable “Local Planning Authorities should seek to maximise the use of land by applying the highest density possible which is compatible with maintaining local character”.
27. Local Plan 2004 **Policy HG10** states that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs. It also states that the design and layout of the scheme should be informed by the wider character and context of the local townscape and landscape and schemes should achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency.
28. Local Plan: 2004 **Policy TP1** states that the Council will seek to promote more sustainable transport choices and one of the ways this can be achieved is restricting car parking for residential developments to a maximum of an average of 1 ½ spaces per dwelling with a maximum of 2 spaces for 3+ bedroom dwellings in poorly accessible areas.
29. Development principles are contained within the South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document Submission Draft January 2006. The Inspectors’ Report was received May 2007. These policies address sustainability, design, development criteria, infrastructure, cumulative development, construction methods and development frameworks. The policy document is not adopted but carries significant weight. **Policy HG/2** states “In developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community. A proportion of new dwellings should be designed to lifetime mobility standards.”
30. A development brief for the Home Farm site, covering matters such as development aims, design philosophy, scale of development, built form (advocating a series of townscape zones including greenways, village lanes, village streets and hamlets), architectural form and open space was adopted by the Council as Supplementary Planning Guidance in 1998. Whilst design guidance has evolved since this brief was adopted, many of the principles contained within the brief remain relevant.
31. Government’s **Planning Policy Guidance (PPS) 3**, “Housing” (2006) aims to promote designs and layouts which make efficient and effective use of land . 30 dwellings per hectare should be used as a national indicative minimum.

Consultation

32. **Longstanton Parish Council** recommends refusal. It states:
 - (a) “Assurance required that the sewer system can cope with the additional new buildings.
 - (b) Despite Anglian Water stating that they can cope with phase 2, reassurance is sought as recent evidence of flooding has made it clear that it cannot.
 - (c) The Council do not consider the removal of sewerage into tanks as acceptable.

- (d) Concerns on the high level of the stream in Home Farm in January and surface drainage improvements are not performing.”
33. **Environment Agency** is concerned that the proposed development may not have adequate mitigation against flood risk. Following the outline permission and new considerations in relation to PPS25 and climate change the modelling undertaken for Longstanton now shows that there may be some flood risk for parts of the new development area during extreme events in the future. It recommends a precautionary approach and suggests a condition requiring floor levels to be set no lower than 7.20 metres above Ordnance Datum Newlyn unless otherwise approved by the local planning authority.
34. **The Cambridgeshire Fire & Rescue Service** requires adequate provision to be made for fire hydrants.
35. **The Local Highways Authority** does not object: It would like to see dimensions for the carriageway (min 5m) and footways (min 1.8m) that are proposed to become adopted public highway shown on a revised plan; the footway is to be provided on both sides of the carriageway throughout the areas offered for adoption; and it would prefer to see the relocation of some of the properties closer to the proposed adopted public highway. “A distance of between 1.5m and 2m would prevent the proposed front gardens being used as car parking in the future, which not only reduces the potential for an increase in hard paving but also increases the ease of access for wheelchair users”.
36. **Corporate Manager (Health and Environmental Services)** comments: No objections subject to conditions to safeguard the amenities of existing residents from noise disturbance during construction.
37. **Police Architectural Liaison Officer**
”Providing car parking in an internal courtyard is a practice which should be discouraged due to the introduction of criminal access to the rear of dwellings. Therefore the parking arrangements to rear of plots 1-4, 14-17 and 21-25 might be reconsidered. If the parking courts are to remain then consideration should be given to the provision of gates as a means of access control.

Roads, footpaths and parking courts should be provided with lighting by means of column mounted white downlighters to BS 5489: 1996 Code of practice for outdoor lighting”.

38. **The Council’s Environment Operations Manager** comments are awaited:

Representations

39. Two letters of objection have been received from the occupiers of The Retreat, Fews Lane, Longstanton and No. 30 Duddle Drive.

The Retreat

40. Application should not be allowed to proceed as Anglian Water has not yet upgraded their sewerage system. Problems currently exist with smells etc.

41. ”What village amenities are these developers providing for the residents of Longstanton? The promised extension to the recreation ground has not yet come to fruition. There are no play facilities for children on Home Farm estates and Public

footpath No. 3 from Over road through the development site has not yet been re-opened nor the promised replacement footbridge at Few's Lane end provided"

42. No pavements or cycle paths along Over Road which is now carrying fast moving vehicles.
43. Continued risk of flooding with surface water being disposed of into Longstanton Brook.
44. Request conditions limiting hours of use of power operated machinery, the provision of bird and insect boxes and replacement of any hedges or trees that are removed.

30 Duddle Drive

45. The occupiers of this property have commented after viewing the amended plans. They are concerned about overshadowing and an over dominating impact of the proposed dwelling on plot 1. Boxing in of garden with built development. The proposed dwelling is significantly larger than that already approved in this location.
46. Requests the developers amend the scheme to resolve above concerns.

Planning Comments - Key Issues

47. The key issues for consideration are:
 - (a) The impact on residential amenity of the revised layout
 - (b) The visual impact of the scheme on the wider locality
 - (c) Housing mix and density
 - (d) Parking and landscaping

General

48. This reserved matter application will not lead to more than 500 houses being erected on the Home Farm development site. Having regard to recent reserved matter consents it will result in a total of 173 dwellings on Phase 2, below the 196 allowed at appeal, at a density of 27 dwellings per hectare. This constitutes part of the 500 total with planning permission.

Residential amenity

49. The proposed layout is considered to be acceptable in terms of its spacing and plot to plot relationships within the site. In my opinion it has been improved through negotiation from the original submission.
50. Of concern, however, is the relationship with Plot 1 and No. 30 Duddle Drive. This property has been recently occupied. The new residents are aware that permission has been granted (as part of the approval for 153 dwellings) for a dwelling to the rear of their garden. However, the layout, as revised by this application, proposes a dwelling that is approximately 2.5m deeper and 0.6m taller than that approved. They feel that the additional bulk so close to their rear garden boundary which appears to take up two thirds of the width of their garden, combined with the enclosing effect of existing garages that lie either side of their garden, will have too great an impact upon them.
51. At the time of writing the report the case officer has not been able to assess their concerns on site. This will take place before the meeting and Members will be

updated with the findings. In the meantime I have asked the developers to consider a further amendment to address this concern. Again Members will be updated at the meeting.

Visual impact

52. The density has increased but remains in the order of 30/ha in line with policy requirements, albeit 27 dph over the whole of Phase 2. The mix has moved towards smaller units although there are no 1 or 2 bedroom dwellings at all. The same area of the approved scheme, which could still be implemented, had no dwellings with less than 4 bedrooms.
53. I do not consider the site will appear over developed and I note that ridge heights are similar in both schemes.
54. The house types are consistent with those on adjacent developments and the layout of the access roads has only been changed very slightly.

Housing mix and density

55. The increase in density has to be viewed as part of the overall Home Farm development. 500 homes are permitted on the Home Farm site. This dictates the density unless the whole of the site is not developed. In this regard the density of the developed area will be greater and more in line with the Cambridgeshire Structure Plan and Government targets than permitted. The merits of developing the remainder of the site to increase the number of houses beyond 500 will have to be considered should this be proposed in the future. With regard to this site I welcome the increase in density and the provision of a greater proportion of smaller dwellings.

Parking and landscaping

56. Each dwelling will have parking available for two cars and the access arrangements remain as already permitted. The revised layout will not prejudice the ability to provide for planting in association with a scheme to be submitted under conditions on the Outline permission.

Other matters

57. The comments of the Policy Architectural Liaison Officer are noted. However I do not consider it necessary to amend the scheme further. These comments have been forwarded to the developers for consideration.
58. The Council's Environment Operations Manager comments are awaited. However the layout of the scheme includes facilities for the storage of bins which I consider is satisfactory. Any comments received will be reported verbally at the meeting.
59. I note that the Local Highways Authority would prefer the dwellings fronting the new road to the north west (subject to a separate application) to be set further back. I do not consider this necessary and it would, in my opinion, harm the street scene
60. The Environment Agency is recommending an approach that has not been adopted on the remainder of the Home Farm development. I am concerned that to do so may result in part of this site appearing incongruous. In light of extant planning permission to erect 18 dwellings without such additional controls I do not consider it would be appropriate to require them for the additional 7 as a result of this proposal.

61. Drainage concerns are dealt with in the conditions attached to the Outline permission and in the recent permission for the balancing pond (see above). This has been implemented and the relevant surface and foul water drainage conditions of the outline planning permission have been discharged following consultations with and agreement from the Environment Agency and Anglian Water.
62. A condition of the outline planning permission requires the provision of fire hydrants.

Recommendation

63. Delegated powers of approval are sought following a consideration of the impact of Plot 1 on the occupiers of No. 30 Duddle Drive, the submission of a revised layout plan showing dimensions of carriageways and 1.8m footways, subject to no new material planning issues being raised during the consultation period, and subject to safeguarding conditions.

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

- Reserved Matters Application File Ref S/2069/04/RM
- Outline Planning Permission Decision Notice Ref. S/0682/95/O
- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document Submission Draft January 2006.
- Development Brief for Home Farm, Longstanton 1998

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0988/07/F - MELDRETH**Dwelling and Garage, Land R/O 79 High Street, for Mr and Mrs Bedlow****Recommendation: Approval****Date for Determination: 17th July 2007****Notes:**

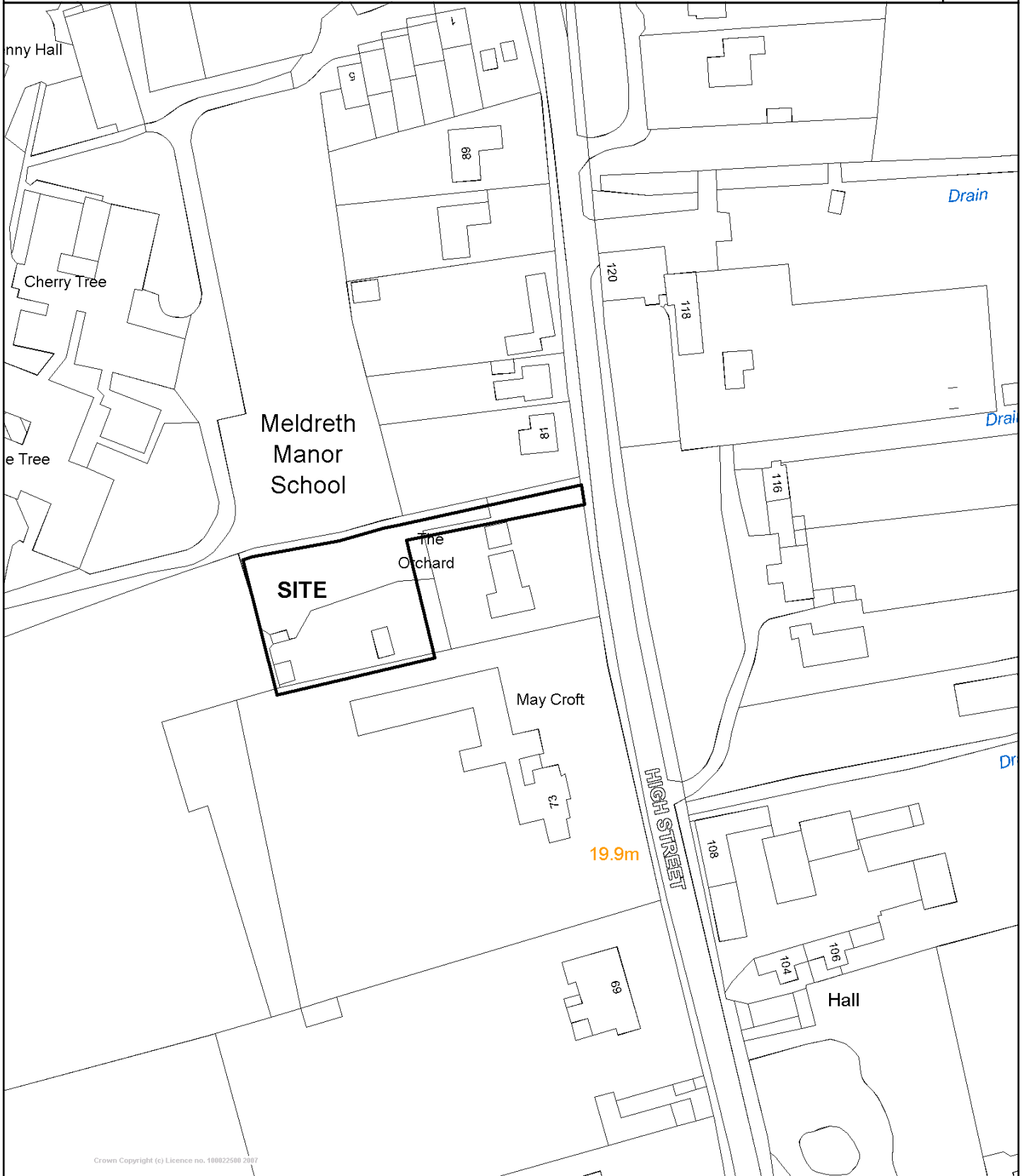
This Application has been reported to the Planning Committee for determination because the officer recommendation to approve conflicts with the recommendation of refusal from the Parish Council.

Members will visit this site on Monday 2nd July 2007

Conservation Area**Site and Proposal**

1. This full application, received on 22nd May 2007, proposes the erection of a dwelling and garage on 0.14 hectare of garden land to the rear of 79 High Street, a detached house. The density equates to 7 dwellings per hectare.
2. To the south the site abuts Maycroft Residential Care Home, the original part of which is a Grade II listed building, and to the north the grounds of Meldreth Manor School and a residential property fronting High Street. To the rear is additional land within the ownership of the applicant.
3. The proposed dwelling is designed with a single storey eaves and main ridge height of 7.2m, with lower wings projecting to the front and rear. It is a 3-bedroom property but with only an en suite, gallery and store at first floor. The proposed dwelling is set behind the existing house on the south side of the plot.
4. The existing access on the north edge of the site will be used to serve both the proposed and existing dwellings. It is 40 metres long by 4 metres wide.
5. A rear garden between 12-14m in depth is retained with the existing dwelling.
6. The materials proposed are stained boarding and Cambridge White brickwork with plain clay tiles.
7. The site is in the Conservation Area and within a Protected Village Amenity Area. The site is within the village framework.
8. The application is accompanied by a Design and Access Statement.

S/0988/07/F - MELDRETH



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Scale 1/1250 Date 22/6/2007

Centre = 537529 E 246287 N

Planning Committee July 2007

Planning History

9. An application in 2006 for the erection of a two-storey dwelling on the site with a ridge height of 7.7m was withdrawn (**Ref: S/0853/06/F**).

Planning Policy

10. **Policy ST/6** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy adopted January 2007, identifies Meldreth as a Group Village.
11. **Policy SE10** of the Local Plan 2004 states that Protected Village Amenity Areas (PVAA) are defined within village framework boundaries in order to identify undeveloped land, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole. Development of such areas will not be permitted where it will be harmful to the distinctive qualities and functioning lying behind their inclusion in the PVAA.
12. **Policy HG11** of the Local Plan 2004 states that development to the rear of existing properties will only be permitted where the development would not result in overbearing, overlooking or overshadowing of existing residential properties; result in noise and disturbance to existing residential properties through the use of its access; result in highway dangers through the use of its access; or be out of character with the pattern of development on the vicinity.
13. **Policy EN30** of the Local Plan 2004 seeks to ensure that development in Conservation Areas preserves or enhances the special character of those areas.
14. **Policy EN28** of the Local Plan 2004 seeks to protect the setting of Listed Buildings.
15. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to preserve the historic built environment.

Consultation

16. **Meldreth Parish Council** recommends refusal, "due to it being backland development within a Conservation Area. It is also not in character with the linear character of the village".
17. The comments of the **Conservation Manager** will be reported at the meeting.

Representations

None received at the time of writing the report. The statutory consultation period expires on 3rd July 2007.

Planning Comments – Key Issues

18. The key issues to be considered with this application are whether the erection of the dwelling on this site as proposed complies with the criteria set out in the Development Plan regarding protected village amenity areas (SE10), backland development (HG11) and conservation areas (EN30). It is also necessary to assess whether the proposal has any adverse impact on the setting on the adjacent listed building (EN28). Addressing the issues raised by these policies will also cover the objections put forward by Meldreth Parish Council.

Protected Village Amenity Area (PVAA)

19. The text to Policy SE10 states that protected village amenity areas are areas of generally undeveloped land which make an important contribution to the character, amenity and/or functioning of a particular village and therefore need to be protected from development that would have an adverse effect on those attributes.
20. The application site comprises the northern edge of a PVAA which extends for over 200m to the south. In my view any contribution that the application site plays in the open character of this area is severely compromised by the extension to Maycroft to the south. The new built development is behind the existing dwelling and views through the site from the existing entrance will be maintained. I am therefore of the view that the erection of an appropriate dwelling on this site will not be harmful to the distinctive qualities and functioning lying behind the inclusion of the land in the PVAA.

Backland Development

21. The proposal clearly falls to be considered as backland development and therefore the criteria set out in Policy HG11 need to be satisfied. In my view the proposal will not result in overbearing, overlooking or overshadowing of existing properties.
22. The proposed access to the new dwelling is shared with the existing house and the current driveway into the site will be extended along the north boundary to serve the new dwelling at the rear. The driveway is separated from the applicants existing house by the garage. Although there is an existing house and its garden to the north of the site the house itself is a minimum of 7m from the boundary. Boundary treatment can be agreed and I am of the view that the proposal will not result in undue noise and disturbance to existing residential properties through the use of its access.
23. Visibility at the junction of the access with High Street is good and the proposal will not result in highway dangers through the use of its access, although the entrance and driveway, currently shown as being 4m in width should be widened to 4.5m for so far as it serves two dwellings. This can be required by a condition of any consent.
24. Although the pattern of residential development along this part of High Street are essentially linear in form it is my view that the erection of a dwelling on this site would not be out of character with the pattern of development in the vicinity given the extension to Maycroft immediately to the south and Meldreth Manor School to the north west.

Conservation Area

25. Although formal comments have not been received from the Conservation Manager at the time of writing the report, the proposal has been the subject of informal discussions prior to the submission of the application. I anticipate that the Conservation Manager will not object in principle to the erection of a dwelling on this site provided it is subsidiary to the existing dwelling. Revisions to details may be required. The drawings accompanying the planning application indicate the height of the existing house to be 7.6m, similar to the height of the extension to Maycroft to the south. If this is the case then the main ridge height of the new dwelling, at 7.2m, will indeed be subsidiary. However the approved drawings for the existing dwelling show a lower ridge height than that depicted on the drawings submitted with the current application and confirmation of the height will be sought.

Setting of Adjacent Listed Building

26. Although the original part of Maycroft Residential Care Home is a Grade II listed building the proposed dwelling will be sited immediately to the north of the large modern wing of Maycroft. I am therefore of the view that the proposal will not harm the setting of the adjacent listed building.
27. I will report the views of the Conservation Manager and will seek any revisions he may require prior to the meeting. I will also confirm the ridge height of the existing dwelling, 79 High Street.

Recommendation

28. Provided that any comments of the Conservation Manager can be satisfactorily addressed and that it is confirmed that the ridge height of the proposed building is subsidiary to that of the existing dwelling that consent be approved subject to safeguarding conditions.

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:**
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
SE10 (Protected Village Amenity Areas)
HG11 (Backland Development)
EN28 (Development within the Curtilage or Setting of a Listed Building)
EN30 (Development in Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Character of the village (including impact on the Conservation Area and concerns about being backland development)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/0988/07/F and S/0853/06/F

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

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0974/07/F - MILTON**Installation of ATM and Anti-ram Raid Bollards, Tesco Stores, Cambridge Road for Tesco Stores****Recommendation: Approval****Date for Determination: 12/07/07****Notes:**

This Application has been reported to the Planning Committee for determination because of a recommendation of refusal from the Milton Parish Council contrary to that of the case officer.

Site and Proposal

1. The site in question is a small piece of land adjacent to the existing petrol filling station that fronts the Tesco site adjacent to the Cambridge Road. At present this land consists of low-level landscaped strip, which abuts an existing store area next to the petrol filling station kiosk. The land is adjacent to a zebra crossing, which leads into the main car park of the site. The ATM would only be visible from within the site due to the oblique angle from the Cambridge Road roundabout and the view being blocked by the kiosk. The site is within the Milton Village Framework albeit on its edge adjacent to the Cambridge Green Belt and the junction to the A14 Highway.
2. The application, received 17th May 2007, proposes a single ATM adjacent to the existing petrol filling station. The ATM would comprise of single rectangular unit with the front facia facing east to the petrol pumps and would be located adjacent to the existing store area beside the filling stations kiosk. The plans do show that the kerb would be levelled off to that of the forecourt to allow safe access to the ATM and kiosk entrance albeit nearer to the exit of the forecourt as the kerb curves around the bend. The ATM would be encased within blue cladding and surrounded on three sides by 6 anti-ram raid bollards in total. The plans suggest that the existing landscaping will not be retained.

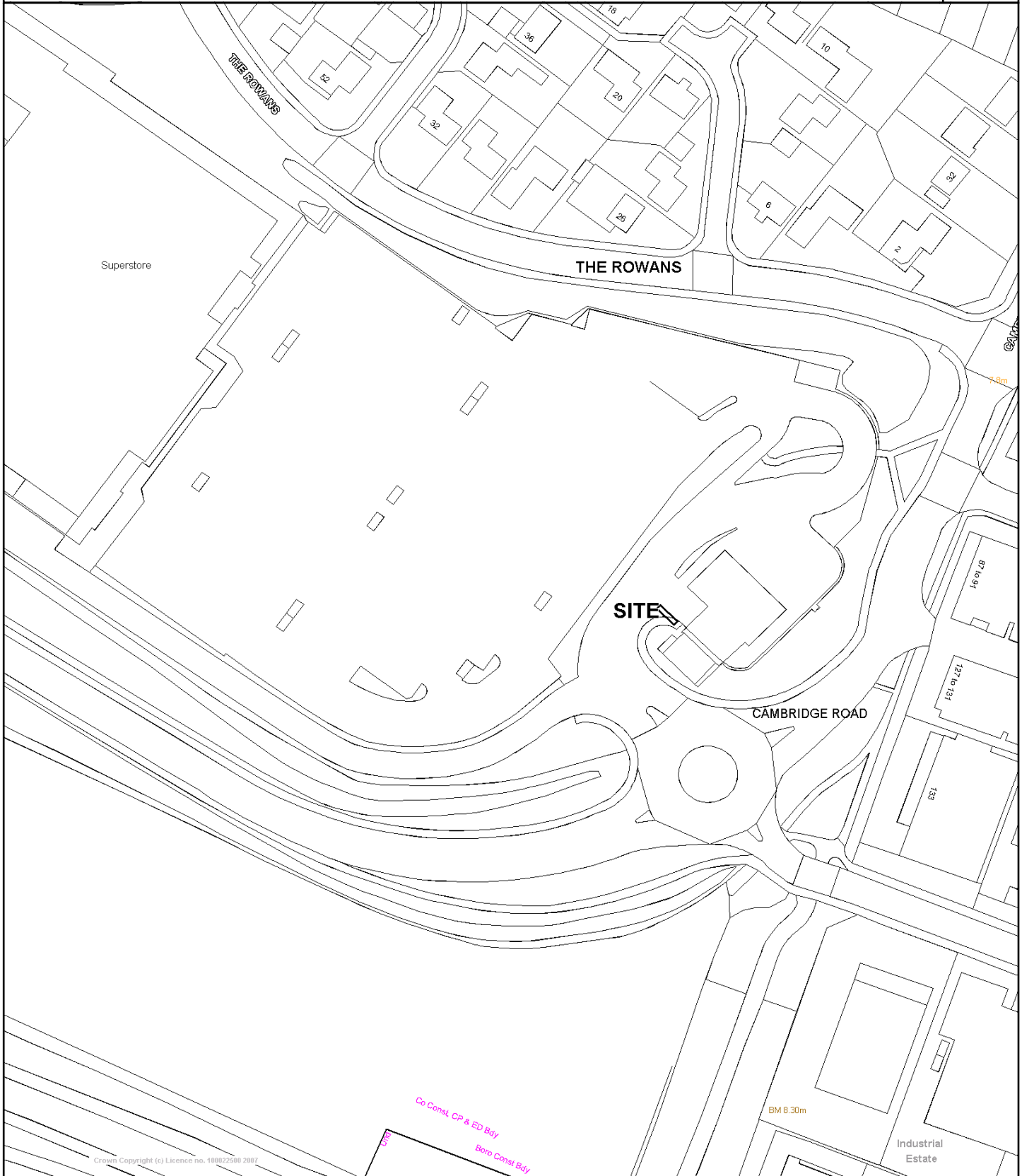
Planning History

3. Several planning applications spanning over the last 20 years, none of which for any specific alterations to the petrol filling station.

Planning Policy**South Cambridgeshire Local Plan 2004**

4. **Policy SH9 “Extensions to shops”** of the Local Plan, which seeks extensions to village shops to be sympathetic to the general environment in terms of siting, design, layout, materials and parking standards.

S/0974/07/F - MILTON



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Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/3 “Sustainable Design”**, which seeks a high standard of design and sustainability for all new development

Consultation

6. **Milton Parish Council** – Recommend refusal on the grounds that cars parking at the petrol forecourt (already a crime area) and by the zebra crossing to access an ATM in this position will create hazards.
7. **Local Highway Authority** – The proposed ATM machine lies within the area controlled by the applicant. Although not within the adopted public highway the installation of a 'zebra crossing' feature, which is widely understood to give pedestrians priority will reduce the hazards associated with crossing areas of live traffic. It is unlikely that the proposed ATM machine will increase casual or nuisance parking on the highway and control of such parking in and round the petrol station would be the responsibility of the applicant.
8. **Disability Forum** – Kerb would need to be lowered from forecourt to allow for wheel chair access to new ATM, otherwise we welcome the development within this location.

Representations

9. None received

Planning Comments – Key Issues

10. The proposed ATM would be sited within a piece of land which is currently unused by the Petrol Station, although it does provide some aesthetic value through a minimal landscaping scheme. Nevertheless the loss of such foliage would not be detrimental to the surrounding area and is therefore not worthy of retention. The ATM would be sited so it faces the parked vehicles within the forecourt and there would be a dropped kerb to allow access for disabled access. The design and access statement states that the unit would be within the range of the CCTV system already in operation and would be enclosed by anti-ram raid bollards to ensure security by design. The unit would not be visible until approached within the Tesco site as it would be screened by the existing kiosk building. The ATM would be of a height to serve all users especially disabled wheel chair bound customers and the existing roof canopy to the forecourt would act in part as a solar shield to the display screen of the ATM.
11. There is no indication that the ATM would result in any increase in traffic movements to this part of the site or cars stopping on the highway. There are other ATM units further within the site close to the store entrance. The current proposal is for an ATM to serve the customers already using the filling station. The comments from the Highways Authority confirm that the proposal is unlikely to result in any highway hazards and that any anti-social or unlawful parking would be an issue for the applicant as the road is not adopted. However this entrance point is a 30 mile an hour zone and the road does bend with traffic slowing to enter the site, there are also zebra crossings along this section of road slowing traffic entering and exiting the site. The unit would be clad in the traditional blue colour to match that of the Tesco signage and would not look out of place within this location.

Recommendation

12. Approve

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Rc A).

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:**
SH9 (Extensions to Shops)

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 Application File S/0974/07/F

Contact Officer: Mike Jones – Planning Assistant
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0764/07/F - BARRINGTON**Extensions, Alterations and Change of Use from Office to Residential and Function Facility, Barrington Hall, Haslingfield Road, Barrington for Mr M Sutcliffe and Mrs H Fernandes****Recommendation: Approve subject to Conditions****Date for Determination: 19th June 2007****Notes:**

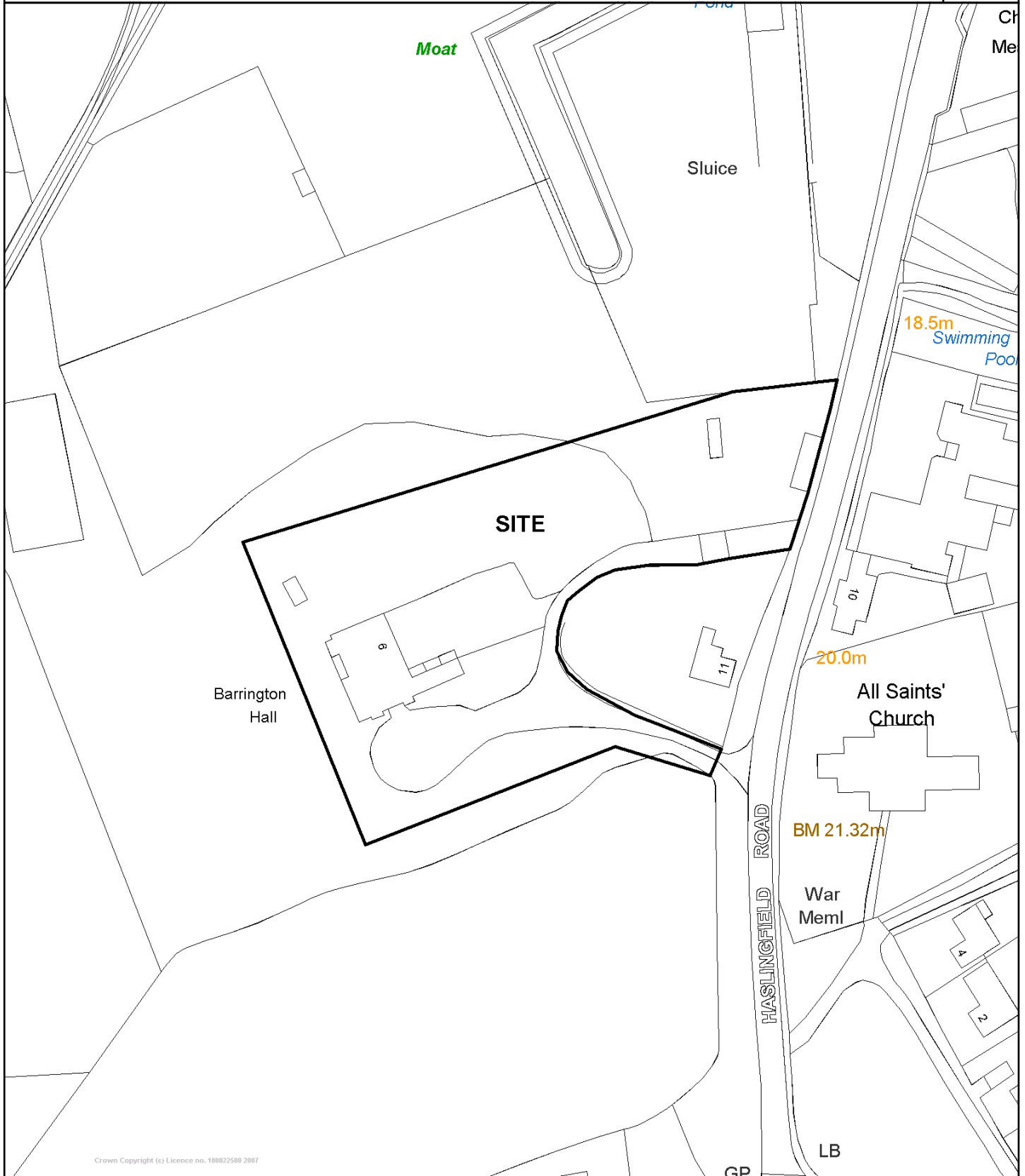
This Application has been reported to the Planning Committee for determination because the officer recommendation is contrary to that of Barrington Parish Council. Councillor Bird also requested that this application be determined at Committee.

Members will visit this site on Monday 2nd July 2007

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

1. The 0.94-hectare application site is located to the west of Haslingfield Road opposite All Saints Church on the outskirts of the Village Framework for Barrington. The site comprises a large 3-storey Grade 2 Listed Building with smaller associated lodgings located 55 metres to the east of the main building and approximately 15 metres north of the entrance. The application site does not refer to all the grounds owned by the applicant, comprising some 3.7 hectares. The aforementioned buildings are predominately bound by trees and shrubs to the north, south and west and a mixture of fencing and wall on the eastern boundary, fronting Haslingfield Road, all of which is outside of the application site edged red.
2. The application received 24th April 2007 proposes extensions, alterations and a change of use from office to part residential and function facility. Access to and from the site is from Haslingfield Road, directly opposite the village church. This scheme includes the access to the main building from Haslingfield Road and proposes a single storey extension 13m x 8.3m in area to the eastern elevation for the erection of a swimming pool, at lower ground level, internal alterations to the listed building and a change of use to part of the ground floor of the building. The intention is to use this for business and social gatherings such as weddings, parties and conferences. Numbers ranging from 30 to a maximum of 240 people are proposed, using associated external marquees also, the largest of which is estimated to be approximately 21 metres x 9 metres in area.

S/0764/07/F - BARRINGTON



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Planning Committee July 2007

3. The application proposes a maximum of 32 events (with an average of 160 guests) per year, the majority of which to be held at the weekend and 70 events (with an average 60 guests) per year, majority on weekdays. The applicants intend to cater for these using the existing kitchen area or outside caterers depending on the requirements of the individual groups. The planning statement refers to the possible number of new staff to be employed for managing the enterprise, quoting approximately 20 staff. It also states that the commercial activities will be restricted to the ground floor.

Planning History

4. Barrington Hall has been used as offices for over 20 years, the most recent tenants, Global Graphics, IT specialists, departed from the premises in December 2006 when the lease expired. The owners of the property have been residing in the associated aforementioned lodge. There have been an array of earlier planning applications dating back from 1965, however the majority of which are not directly related to this currently outstanding application.
5. An application submitted late 2006, planning reference **S/1993/06/F**, comprised the same proposed development. This was withdrawn in December 2006 following negotiations and considerations, not just in terms of planning but also directly linked with the conservation and preservation side of the works proposed.
6. The changes to this application are predominately to the building itself. Based on lengthy discussions between the agent, Conservation and Planning Services. The current application now includes comments with respect to the earlier issues raised by local residents and the Parish Council.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

7. **Policy P1/2** 'Environmental Restrictions on Development' states that developments in the countryside will be restricted unless demonstrated to be essential in a particular rural location.
8. **Policy 4/1** 'Tourism, Recreation and Leisure Strategy' requires that new or improved tourism, recreation and leisure developments protect or improve the local environment, landscape and residential amenity.
9. **Policy P7/6** 'Historic Built Environment' states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

South Cambridgeshire Local Plan 2004

10. **Policy HG13** 'Extensions to Dwellings in the Countryside' sets out requirements for development of dwellings outside of village frameworks having regard to impact of the site on the surrounding countryside in addition to the visual impact of developments on neighbour amenity and the street scene.
11. **Policy EN28** 'Development within the Curtilage or Setting of a Listed Building' sets out the requirements for development within the curtilage or setting of listed buildings.

12. **Policy EN30** 'Development in Conservation Areas' of the Local Plan 2004 requires development within Conservation Areas to preserve or enhance the character and appearance of such areas

Consultation

13. **Barrington Parish Council** – Recommends refusal. The comments state that the application should be read in conjunction with the earlier letter dated 23rd November 2006 in respect of the earlier withdrawn application. This comprised various restrictions and issues to be addressed and are as follows
- (a) The permission for change of use granted only to the current owners
 - (b) No firework displays to be held
 - (c) Music to cease at 23:30 hours
 - (d) Acoustic limitation to be given to amplified music
 - (e) Enhanced sound baffling to be installed around the marquees or no music in the marquees
 - (f) Maximum 24 weekend functions and only 12 evening functions
 - (g) No Sunday functions
 - (h) Traffic survey to be carried out to confirm promised reductions on current levels
 - (i) Traffic to the Hall to be controlled to avoid school entry and leaving times
 - (j) Current noise level to be established as a baseline for comparison and the applicants to ensure that all current sound nuisance regulations are complied with
 - (k) A believable enforcement mechanism to be set up to monitor compliance with agreed levels of noise.
14. The response for the current application reads as follows: -
15. *"The Parish Council remains content with the return to residential accommodation to floors 2 and 3, but cannot accept the change of use to function facility as presented in the application. The concept of holding functions in marquees brings forward the potential for a number of problems to the village as a whole.*
16. *Traffic – A substantial increase in the volume of traffic to and from the site. Safety queries with regard to the proximity of the site to Barrington School and the Church Farm industrial units, together with the existing heavy commuter road use through the village and goods vehicle already coming through the village to Cemex and the real possibility of an increase in this latter traffic due to change of fuel usage: Haslingfield Road is a problem now.*
17. *Noise – Neither the siting of the marquees nor the existence of some trees will reduce the potential for noise nuisance, to the immediate vicinity residents and further a field within the village. We refer to the measures being offered by Cemex to abate their*

traffic noise nuisance as part of their former proposed site development. Nuisance from late night vehicle departures as well as the music from functions will likewise have their effect.

18. *Parking – The site must provide substantial parking facilities for any function requirements. What is currently proposed does not appear to be realistically sufficient. The Green Charity cannot allow parking on the village green, which is illegal.*
19. *At the public meeting held by the Parish Council in 2006, there was not majority support for this change of use. Subsequently the Parish Council has received letters of protest relative to this application in greater numbers.*
20. *Based upon its own assessment of what this application offers to the village and the benefit it might bring to the locality, the Parish Council opposes this application.”*
21. **Corporate Manager (Health and Environmental Services)** – Comments for this application have not yet been received, however in the earlier 2006 application raised no objections. In light of the number of objections raised they were again consulted on noise related issues and their response was as follows
22. “Should the applicant intend to hold wedding or other celebration functions, they will firstly be required to submit an application to the Councils Licensing Department.
23. At this stage the environmental health officer will observe what proposals are outlined on the application and have the opportunity to submit a representation to the Licensing Officer under the Licensing Act 2003, stating conditions recommended to mitigate potential public health issues, should a license be subsequently granted. I have no further comments to make in respect of this application at the present time”.
24. **Conservation Manager** has no objections to the scheme. A separate Listed Building Application (S/0765/07/LB) has been submitted and the internal changes and extension has been recommended for approval by Conservation Team.
25. **The Local Highways Authority** did advise in relation to the previous application that although there is no objection in principle from the highway point of view it would strongly recommend the access should be widened to a minimum of 5 metres for a minimum of 15 metres measured from the channel line of Haslingfield Road. In light of the gateposts being listed and the applicant unable to move the existing gatepost the LHA was again consulted. It was happy for the gateposts to remain in situ subject to the access being widened within the site and that there was adequate space clear of the highway for two cars to pass safely before entering. This is achievable.
26. Comments received for the current application ask for similar. However the LHA has asked for a minimum of 18 metres rather than the aforementioned 15 metres
27. **The Disability Forum** raised concern over the following points
 - (a) Markings for disabled parking needs to be shown on both sides
 - (b) Swimming pool and the need for a hoist
 - (c) No disabled shower facilities – a wet room with manoeuvring space required
 - (d) Toilet doors must open outwards

- (e) Seats in the showers, rails, centrally located toilets
- (f) The platform lift shown does not show clearly where it goes – upper ground floor?
- (g) For conferences – loop systems will be required
- (h) Ramps in and out of building

Representations

28. There have been numerous letters received regarding this application. In total, at the time of writing this report thirteen letters of support have been received and thirteen letters of objection. It is the Change of Use element of the application that is largely objected to and there are many concerns related to those shared by the Parish Council. In light of the large numbers of correspondence received I have bullet pointed each objection, as many are repeatedly listed.
- (a) Strong objection to the hall being used for weddings and parties
 - (b) Traffic increase – more noise, highway safety concerns, drunk driving
 - (c) Inadequate parking facilities, increase in the use of the private motor car, unsustainable
 - (d) Noise pollution – from any music, fireworks (also listed as a danger to the surrounding thatched cottages), carrying of noise due to the wind movements, loud drunken behaviour.
 - (e) Increase in insurance costs
 - (f) Restrict use to the current owners if granted and should cease if they wish to sell.
 - (g) Owners over ambitious and not considering the needs of the village, no benefit to the village as a whole.
 - (h) Loss of peace and privacy
 - (i) Functions occurring the same time as local residents want to enjoy their own gardens
 - (j) Creation of a commercial village
 - (k) S106 Agreement should be included to restrict use
 - (l) Detrimental impact on the village and the Conservation Area
 - (m) No control over the management of guests. Police involvement
 - (n) Number of proposed functions is still too high
 - (o) Environmental health issues and potential increase in the rat population
 - (p) No noise assessments included in this application as required by the Parish Council in earlier application

- (q) Unreliability in the judgement of the applicant and the proposed change of use
- (r) Inaccuracy of the proximity of surrounding properties and the screening of the garden
- (s) Quality of life reduced
- (t) Loss of value to properties
- (u) Not enough screening for noise protection
- (v) Impact on the village green and the use of the green for parking
- (w) Overstretched sewage works

29. The letters of support include the following points:

- (a) Asset to the village
- (b) Bring wider variety of visitors to the village
- (c) Will restrict an undesirable firm taking over the building that does not care about the village or the building.
- (d) Upgrading the hall is beneficial to its listed status
- (e) Possibility to employ some of the local villagers, particularly the younger generation without the need to travel.
- (f) Refurbishments are expensive and the function use will help maintain the building and its grounds as an important village feature and family home
- (g) The Hall was previously used as offices and the increase in traffic is unlikely to include the same rush hour movements.
- (h) Applicants are both involved in the village community and not the kind of people to allow late drunken parties at the home till the early hours of the morning.
- (i) More than adequate parking facilities not to effect the surrounding village
- (j) Feel assured that the applicants will put in the correct sound barriers to protect neighbouring properties
- (k) Applicants have been part of local meetings and have answered questions openly. No reason not to believe them as local residents themselves
- (l) Larger enjoyment of the Hall
- (m) Proximity of the church will encourage its use for weddings, a benefit to the church and the community
- (n) Possibly less hazardous use of the road, away from peak hour traffic
- (o) Hall should be used better

- (p) A good and historic site for local events
 - (q) Fireworks not a problem providing they are dealt with safely and before 2300hours
 - (r) Good restoration of its original character
30. The agent for the applicants has produced a full and comprehensive planning statement with the application including a draft business plan (attached electronically.)

Planning Comments – Key Issues

31. The key issues with respect to this application are the impact of the change of use element of the proposed application and whether the extension work would harm the character and appearance of the Conservation Area or the character and setting of the Listed Building. The assessment is whether the change of use will have a negative impact on its surroundings, including noise pollution, assessment of the traffic movements, provision of parking facilities and impact on the Conservation Area.

Noise Impact on neighbours

32. Specifically this relates to the proposed wedding and/or party functions potentially involving music and the associated movements of people using this facility. The proposed figures have already been provided in the report. However with reference to music and the volume the applicant has agreed to put a time restriction on music of 2300 hours and to use a volume limiter on any form of music played externally.
33. The size of the site and the surrounding tree boundary will also act as a natural noise buffer. The applicants are happy to comply with restrictions made by the Local Planning Authority and Environmental Health should there be any problems with the aforementioned approaches.

Highway Safety

34. The concerns of the Highway Authority can be addressed with some extension work to the existing access after the gate piers within the site edged red. The gate piers at the entrance are grade 2 listed and the entrance area before passing them is acceptable in size for two cars to pass. The distance between the gate and the back of the highway is over 7 metres and acceptable to the LHA.
35. The new proposed use is very different to that of the existing. However an assessment has to be made on whether the new proposed use will have more impact on traffic movement than the existing use. The agent has included in Appendix A of the Design and Access Statement workings for the existing and proposed use in terms of traffic generation. In conclusion it states that there will be a significant reduction in the movement of cars at peak times, particularly those that conflict with school times. In the event that this is still a concern the applicants could alter conference times to 30 minutes outside of the rush hour traffic to reduce traffic build up. It estimates the existing use generated 12,000 journeys per year (90% at peak times) with the proposed use generating approx. 8000 journeys (30-40% at weekends.)
36. It is apparent that there will be potentially more movements over the weekend period if the change of use for functions is granted consent. The use during the week will be

significantly less than that of the previous use as offices and although the calculations are estimated using best knowledge, it is clear that the traffic movement is variable, but is it unacceptable? I am of the view that it is not.

Parking Provision

37. The parking provision for this scheme is also detailed in Appendix A. At present there are 45 parking spaces for the previous office use, this occasionally resulted in overflow parking on The Green and into the Church Car park. The proposed use will at times need significantly more space for parking. The applicant has tried to minimise the impact of the parking areas on the surrounding land and buildings given that for ½ the year it will be used primarily by just the resident family. Drawing No. 811/10A shows 46 parking spaces, 4 disabled parking spaces and an area for overflow parking, this does not show a specific number, though based on the size of the area it is likely to cater for approximately another 30 – 36 spaces, equating to roughly 76 spaces. With reference to the current parking standards, this would be an acceptable figure given the area to be used for functions covers 480m² and the maximum requirement equates to 1 space per 8m.sq. Deliveries, utility and staff vehicle use has not been included, but this can be clearly accommodated. The large driveway allows for turning clear of the highway. I am of the opinion that parking provision is sufficient for the proposed use.

Impact on the Conservation Area.

38. Many objectors refer to the negative impact this scheme will have on the Conservation Area. The scheme is aiming to preserve the original quality of the Listed Building; the primary objective of Policy EN30 is to preserve and enhance. I am of the opinion this will positively enhance the Conservation Area rather than letting the hall fall into disrepair. Conservation Areas are not designated because of the 'peace and tranquillity' of them, but due to the historic and architectural importance of buildings spaces and landscape within them. The majority of these designated areas are primarily located around the main through road of South Cambridgeshire villages, covering a hive of varying activities, buildings and materials. Barrington is no different. I am of the opinion that the change of use and extension will not have an adverse impact on the character of the Conservation Area or the character and setting of the Listed Building.
39. In conclusion I am of the view that the proposed change of use and extension will not have an adverse impact on the Conservation Area, Listed Building, Highways or the amenity of the surrounding properties providing the correct measures are carried out to ensure noise pollution is not a problem and restrictions are put in place regarding the intensity of the uses at this site.

Recommendation

40. Approve subject to conditions covering the following matters;

Conditions

Time restriction on music – To ensure neighbour amenity is not unduly effected by noise
Restriction on number of events per year – to ensure the intensity of events remains consistent
Noise mitigation measures – for neighbour amenity

Further information regarding the siting of marquees in relation to sound measures – to address noise issues and mitigation measures. Limitation on the land to be used for the siting of marquees
+ any conditions required by the Local Highways Authority

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/2** (Environmental Restrictions on Development)
 - P7/6** (Historic Built Environment)
 - P4/1** (Tourism, Recreation and Leisure Strategy)
 - **South Cambridgeshire Local Plan 2004:**
 - HG13** (Extensions to Dwellings in the Countryside)
 - EN30** (Development in/adjacent to Conservation Areas)
 - EN28** (Development within the Curtilage or Setting of a Listed Building)
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
 - Highway safety
 - Impact upon character and appearance of Conservation Area and setting and character of the Listed Building

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 Files Ref: S/1993/06/F, S/0764/07/F and S/0765/07/LB

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0633/07/RM - PAPWORTH EVERARD
Reserved Matters for the Erection of Commercial Unit (B1/B2 Uses)
with Associated Wind Turbine, Car Parking and Landscaping
Plots 7 and 9, Papworth Business Park
for Wrenbridge (Papworth) 7 and 9 Ltd and PCDF Nominees 18 Ltd

Recommendation: Approval

Date for Determination: 5th July 2007 (Major Application)

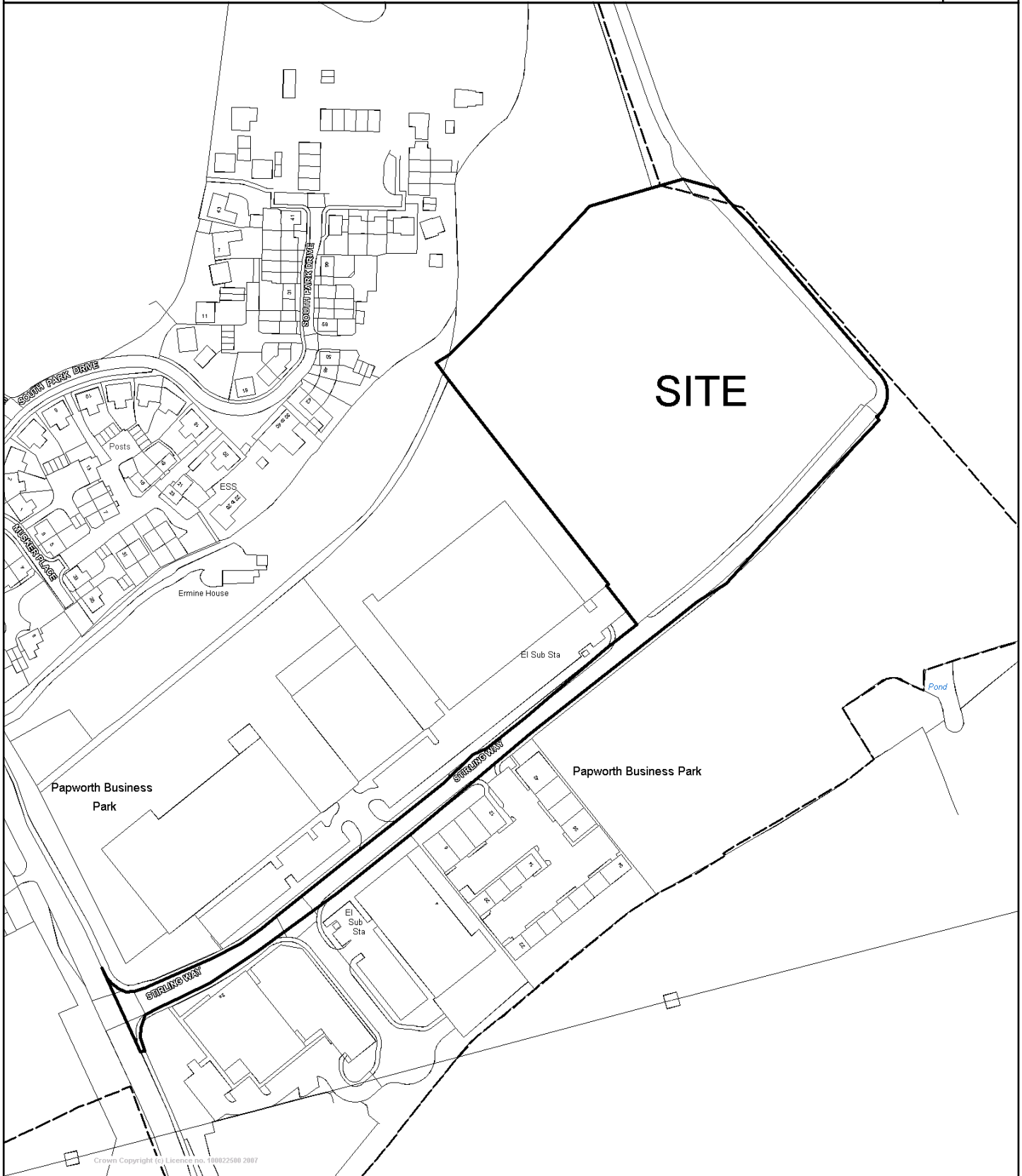
Notes:

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

Site and Proposal

1. The 3.0ha site is located in the north eastern corner of Papworth Business Park. The site is overgrown former agricultural land and a temporary haul road to the South Park housing development runs across the western edge of the site.
2. To the west is an existing industrial unit; to the east agricultural land. To the north is a deciduous tree belt with housing under construction and recently completed beyond. To the south across the estate road is another development site, currently the subject of an application for 2 B1/B2 units submitted by the same applicants. The two sites are the last to be developed on the Business Park.
3. The reserved matters applications, received on 5th April 2007, and amended on 18th June 2007, proposes the erection of a speculative 9,456sq.m. B1/B2 unit comprising 8, 986sq.m. of ground floor space, which forms the B2 (General Industrial) element of the development and a further 470sq.m. of first floor offices forming the B1 element. As amended the building is sited gable end on to the estate road, with the H.G.V. loading/unloading bays and service yard on the eastern elevation. The yard is screened on its northern boundary by a 6m high acoustic wall. Car parking is to the front (including cycle parking), as with other units on the estate, and to the eastern side. The building is clad in profiled steel sheeting and has a ridge height of 13.4m. A 10m wide landscape belt is proposed along the western boundary, to be implemented once the haul road is no longer required. The front of the site will be landscaped in keeping with the rest of the estate, and the eastern, countryside, boundary will have a 10m wide belt of planting which is the subject of an extant planning permission. A 20m high wind turbine is proposed on the south western site frontage, the precise height to be agreed to suit local wind conditions.
4. Accompanying the application are a **design and access statement** and a **landscape statement**.

S/0633/07/F



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Scale 1/2500 Date 22/6/2007

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July 2007 Planning Committee

5. The design rationale behind the project is the creation of a modern and versatile industrial unit, capable of meeting the requirements of a broad range of operator requirements. The site is within an existing industrial area and the proposed structural landscaping will provide screening and soften views into the site.
6. The building has been divided into 3 low pitch portal bays to reduce the height of the roofline. The required height and scale of the building is required to accommodate a range of industrial uses and associated plant and machinery.
7. The profiled steel and steel composite panelling repeat the approach used by the applicants elsewhere on the site and achieve the required 'high tech' aesthetic. The front elevation to Stirling Way will feature the office element and a prominent double height entrance space and glass canopy.
8. The Unit is designed to current Building Regulations regarding energy efficiency and a wind turbine will generate energy on site. The building has been designed for a "Solar Wall" solar air heating system to be installed in the future. A solar water heating system will also be installed.
9. Over 45% of the steel used in the construction is made directly from scrap. At the end of the building's life, all the steel is 100% recyclable.
10. Parking conforms to the Council's standards (192 spaces) and disabled parking is included close to the main entrance to the building. Level access from the bays to the surrounding pathways is provided. 72 covered and secure cycle spaces are proposed.
11. The landscape objectives include increasing biodiversity locally by providing a landscaped corridor along the western boundary, planted with native species.

Planning History

12. Outline planning permission for Phase 2 of the Business Park (B1/B2 uses) was originally granted in 2002 and renewed in 2005.
13. The temporary haul road which crosses the western boundary of the site was approved in 2004 subject to a Condition that a programme for its removal should be agreed with the Local Planning Authority. This is still outstanding.

Planning Policy

The following policies are relevant:

Cambridgeshire and Peterborough Structure Plan:

14. **Policy P1/3** requires a high standard of design and sustainability for all new development.
15. **Policy P2/6** encourages sensitive small-scale employment development in rural areas.

South Cambridgeshire Local Plan 2004:

16. **Policies EM2 and Papworth Everard 4** allocate Papworth Business Park for B1 and B2 uses (allowing for the relocation of existing B2 uses in the centre to the allocated site to the south of the village).
17. **Policy EM3** places limitations on the occupancy of new premises within Class B1 (offices, research and development and Light Industrial).

Emerging Local Development Framework (LDF)

18. **Policy DP/1 - Sustainable Development** - states development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development.
19. **Policy DP/2 - Design of New Development** - states all new development must be of high quality design.
20. **Policy NE/1 - Energy Efficiency** - states development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new buildings.
21. **Policy NE/3 - Renewable Energy Technologies in New Development** - states that development proposals greater than 1000m² will include technology for renewable energy to provide at least 10% of predicted energy requirements.
22. **Policy NE/6 - Biodiversity** - states new development should aim to maintain, enhance, restore or add to biodiversity.

Consultation (Pre-amendment)

23. **Papworth Everard Parish Council** objects:

“1. **Scale.** The large floor area of this building, that at 9456m² (of which 8,813 m² is B2 space on the ground floor) is more than twice as large as any other building on Papworth Business Park, is considerably in excess of the 1850m² Permitted Use as specified in adopted Local Plan 2004 (LP4) Policy EM3 (3), and in Condition 7 of the Outline planning permission(s) for this site ref. S/1475/99/O as extended to 10th April 2007 by S/2292/04/F.

Local Development Framework (LDF) Development Control Policy ET/1 1d note 4, states that ‘other small-scale industries’ in use Classes B1c, B2 and B8, are restricted to a maximum size of occupation of any one user on a site to 1850m².

Policy P2/6 of the Cambridgeshire & Peterborough Structure Plan 2003 states that employment development should be of a ‘sensitive small-scale’.

[See Site Location Plan PO55/101 for the relative footprint sizes of existing units on the Business Park].

2. **Scale.** The excessive height of the building that at 15m is significantly higher than any other of the buildings in Papworth Business Park, the highest of which is only 10m high.

3. **Scale.** By combining two Business Park sites to provide for just one structure on this greenfield site, the resulting impact of the massive bulk of this proposal is particularly intrusive and alien to its environment in that:

It is significantly higher and covers a larger area than any other building on the Business Park;

It is unacceptably close to the 78 new residential properties to the north that are being developed by Hopkins Homes at Pendrill Park;

It will tower over all the other commercial units and will dwarf the nearby residential properties;

Its location on the exposed eastern edge of this rural area of South Cambridgeshire adjacent to open countryside that will make it readily visible for several miles.

4. **Scale.** LP4 Policy EM2 paragraph 5.24 indicates that the designation of the Business Park site for B2 use in Papworth Everard is specifically to allow for the relocation of **existing** B2 uses from elsewhere in the village. Such relocation has already taken place into new Business Park units with significantly lower roof heights and smaller footprints (see 1 above). It is clear that there was no intention to site massive new buildings for potential B2 Use in this location adjacent to a rural village. LDF Site Specific Policy SP/11 paragraph 3.1 indicates too that this LP4 policy is being rolled forward into the LDF period.

5. **Scale.** The application form states that this speculative proposal is for Industrial, Office or Commercial use, and not for Warehousing, Storage or Retail use. From the size, and particularly the height of the building, and the small amount of associated office space, it appears reasonable to assume that the eventual use of this building is aimed at an industrial, general manufacturing concern.

We welcome employment opportunities for the residents of Papworth but the sheer size of this proposal, with its 192 parking spaces and 72 cycle spaces, indicates a supply far in excess of what is likely to be required in this local area. The LDF Policy ET/1 Paragraph 5.2 reserves employment land for development that can demonstrate a clear need to be located in the area. Paragraph 5.3 states 'Large-scale manufacturing, distribution and warehousing, and office firms that could equally well locate in other areas of the county will not be permitted'.

The Parish Council would not need to object on the grounds of 'scale' to development on these two sites if the proposals were similar in scale to those already approved for the other sites in the Business Park.

6. **Scale and Access.** This particular location within the Business Park is the closest point to Papworth Wood, an Ancient Woodland SSSI and Nature Reserve. At their nearest points they appear to be less than 300m apart. The potential introduction of a larger than planned for industrial plant, plus numerous commercial vehicle movements, to this location risks polluting the atmosphere and adversely impacting the woodland. The associated noise would disturb the peace and quiet of the woodlands. Paragraph 1.19, last bullet point, of Policy P1/2 of the Cambridgeshire & Peterborough Structure

Plan 2003 restricts development on environmental grounds where it is likely to adversely affect such sites of nationally important nature conservation.

7. **Access. Policy P2/5** of the Cambridgeshire & Peterborough Structure Plan 2003 requires that manufacturing be located on sites that are accessible to a 'range of transport methods'. That is clearly not the case in Papworth.
8. **Access.** The scale of the proposal implies that it is expected that there will be numerous large HGV/HCV traffic movements into and out of the site by delivery and collection vehicles. Given that the proposal incorporates eight loading bays, two loading doors and seemingly no 'spare' HGV parking places, and that the timing of arrivals/departures can be unpredictable, it is not stated what other location(s) would be made available as HGV holding area(s).
9. **Access.** In the first paragraph of part B to the Design & Access Statement, the precise location of the proposed new 15m radius bellmouth access to Stirling Way is unclear, in that the Site Location Plan PO55/101 shows the 'site' (as marked by the red line) extending from Plots 7 & 9 down to the junction of Stirling Way with the A1198, Ermine Street South. Why is the site boundary extended in this way? If it implies that the junction of Stirling Way with the A1198 will need enlarging then this is another indication that the proposed scale of this speculative development is totally at odds with the original intentions for the occupation of this village Business Park. If it is only that the existing entrance from Stirling Way into the site will need enlarging, this still indicates that the use to which the development will be put is contrary to what was originally intended.
10. **Access.** There is no indication that commercial traffic would be required to use the bypass to access the site. The noise and disruption these additional vehicle movements would create - even if they were restricted to only using the new village by-pass - are unacceptable in this rural location.
11. **Access.** Green Travel Plan for the village. As there are intended to be 72 cycle parking spaces, many of which are aimed at minimising vehicular access and attracting a local workforce, we would wish also for the District Council to ensure the provision of the proposed footpath/cycleway link from the SW edge of this site ('proposed internal landscaping belt'), through the Countryside/Hopkins Homes development, to the eastern side of the village (see S/1603/03/F), or an agreed alternative, as part of any further development on the Business Park.
12. **Access.** The Site Plan appears to indicate that in the NE corner of the site the applicant controls part of the roadway extension of Stirling Way (along the eastern Edge of Plot 9) that we understand is to be the access route towards the proposed new hospital car park. Clarification needs to be obtained from the owners of the Business Park, the Varrier-Jones Foundation.
13. **Access.** There is no mention of any contractual limit on the hours of operation of this speculative development, and as it is conceivable that the eventual occupants might seek round-the-clock 24-hour operational use, any development here would require a clear policy on the permitted working hours.

14. **Layout.** The unacceptable close proximity of the tall building with its eight high loading bays at the rear of the building to the nearby housing development on South Park Drive. The Site Location plan does not indicate just how close the houses are as the applicants have chosen not to show any of the Hopkins Homes development on their plan, but by checking planning application S/1468/04/RM it is clear that the nearest homes are adjacent to the curved path and ditch marked immediately to the north west of sites 7 & 9 on the applicant's site plan. Far too close for comfort, especially as the intervening 'scrub' is not adequate to segregate the activities and provide effective visual and aural screening.

The application states that the *front of the site* is 202m from the dwellings, but this disguises the fact that the rear of the building itself is little more than 60m, and the rear of the service yard only about 25m from the dwellings. This is most certainly not a 'remote location' as stated in Section 5 of the Design and Access statement. As the new Hopkins Homes development is already nearing completion the homes there will be occupied before this building is constructed.

15. **Layout.** During working hours loading bays are inevitably busy, noisy places and the activities there are not appropriately located close to a residential area where residents have a right to the peaceful enjoyment of their property. It would not be acceptable to consider the relocation of the loading bays to the front of the site and, as a consequence, moving the building itself closer to the rear of the site, as manufacturing noise from the plant and machinery within the echoing metal structure would still be intrusive for the adjacent residential dwellings.
16. **Layout.** There is no indication what, if any, fencing will be provided around the boundaries of the site.
17. **Design.** We are disappointed at the limited number of truly eco-friendly proposals in relation to this development. Although it is being designed to meet 'current Building Regulations' and will have a solar water heating system, there is no actual commitment to providing the solar air heating and ventilation system that is described at length in Section 4 of the Design & Access Statement. Also, given the proposed large roof area, there is no indication of the use of natural roof lighting or of a rain or grey-water harvesting facility.
18. **Materials.** The proposal (see legend on elevation drawings) that the external micro-rib cladding panels be coloured 'Blue' will make the building even more visually intrusive across the open countryside to the east.
19. **Landscaping.** This application appears to be relying for the provision of a 10m wide screening landscape belt along its 'open' eastern edge on an unspecified 'a. n. other'. This is totally unacceptable in that no guarantee can be given that screening suited to the height of this massive building would ever be provided. This is a very important countryside frontage that requires a significant commitment on behalf of the provider, and as such it would need to be the responsibility of this application."

24. **The Local Highway Authority** states the proposed increase in traffic from the application site will inevitably have an impact on the functioning of the traffic signal controlled junction at Ermine Street South. Further survey information is requested.

25. **The Environment Agency** has no objections subject to an informative.
26. **The County Council (Strategic Planning)** has no objections. The archaeological condition on the outline planning permission is referred to.
27. **The Cambridgeshire Fire and Rescue Service** has no objections subject to a fire hydrant condition.

28. **The Chief Environmental Health Officer** comments:

"I appreciate that the proposed final use of the building is for B1/B2 activities but that the precise nature of activities that will be conducted there is not finalised in so much as the applicant does not have a specific client in mind.

I am aware that the building will be taller and more spacious than the similar commercial units in the vicinity and that the building is close to the site of proposed residential properties.

In view of the aforementioned matters, I have concerns about the potential for noise and disturbance from activities at the proposed unit for the occupiers of nearby residential properties. Consequently, I recommend that if the application is successful, the following conditions be applied to any consent granted:

Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.

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

Details of any external lighting including flood lighting shall be submitted to and approved by the Local Planning Authority before construction commences.

During the course of our discussion about the application, I suggested placing a condition on the application to restrict delivery times. You explained that such a condition was not recommended in respect of similar commercial units close to the building. I suggested that a condition could be incorporated into the acoustic insulation scheme to which SC 28 above refers that would restrict deliveries between the hours of 08.00-18.00 on weekdays and 08.00-13.00 on Saturdays (but not at anytime on Sundays and Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority."

29. **The Council's Ecologist** has no objections. He recommends replacing elder with spindle shrubs. The landscape statement needs to reflect the plan proposed that states that the wild flower seed mix of EM4 will be used. It is requested that native bluebells are also planted along with the cowslips and primroses (bluebells occur in the nearby woods so this is locally distinctive). The Varrier Jones Foundation may be able to allow some limited stock to be moved, but not from the SSSI. The proposal to use bat boxes on poles is welcomed, but these must avoid areas of lighting.

30. **The Landscape Design Officer** comments that he had previous discussions with the consultants on Plot 10 opposite and this landscape scheme is very similar. No objection to species or general layout.

Representations (pre-amendment)

31. No representations have been received.

Planning Comments – Key Issues

32. Members are reminded this is a reserved matters application, the principle of B1/B2 use having been granted. The outline planning permission places restrictions upon the scale and occupancy of buildings used for offices, research and development and Light Industry but not upon buildings to be used for B2 (General Industrial) use.
33. There are two key issues: the likely impact of the use of the building, particularly H.G.V. vehicle movements, on the partly completed housing development to the north; and the appropriateness of the height of the building given the character of the Business Park and the edge of village location of the Plot. These are points of concern to the Parish Council.
34. Discussions have taken place with the applicant concerning these issues, resulting in the submission of amended plans on 18th June 2007. A verbal report will be made of the consultation responses/representations received.

Noise impact on neighbouring residential development

35. The site layout submitted with the application proposed a rear service yard behind the building with 10 loading doors for H.G.V.s in its rear elevation. The building would have been 65 metres from the nearest proposed house with an intervening existing plantation of trees, but the Environmental Services Officer was concerned noise disturbance could occur from vehicle movements/loading/unloading. Reversing beepers were seen as a particular problem. As a result of discussions with officers a revised siting has been proposed, with the vehicular access to the site being moved from the west to the eastern side, and the building rotated through 90° so that the HGV loading doors are on the eastern elevation facing the countryside. Other measures include a 6m high acoustic wall along the northern boundary of the service yard to further reduce H.G.V. noise and the relocation of the doors themselves away from the sensitive boundary, enabling car parking to be interposed as a buffer. The proposed resiting will bring the gable of the unit to within 32m of the proposed house to the north but the gable will be blank and there will be no vehicle movements in the vicinity. I understand the Chief Environmental Health Officer is likely to support the revised scheme subject to conditions. A verbal report will be made.

The height of the building

36. As originally proposed the building had a ridge height of 15m - this has been reduced to 13.4m in the amended plans. The applicant has stated that this is the minimum height to allow sufficient internal clearance appropriate to accommodate a range of industrial users and their associated plant and machinery. The existing buildings on the Business Park range from about 9.5-10m, but I do not consider 13m to be excessive on an industrial estate. By comparison, three terraces of housing on the recently developed housing in South Park to the north are 12 metres high. 10m wide landscaping belts are proposed on the eastern and western boundaries of the site,

which will, in time, reduce the impact of the building from within the Business Park and the countryside. The northern boundary to the residential development is screened by an existing deciduous plantation which will not obscure the gable of the building but will filter views of it.

Other issues

The comments of the Local Highway Authority will be reported verbally but it is understood the request for additional survey information will be withdrawn.

The amended plans include a wind turbine which addresses the Parish Council's concerns about the limited number of eco-friendly aspects to the design.

Both the Parish Council and the Environmental Health Officer are concerned about the possibility of 24 hours working and suggest delivery times should be restricted. There are no restrictions of this nature on other B2 industrial users on the estate, including the units on the northern side of the estate road. Similarly there are no restrictions on the outline planning permission for the estate itself. I do not consider it would be appropriate to attach such a condition to this reserved matters application, but conditions can be imposed requiring a scheme of acoustic insulation to be agreed. The applicant for his part has expressed concerns that unduly restrictive conditions will affect the Company's ability to let the building.

Recommendation

37. The Council hereby approves details of reserved matters for the siting, design of buildings and landscaping of the site.

Plots 7 and 9, Papworth Business Park, Papworth Everard.

In accordance with your application dated 5th April 2007, (as amended by plans and documents franked 18th June 2007), and the plans, drawings and documents which form part of the application, and in accordance with outline planning permission dated 24th February 2005, reference S/2292/04/F.

All of the conditions, including standard Condition B contained in the above mentioned outline planning permission, continue to apply so far as the same are capable of taking effect but subject to the additional conditions set out below:

Conditions

1. With the exception of the planting belt on the western boundary of the site, all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The planting belt on the western boundary of the site shall be completed in the first planting season following the cessation of the use of the haul road, and shall also be subject to the above requirements.
(Reason - To enhance the quality of the development and to assimilate it within the area.)

2. No development shall commence until a scheme for the provision and location of fire hydrants to serve the Development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved by the Local Planning Authority. No development shall take place other than in accordance with the approved scheme.
(Reason - To ensure adequate water supply is available for emergency use.)
3. The wind turbine shall not be erected until its precise height has been agreed in writing by the Local Planning Authority.
(Reason - To ensure the details of the turbine are satisfactory.)
4. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restriction.
(Reason - To minimise disturbance to neighbouring residential properties.)
5. Before the use, hereby permitted, commences, the building shall be acoustically insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise disturbance to neighbouring residential properties.)
6. No external lighting, including floodlighting, shall be provided or installed on the site other than in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the disturbance to neighbouring residential properties.)

Informatives

1. Once the occupier of the building is known, a Green Travel Plan should be submitted and approved by the Local Planning Authority.
2. The Environment Agency states:

“Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.
3. The Council's Ecologist recommends replacing the proposed elder with spindle shrubs. The landscape statement should reflect the plan proposal that states that the wild flower seed mix of EM4 will be used. It is requested that native bluebells are also planted along with the cowslips and primroses (bluebells occur in the nearby woods so this is locally distinctive. The Varrier Jones Foundation may be able to allow some limited local stock to be moved, but not from the SSSI). Bat boxes on poles must avoid areas of lighting.

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:**
Policy Papworth Everard 4 (Allocates site for B1 and B2 Uses)
Policy EM2 (Allocations for Class B1 and B2 Employment Uses)
2. The reserved matters conditionally approved are not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - The impact of the use of the building on neighbouring residential properties.
 - The appropriateness of the scale of the building given the character of the area.

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

- Emerging Local Development Framework (LDF)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0633/07/RM, S/1475/99/O, S/2292/04/O and S/1602/03/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Bob Morgan - Majors Champion
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0601/07/F – SWAVESEY**Development of Land as Gypsy Caravan Site (8 pitches)(Retrospective Application)
Plots 1-8 Junction with Rose & Crown Road & Scotland Drove - for Mr W Fuller****Recommendation: Temporary Consent for 3 Years****Date for Determination: 22nd May 2007****Site and Proposal**

1. The 1.5 hectare site is in an area of generally flat agricultural Fen land with few hedges. The application site itself is a roughly rectangular plot measuring 150 by, on average, 115 metres forming part of a strip of land on the south side of Rose and Crown Road.
2. The application, received 27th March 2007, proposes residential use of the land by Gypsy travellers, involving mobile homes, touring caravan, and ancillary utility buildings on 8 pitches.

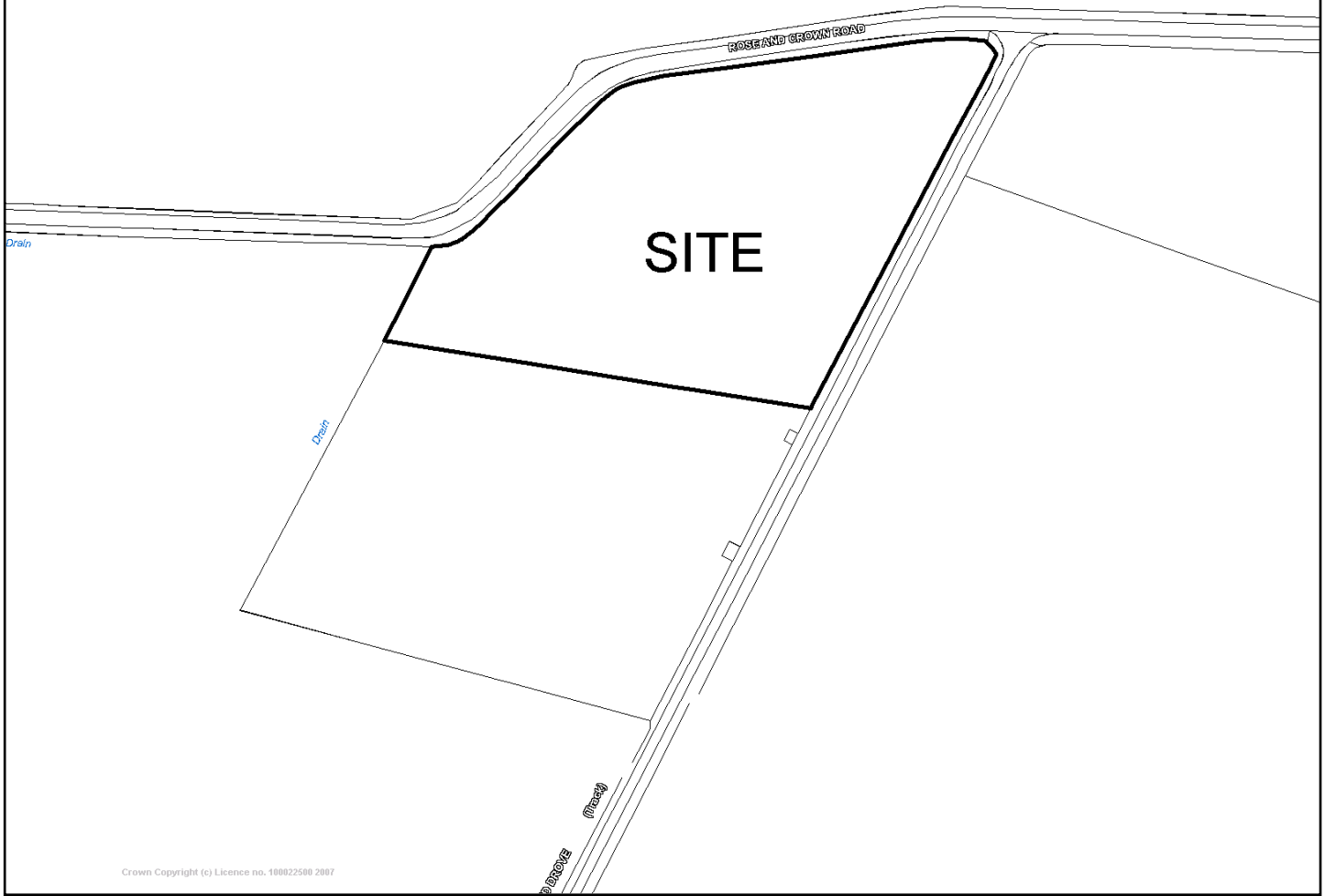
Planning History

3. The site was developed without the benefit of planning permission and currently accommodates 8 unauthorised pitches. There is an extant enforcement notice for unauthorised development of this site that was issued on 17th September 2002.
4. The site has previously been the subject of 8 individual applications that were all taken to appeal and dismissed in July 2004.
5. The Inspector accepted that there was a need for such a site but concluded that there was harm to highway safety and to the character and appearance of the countryside. He considered that there was no case for a temporary consent given the site's impact on the countryside and highway safety.

Planning Policy

6. The relevant Development Plan comprises the approved Cambridgeshire & Peterborough Structure Plan 2003 and the adopted South Cambridgeshire Local Plan 2004.
7. **Policy P5/4** of the Structure Plan says that local plans should make provision to meet the locally assessed need for housing specific groups including Gypsies and Travellers.
8. **Policy P1/2** says, inter alia, that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
9. **Policy 7/4** says that development must relate sensitively to the local environment and contribute to the sense of place, identity and diversity of the distinct landscape character areas.

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10. **Policy SE8** of the Local Plan says that there will be a general presumption in favour of residential development within village frameworks and that residential development outside these frameworks will not be permitted.
11. **Policy EN1** relates to Landscape Character Areas, and in respect of this site, it is concerned with respecting, retaining and wherever possible, enhancing the Fens Landscape Character & Natural Area.
12. **Policy HG23** is a specific policy concerned with caravan sites for Gypsies and Travelling show-people. It indicates that proposals for caravans for Gypsies will only be considered when the need for a site is shown to be essential to enable the applicants to exercise a travelling lifestyle for the purpose of making and seeking their livelihood. Where the need is proven 9 criteria have to be met if planning permission is to be granted for such sites. The criteria in summary are as follows:

- (1) The site is reasonably located for schools, shops and other local services.
- (2) The site would have minimal impact on the amenities of existing local residents and adjoining land uses; concentration of sites will be avoided.
- (3) The site would not, either on its own, or cumulatively, have a significant adverse effect on the rural character and appearance, or the amenities of the surrounding area.
- (4) The site can be satisfactorily assimilated into its surroundings by existing or proposed landscaping; an approved landscaping scheme will be required.
- (5) The use of the site would not give rise to unacceptable parking, highway access or service provision problems.
- (6) The site would not adversely affect any buildings of historic or archaeological importance, or sites of wildlife or nature conservation value.
- (7) Where planning permission is allowed, built forms of development will not be permitted except for utility outhouses. Small stables will be considered on their merits depending upon need and the nature of the site.
- (8) The site has adequate infrastructural connections to local services including water supply.
- (9) The use would not detract from convenient, safe and enjoyable use of a public right of way.

13. Also relevant is **Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites and PPS3 Housing**. Circular 1/2006 confirms that the Government is committed to ensuring that members of the Gypsy and Traveller communities should have the same rights and responsibilities as every other citizen and provides updated guidance on the planning aspects of finding sites for Gypsies and Travellers and how Local Authorities and Gypsies and Travellers can work together to achieve that aim. The policies in this Circular apply throughout England.
14. Advice on the use of temporary permissions is contained in paragraphs 108 – 113 of Circular 11/95, *The Use of Conditions in Planning Permission*. Paragraph 110 advises that a temporary permission may be justified where it is expected that the planning circumstances will change in a particular way at the end of the period of the temporary permission. Where there is unmet need but no available alternative Gypsy and Traveller site provision in an area but there is a reasonable expectation that new sites are likely to become available at the end of that period in the area which will

meet that need, Local Planning Authorities should give consideration to granting a temporary permission. Such circumstances may arise, for example, in a case where a Local Planning Authority is preparing its site allocations DPD. In such circumstances, Local Planning Authorities are expected to give substantial weight to the unmet need in considering whether a temporary planning permission is justified.

15. The fact that temporary permission has been granted on this basis should not be regarded as setting a precedent for the determination of any future applications for full permission for use of the land as a caravan site. In some cases, it may not be reasonable to impose certain conditions on a temporary permission such as those that require significant capital outlay.

Gypsy and Traveller Development Plan Document

16. Consultants CDN Planning began working on this project in April 2006. The Issues and Options Report was considered by the Member Reference Group on the 15th February 2007. The Member Reference Group recommended to Council that:

- (a) The responses to representations on the GTDPD Issues and Options 1 Report and the Sustainability Appraisal at Appendix 3 are agreed.
- (b) The list of Preferred Options at Appendix 2 is approved in order for stage 2, the site options search to begin.
- (c) The actions put forward in Appendix 1 and summarised in Appendix 2 be addressed and taken forward into stage 2 of the Issues and Options process (Site options selection).
- (d) The three-tier scoring matrix at Appendix 4 is used in the next stage of the GTDPD Issues and Options process.
- (e) Authority be delegated to the Corporate Manager for Planning and Sustainable Communities, to make any minor editing changes necessary to the responses as set out in appendices 1 and 3 with any which involve a material change being delegated to the Planning and Economic Development Portfolio Holder.

17. A second Issues and Options report will be prepared, and this will specifically identify potential sites within South Cambs for Gypsy/Traveller sites using the criteria already agreed. At this stage we expect the second Issues and Options report to be consulted on in Summer 2007. Under our policies, Swavesey is a group village (Policy ST/6 of the Local Development Framework Core Strategy 2007). The site is within 2000 metres of key local amenities, and hence is likely to be considered under the site options report.

Consultation

18. **Swavesey Parish Council** recommends refusal:

“As far as the Council is aware no planning laws have changed since the original application in September 2002 for 8 plots on this site. Since then the applicants have been refused and appeals dismissed. The site is considered harmful to the character and appearance of the area and to highway safety. The Parish Council’s response is therefore to object on the same grounds as raised in 2002 in response to the original application”.

19. The Council would also like to ask what action is being taken by SCDC with regard to enforcement, as the site still remains illegal.

20. **Chief Environmental Health Officer**

The application has been considered in respect of noise and environmental pollution and it is concluded that there are no significant impacts. It is recommended that, if the application is successful, the applicant should be able to comply with the attached site license conditions relating to permanent residential caravan sites.

21. **Building Control Manager**

- (a) The surface water run off will be directly affected by the amount of impervious surfaces proposed for the site. If these are significant the use of on site storm storage with controlled outfall will need to be considered to prevent localised flooding. The provision of a pumped sewage system is a sensible solution to a site if ground water or impermeability is an issue this would need to be designed to allow 24 hour storage in case of pump failure. Obviously this may be a costly solution if the distance is excessive. This would however be offset by the cost of providing separate on site sewerage treatment plants as these may require large areas of land to enable adequate soakage for the effluent.
- (b) The agent is correct in his comments concerning the effect of the effluent discharge, as this would be of limited effect. That said if the ground is prone to water logging or impermeable the flooding would affect the plant itself resulting in possible raw sewage problems.
- (c) I am not sure of the distances involved but cost will be offset by the reduction in individual treatment systems.

22. **Environment Agency**

The application falls within flood zone 1 (low to medium risk). A condition is recommended relating to the foul water drainage to avoid pollution in the water environment. While the preferable method of foul sewage treatment is by discharge to the public foul water sewer, alternative such as septic tanks can be accepted where it can be demonstrated that a connection to the public foul water sewer is not available. Cost is a material consideration as to whether it is available.

23. **Traveller's Liaison Officer**

Comments are awaited.

24. **Old West Internal Drainage Board**

The Board does not object from a drainage point of view.

25. **Local Highways Authority**

"The proposed visibility splays as shown on drawing number 206/036001 Rev.B are acceptable to the Highway Authority. Please condition any planning permission to the effect that the land shown cross hatched on drawing number 206/036001 Rev.B, be dedicated as adopted public highway under Section 37 of the Highways Act 1980, once all works to create the required visibility splays have been completed. For the avoidance of doubt, a plan is required to show the proposed width of the access road and the radii to the proposed junction with details of the highway boundary is to be demarked (preferably by a square section channel block laid flush with the carriageway)". N.B. A plan has been submitted and Highways have confirmed that it is acceptable.

26. **Landscape Design Officer**

The revised scheme has been the subject of pre-application advice. Further comments are awaited.

Representations

27. One letter from an agent representing an adjacent landowner concerning the outfall from the proposed foul drainage system and that the increased surface water run off should be controlled so as not to add to problems of flooding of adjacent fields, and that foul sewage should be connected to the mains in Rose & Crown Road by means of a pumped system.
28. The applicants agent, in response has commented that the 7 individual treatment plants proposed will have no identifiable effect during heavy rainfall impacting upon adjacent fields. The effluent is attenuated in the tank and treated and only trickle filtrated into the ground 24/7, 365 days per year.
29. The foul drainage is hundreds of metres down the main road and massively expensive to reach even with a pumped system, which is totally unwarranted.

Personal Circumstances

30. Needs audit have been completed for all the families living on the site. They confirm that there are no significant health issues. There are however a number of people on the site who do require medical treatment and there are a number or children attending school at Swavesey and Willingham in addition to those of pre-school age.
31. There is consistent stated desire for a settled lifestyle with access to schools, doctors and amenities.

Equal Opportunities Implications

32. Under the Race Relations Act 1976 and the Race Relations (Amendment) Act 2000, the Council has a statutory duty to eliminate unlawful discrimination and to promote race equality and good race relations. The Race Equality Scheme, updated by the Council in July 2006 with an update of the 2005 - 2008 action plan, gives priority to actions relating to Travellers, as the biggest single ethnic minority in the District (around 1.0% of the District's population). The Council is committed to treating everyone fairly and justly, whatever their race or background and the scheme gives priority to actions relating to Travellers. It also incorporates recommendations from the Commission for Racial Equality's "Common Ground" report.

Planning Comments – Key Issues

33. The key issue is conflict with countryside policies and policy for Gypsy caravan sites with regard to the need to limit impact on the landscape and rural character of the area, highway safety, and having regard to the special circumstances that are argued here, together with the advice in circular 1/2006 concerning temporary consent while councils such as South Cambs are preparing a Development Plan Document.
34. In terms of the relevant criteria it is reasonably well located for schools, shops and other local services. Indeed children from the site attend local school. It performs well against the site criteria within the emerging Gypsy and Traveller Development Plan Document. I am not aware of any service provision issue.
35. The site is currently poorly landscaped with unattractive bund and inappropriate planting. However in response to the council's legitimate concerns that the development had a significant impact on the landscape, a scheme of landscaping has been submitted to support the proposal. This scheme includes planting of more appropriate species, together with removal of the intrusive bund that has been erected alongside the highway boundary. Instead a graded grass bank is proposed with planting of indigenous species and a farm style post and rail fence and hedging.

If it is granted permission, I am confident that appropriate landscaping could take place to reduce its impact.

36. The highway issues, resulting from its use, have been addressed by the revised design that provides the required sight lines.
37. Nor are there any significant conservation, archaeological or wildlife issues. It would not adversely detract from the use of a public right of way.
38. There have been no adverse comments from any of the service providers, and drainage will be conditioned and subject to further approval. This would include a requirement to demonstrate that connection to public foul water sewer is not available.
39. As set out in the Policy section, the principle of locating Travellers' sites in the countryside is acceptable. There is nothing intrinsically wrong about this site's relationship with the other properties in the area since it is some distance from any other residential property, and the use of the access would not affect residential amenity.
40. Since the site has been established there have not been any significant public amenity issues from its use
41. The Parish Council has questioned whether there have been any changes in legislation since the original decision. Members are aware that there have. In accordance with these new requirements, the consultation on the options for Traveller site provision within the District are proceeding and it seems to me that this is an entirely appropriate case to be considered for a temporary consent on a without prejudice basis. Such a consent would of course be in accordance with the Government's new advice in Circular 1/2006. Such consent would enable the reasonable concerns of the Parish Council to be properly considered against the locational criteria, since this is one of the issues that the Council will be consulting on in preparing its G&TDPD. In view of these developments, it has not been appropriate to pursue enforcement action against the site.

Recommendation

42. That temporary permission is granted for 3 years subject to conditions including a requirement to provide safe access, and proper landscaping and drainage.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Circular 1/2006
- Cambridge Sub-Region Traveller Needs Assessment 2006
- Gypsy and Traveller Development Plan Document
- Planning Application Files Ref: S/0601/07/F and S/1966/02/F to S/1973/02/F inclusive

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/2338/06/F - HINXTON
Erection of Building to Provide 8 Guest Rooms,
The Red Lion Public House, 32 High Street, for Mr A Clarke

Recommendation: Approval

Date for Determination: 30th January 2007

This Application has been reported to the Planning Committee for determination at the request of the local Member, Councillor Tony Orgee.

Conservation Area**Introduction**

1. Members considered this application at the meeting of the Planning Committee on 7th March 2007, following a visit to the site. Members resolved as follows:

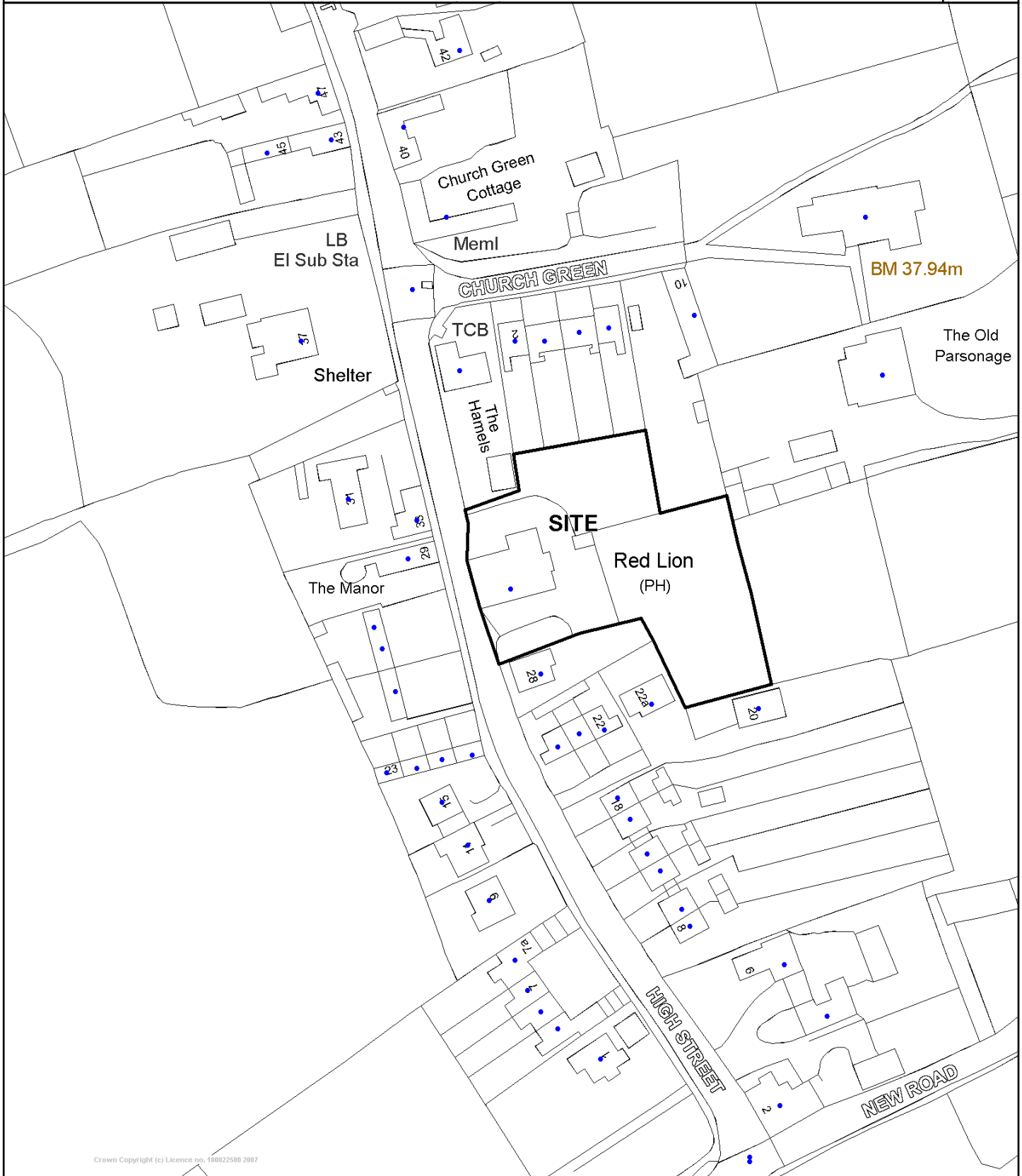
The Committee gave officers DELEGATED POWERS TO APPROVE OR REFUSE the application depending on the outcome of discussions between officers and the applicant on the re-orientation of car parking spaces, the placement of roof lights and the level and height of the proposed building. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), and subject to the conditions referred to therein.

2. A copy of my report is attached at electronically Appendix 1.

Subsequent developments

3. Amended drawings have been received date stamped 16th April and 11th June, to address the issues identified by Members.
4. The height of the building has been reduced. The main changes have been reductions in the roof heights in the western part to Bedrooms 4, 5 and 6, in the vicinity of the front garden of No.20 and the gable end of 20a High Street. The finished floor level of the whole building has been lowered by 100mm. In addition, a drop of 450mm has been introduced between Bedrooms 3 and 4. The 450mm drop then continues into Bedroom 6 in the western wing. The western gable end height is now 5.0m.
5. The roof lights have been omitted from the south roof slope, except in Bedroom 4, and have been added to the north roof slope in Bedrooms 2 and 3. As a result one roof light faces towards No.20, compared with ten as originally proposed.
6. Car parking spaces have been grouped to the rear of the cold store outbuilding, where they are less prominent on the site than as originally proposed. The proposal includes

S/2338/06/F



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two disabled parking spaces. An existing car parking space adjacent to the entrance to the public house is to be relocated to the rear, as a benefit to the setting of the listed building.

Consultations

7. **Hinxton Parish Council** - Comments awaited.
8. **Conservation Manager** - Recommends approval of the revised scheme, to include conditions to require details of materials and landscaping, and windows, flintwork, eaves, porches and rooflights to be submitted and agreed.

Representations

9. A letter of representation was sent by the occupiers of No 28 High Street within the required consultation period in respect of the original proposals. This letter, which was sent by email, was not received by officers and was not reported to Members. For the most part, the concerns raised were also referred to by other objectors, and so were taken into account by Members. The writers did raise a concern about the siting of the building, which would adjoin the rear boundary of the garden to No 28. Currently they enjoy an open outlook towards the attractive wall on the eastern boundary of the public house, with trees beyond. The proposed building will obscure this view. The building would be overbearing on their property, particularly as the land on the application site is higher. They are concerned that the arrival and departure of visitors will cause unacceptable noise disturbance late at night and in the early morning. Lights from the development would be a nuisance at night.
10. Representations from other third parties, if received, will be reported verbally to Members at the meeting.

Planning Comments

11. Members have previously visited the site. I understand that Councillor Orgee is concerned to ensure that Members can assess the height of that part of the proposed building that faces the side elevation of No.20 High Street. The land on which this part of the building is to be sited is sloping and the ridge height is shown to be between 5.3 and 5.8m. The proposed development will be sited between 4.0m and 6.2m from the boundary wall, and 6.5m from nearest windows. The ground floor windows in the northern elevation of this dwelling are secondary serving the dining room, whilst the first floor windows serve two bathrooms. I do not consider that the development will give rise to any serious loss of amenity due to loss of light, loss of outlook or privacy will result to this dwelling.
12. The comments raised by the occupiers of No.28 High Street have not previously been taken into account by Members. The dwelling is sited some 23 metres from the boundary, and 26 metres from the proposed building. The occupiers will see the roof above their fence at this distance. I do not consider that this will result in an unacceptable loss of outlook, or any significant overbearing impact on this property. I do not consider that any serious noise disturbance or light pollution will be likely to result, given the distance between the properties and the layout of the site.
13. Subject to conditions as recommended by the Conservation Manager, I consider the amended proposals to be acceptable.

Recommendation

14. Approval of the application dated 5th December 2006, as amended by drawing nos. 04/161/04B and 04/161/05C date stamped 16th April 2007 and 04/161/06E date stamped 11th June 2007, subject to the conditions and reasons as set out in my report dated 7th March 2007.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/2338/06/F and S/0160/06/F

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th July 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1902/06/F - HINXTON

Conversion of Farm Buildings into 6 Dwellings and Erection of Garage Block, Fences and Gates at Barns at Lordship Farm, Mill Lane for Lordship Farm Developments Ltd

Recommendation: Approval

Date for Determination: 27th November 2006

This Application has been reported to the Planning Committee for determination because a new material consideration has arisen during the period of construction.

Conservation Area

Departure Application

Introduction

1. Members considered this application at the meeting of the Planning Committee on 6th December 2006. A copy of my report to Committee is attached electronically at Appendix 1. Members resolved as follows:

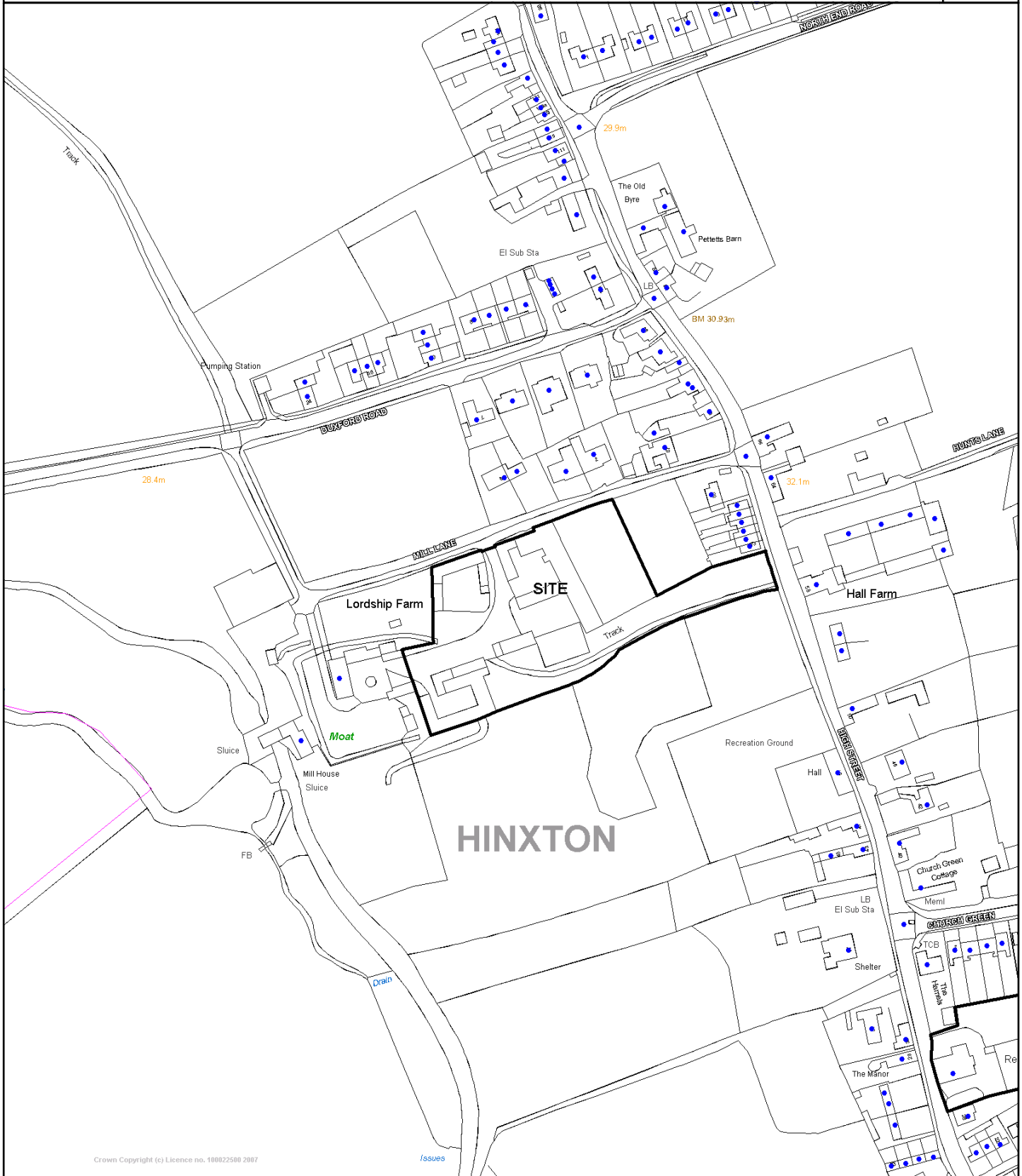
*The Committee gave officers **DELEGATED POWERS TO APPROVE** the application, as amended by plans date stamped 30 November 2006 addressing the Conservation and Design Manager's comments set out in paragraphs 17 and 18 of the report and clarifying the sill height of the windows in bedrooms 4 and 5 of Unit 2, subject to the prior completion of a Section 106 Legal Agreement requiring the payment of a commuted sum in lieu of the provision of affordable housing on-site.*

2. The application has not been determined. The drafting of the required Section 106 agreement is continuing, and is expected to be concluded shortly. Development has commenced on site in advance of the grant of planning permission being granted, at the developer's own risk. Planning Permission **S/1801/04/F** and Listed Building Consent **S/2191/04/LB** for Conversion to 6 Dwellings have been issued.
3. Listed building consent for these works was granted on 13th December 2006 under reference **S/1901/06/LB**.

Subsequent developments

4. During the course of conversion, two amendments in particular to the submitted plans have been made, which have given rise to objection from a nearby neighbouring occupier.
5. The first relates to Unit 1, shown on amended drawings date stamped 21st June. The ground floor window in the east elevation of Bedroom 3 has been lowered from a sill height of 2.4m to 1.7m. This window faces obliquely onto the front garden area of 8,

S/1902/06/F



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Issues



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Mill Lane. The frontage boundary of 8 Mill Lane is located at a distance of 15m from this window.

6. The second significant amendment, received 15th March and 21st June, relates to windows at first floor level in the northern elevation of Unit 2. These windows serve Bedrooms 4 and 5, that face directly onto the front garden areas of nos. 6 and 8 Mill Lane, and for this reason they were referred to in the minute of the meeting. At that time, the developer advised that the sill height of these windows would be at a minimum of 1.6m, to avoid overlooking of neighbouring properties. During the course of construction, the first floor level has been set at a higher level than shown in the submitted plans as a result of higher than expected ground levels. The windows, which have been installed, now overlook the adjoining properties.
7. In order to address this situation, the developer proposes to fix these windows shut, and to obscure glaze the lower panels, so as to restore the 1.6m limit on views out. In order to provide means of fire escape from these rooms, additional windows width 600mm and depth 1200mm, one for each room, are proposed. In the case of Bedroom 4, this window is proposed to be inserted in a narrow return on the western elevation, facing along Mill Lane. For Bedroom 5, the window would be placed in the eastern elevation, also facing along Mill Lane.

Consultation

8. **Hinxton Parish Council** – comments awaited.
9. **Conservation Manager** – no objection to either amended proposal.
10. **Cambridgeshire Preservation Society** – comments awaited.

Representations

11. The occupiers of nearby affected dwellings have been notified of the proposals. Any comments received will be reported verbally to Members at the meeting.
12. The occupier of 8 Mill Lane has previously advised officers of his concerns about both amendments, on the grounds of overlooking and loss of privacy from the lowered window in Unit 1 and the proposed fire escape window in Bedroom 4 of Unit 2.

Planning Comments

13. The main issue to be considered is the effect on residential privacy of the proposed amendments. In the case of Unit 1, the drawings show that, internally, the sill height is 1.8m, which will not afford views out horizontally or lower. As a result, I do not consider that any harm to residential amenity will result. The proposed treatment of first floor windows in the northern elevation of Unit 2 will prevent overlooking, and should be required by condition to be retained as such. The proposed fire escape window in the eastern elevation is quite narrow, and views from it would be oblique, and then over the front garden area of No.8, the frontage of which is 9m away. No significant window-to-window view would be possible, however as a precaution obscure glazing of this window can be required.

Recommendation

14. Approval as amended by drawings date-stamped 15th March and 21st June, and other minor variations to Units, in accordance with my recommendation of 6th December 2006, and subject to conditions to ensure that windows in the northern elevation of Bedrooms 4 and 5 of Unit 2 are permanently fixed shut and obscure glazed to a minimum height of 1.6m, and this new escape window in the western elevation of bedroom 4 is obscure glazed.

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/1902/06/F

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0520/07/F - STAPLEFORD**Erection of 18 affordable dwellings, Hill Farm, Gog Magog Way, for Granta Housing Society****Recommendation: Approval****Date for Determination: 20th June 2007****Major Development**

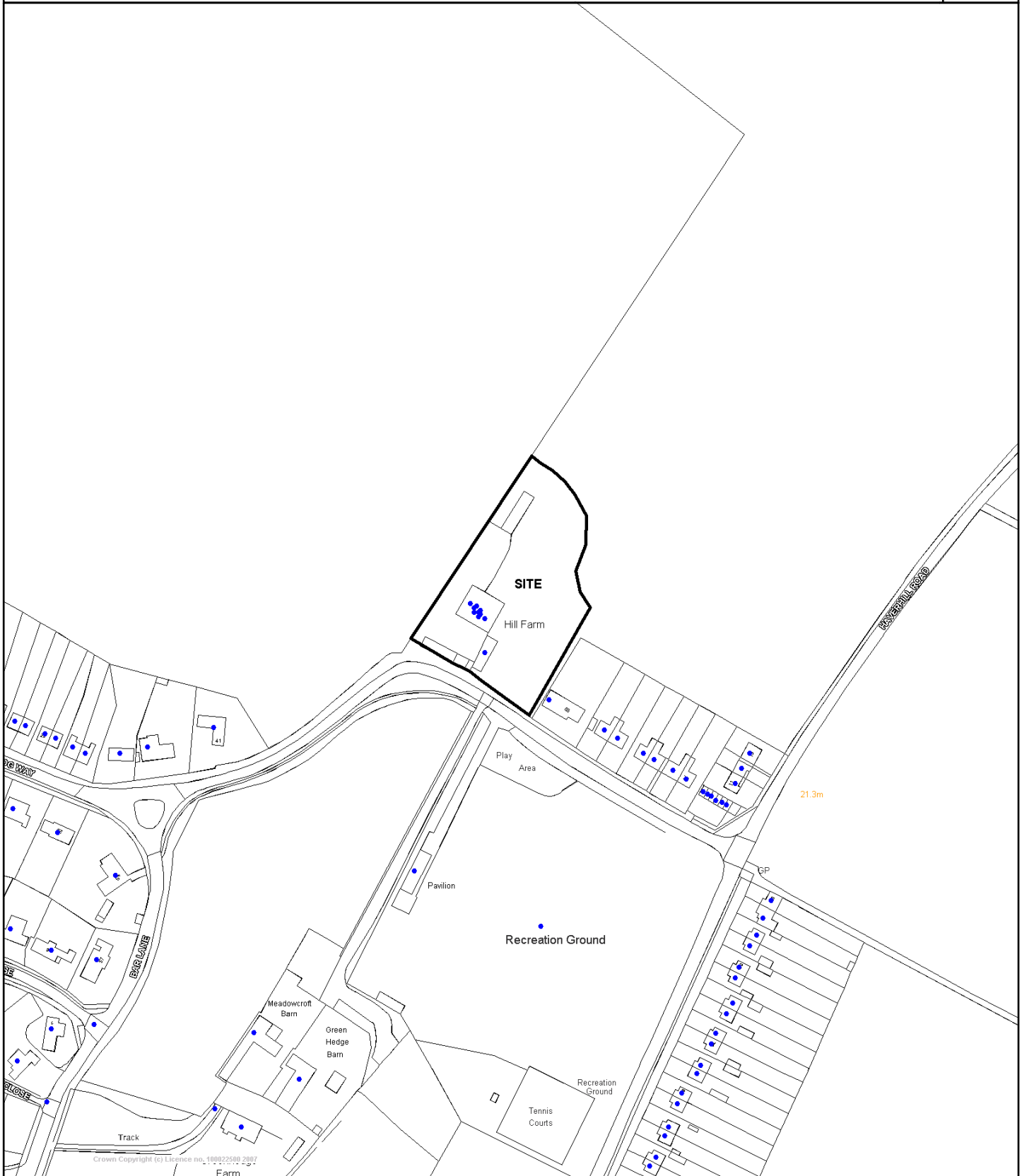
This Application has been reported to the Planning Committee for determination because the recommendation of approval conflicts with written representations received from owners or occupiers of property.

Members will visit this site on Monday 2nd July 2007.

Site and Proposal

1. The site, 0.43 hectares in area, is located within the Cambridge Green Belt. A U-shaped group of brick, boarding and blockwork asbestos roof farm buildings with an existing farm access to the west stand in the west corner of the site with a render and asbestos sheeting roof farm building to the north. The remainder of the site is cultivated or uncultivated land. The rear of one of the existing farm buildings sits along the western part of the Gog Magog Way frontage. A hedge runs along the eastern half of the site's Gog Magog Way frontage. The site falls to the north but the land then rises beyond the site to the north. To the west of the site, No 63 Gog Magog Way is a two-storey red brick and concrete interlocking tile roof dwelling. The adjoining boundary of this property is marked by low fencing with some planting.
2. This full application, received 21st March 2007 and amended by plans date stamped 17th May 2007, proposes the erection of 18 affordable dwellings. These comprise 10 x 2-bedroomed and 4 x 3-bedroomed terraced houses and 4 x 2 bedroom flats, grouped into five blocks. All buildings are two-storey. The houses have a ridge height of 8.4 metres and a roof pitch of 35 degrees. A total of 29 car parking spaces are proposed. Perimeter planting is proposed around the development. Visibility splays are shown along Gog Magog Way, including three trees on the opposite side of the road, which are shown to be retained. A footpath link on this opposite verge to the highway is also shown.
3. The density of development equates to approximately 42 dwellings to the hectare. The application is accompanied by a Design and Access Statement, Flood Risk Assessment and Biodiversity Assessment.
4. A traffic survey was undertaken on behalf of the applicants by highway planning consultants during the morning peak period on Friday 4th May 2007. This showed

S/0520/07/F



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that in the period 8.10am – 9.00am 52 vehicles used the road, which the consultants considered to be a “very low” traffic flow.

5. The applicants have put forward a statement which they wish to be put before Members. This is attached at Appendix 1.

Planning History

6. Planning permission was granted in 2002 for change of use of the existing agricultural buildings on the site to office and storage use (Classes B1 and B8) under reference **S/1835/02/F**.
7. Planning permission for the erection of 17 houses, 8 flats and change of use of agricultural land for new football pitch was submitted last year (**S/0442/06/F**). The application was withdrawn prior to presentation to Development and Conservation Control Committee with an officer recommendation of refusal.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

8. **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.
9. **P9/2a** (Green Belt) - within the Green Belt, new development, including change of use, will be limited to that required for agriculture and forestry, outdoor sport, cemeteries, or other uses appropriate to a rural area.

South Cambridgeshire Local Plan 2004

10. **GB2** (Green Belt General Principles) states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. It also states that development is ‘inappropriate’ unless it comprises, amongst others, uses of land which preserve the openness of the Green Belt and affordable housing in accordance with Policy HG8 where no suitable sites are available outside the Green Belt. It also requires any development considered appropriate in the Green Belt to be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.
11. **GB3** (The Location of Development) Development which is not inappropriate, as defined in Policy GB2, will be located within or adjoining existing complexes or entail the redevelopment of redundant buildings to protect the rural nature and openness of the Green Belt.
12. **HG8** (Exceptions Policy for Affordable Housing) states that, as an exception to the normal operation of the policies of the Local Plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on sites within or adjoining villages. The policy states that the following criteria will all have to be met:-
 - a. The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in ‘housing need’ as defined in Policy HG7.

- b. The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need.
- c. The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village.
- d. The development does not damage the character of the village or the rural landscape.

It also states that development under this policy must also: be limited to units of types and sizes required to provide accommodation for those revealed to be in 'housing need' by an up-to-date survey; be occupied only by qualifying persons, subject to cascade provisions; and be secured in perpetuity as to the above provisions (or any agreed departure from them) by planning obligation under Section 106 of the Town and Country Planning Act 1990 or an alternative form of equally effective provision.

- 13. **TP1** (Planning for More Sustainable Travel) states that the Council will seek, through its decisions on planning applications, to promote more sustainable transport choices and to reduce the need to travel, especially by car, by amongst other things restricting car parking to a maximum of an average of 1½ spaces plus ¼ space for visitors per dwelling.
- 14. **EN1** (Landscape Character Areas): In all its planning decisions the District Council will seek to ensure that the local character and distinctiveness of Landscape Character Areas are respected, retained and wherever possible enhanced. While recognising that landscape is a dynamic concept, planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of these areas.
- 15. **EN3** (Landscaping and Design Standards for New Development in the Countryside) states that, in those cases where new development is permitted in the countryside, the Council will require that (a) the scale, design and layout of the scheme (b) the materials used within it, and (c) the landscaping works are all appropriate to the particular 'Landscape Character Area' (the East Anglian Chalk Landscape Area in this instance), and reinforce local distinctiveness wherever possible.
- 16. **EN13** (Protected Species) states that the District Council will not grant planning permission for development which could adversely affect, either directly or indirectly, the habitats of animal and plant species which are protected by law unless the need for the development clearly outweighs the importance of conserving that habitat and the advice of English Nature is to the effect that permission may be granted. Where development is permitted which may have an effect on these species, the District Council will impose conditions, where appropriate, and seek to use its powers to enter into planning agreements to: facilitate the survival of individual members of the species; reduce disturbance to a minimum; and provide adequate alternative habitats to sustain at least the current levels of population.

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

- 17. **ST/E** (Strategic Vision and Objectives) - seeks to ensure that the scale and location of development in each village is in keeping with its size, character and function and

that the buildings and open spaces which create their character are maintained and wherever possible enhanced.

18. **ST/3** (Re-Using Previously Developed Land and Buildings) – Between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.

Development Control Policies Development Plan Document (Inspector's Report on the Examination received May 2007)

19. **GB/2** (Mitigating the Impact of Development in the Green Belt)
- a. Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.
 - b. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.
20. **HG/3** (Affordable Housing) Affordable housing should be of a high quality and integrated with market housing. In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters, typically 6 to 8 units. The appropriate size of affordable housing groups or clusters will vary depending on the scale of development.
21. **HG/5** (Exceptions Sites for Affordable Housing) As an exception to the normal operation of the policies of this plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages. The following criteria will all have to be met:
- a. The development proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in housing need;
 - b. The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;
 - c. The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;
 - d. The site is well related to facilities and services within the village;
 - e. The development does not damage the character of the village or the rural landscape.
22. In the case of sites within the Cambridge Green Belt, before planning permission is granted for such development, the District Council will have to be assured that no alternative appropriate sites can be found for the scale and type of development proposed and that the scheme fulfils all the criteria set out in the Council's policies, including those relating to the impact of new development on local surroundings.

Consultation

23. **Stapleford Parish Council** - Recommends approval, and comments that a survey of the current volume and speed of traffic should be carried out in the vicinity of the site, together with a calculation of the probable increase in traffic resulting from the development, and suitable measures for amelioration.
24. **Development Officer (Affordable Homes)** - The scheme generally fits in with regional and local priorities. A recent needs survey has been carried out and the scheme goes part way to satisfying village needs.
25. **Environment Agency** - The EA advises that soakaways are acceptable in principle subject to a maximum depth of 2.0m. The site falls within flood zone 1 (low to medium risk) where sustainable drainage methods should be used if possible.
26. **Corporate Manager (Health and Environmental Services)** - No objection subject to conditions restricting noise during the construction period and an examination of the site for possible contamination, and related informatives.
27. **Ecology Officer** - Comments awaited.
28. **Local Highway Authority** - The LHA considers that the access and visibility are acceptable. Three trees growing on the opposite verge in the visibility splay can be retained provided that the crown is kept at a minimum height of 2.0m. Conditions regarding the service strip provision and pedestrian visibility splays are recommended. The LHA has no concerns on the grounds of traffic generation onto Gog Magog Way, and is satisfied with the position of the proposed footpath link, and would be concerned if this were to be altered.
29. **Affordable Housing Panel meeting is to arranged.**

Representations

30. Letters of objection have been received from the occupiers of Nos 4, 10, 20, 39, 41, 63, 71, 74, and Meadowcroft Farm and Green Hedges Barn in Gog Magog Way, Nos 15 and 86 Haverhill Road, and 9 Finch's Close. The following concerns have been raised:

Impact on Green Belt and Landscape

31.
 - a. The development will harm the Green Belt and will ruin the scenery. PPG2 (Green Belts) and Policy HG8 seek to restrict affordable housing development in Green Belt locations to small sites. Policy HG/3 of the LDF Development Control Policies seeks to ensure that affordable housing is delivered in small clusters, typically 6-8 units. This development should be in a cluster of 6-8 houses only.
 - b. The development will extend beyond the rear boundaries of the adjoining dwellings, which will harm the open landscape of the area. Development should not extend any further to the north-east than the boundaries of Nos 63-75 Gog Magog Way. This view was put forward by planning officers and Stapleford Parish Council in relation to planning application S/0442/06/F.
 - c. The current proposal will irreversibly damage an important viewpoint and the views from the Magog Down. There will be an adverse effect on the rural character and openness of the Green Belt and landscape. Contrary to GB2 (5) and HG8(4).

Traffic issues

32. a. Increased traffic dangers, especially after the recent housing development on Bar Lane; access on a blind bend; narrow road that is used by parents taking their children to school, where there is not a continuous pavement on Gog Magog Way. The road is heavily parked when there are sporting events on at the recreation ground. The proposal does not comply with advice received from the Highways Authority in the earlier application.
- b. The traffic survey does not predict the likely increase in traffic arising from the development. The writer estimates that this could be between 50 and 70% in the morning peak, which does not take into account the further increase in traffic that is likely to occur when the Green Hedges development is completed.

Local Need

33. This application should also be put in the context of the new housing allocations within three miles of the site in the forthcoming development of the Southern Fringe. The Monsanto and Clay Farm/Addenbrookes developments are provisionally expected to provide 900 and 3200 dwellings, although this is likely to increase in density. Slightly further afield in South Cambridgeshire the housing development at Northstowe is due to commence in 2007 with at least 8000 dwellings to be built. These three sites will provide over 12000 dwellings of which a minimum of one third will be affordable housing, possibly up to a half, ie 4000-6000 affordable houses within 3-10 miles of Stapleford that should remove the pressure to develop exception sites in the Green Belt.

Sustainability

34. Stapleford does not have the facilities to cater for this size of development – only one small shop. Residents will have to drive to Great Shelford for their shopping 1mile/ 1.5km away. Emerging policy HG/5 of the draft LDF requires exception sites to be well related to facilities and services within the village. As such the site is considered to be too isolated to sustain a development of the scale proposed and achieve reduced car dependency.

Layout and design

35. a. The current layout is inappropriate and unimaginative with a straight cul-de-sac and turning head flanked by conspicuous areas of parking that dominates the built form of bland house elevations.
- b. Stapleford has a small village ambience. The erection of a block of flats would be out of keeping with this. The argument that a scheme of this size is needed to be economically viable is not accepted.

Neighbouring amenity

36. a. The amount of new infrastructure, light pollution will adversely impact on the existing seven adjacent houses in Gog Magog Way.
- b. The design and layout has unacceptable overlooking between bedroom windows that are only eight metres apart and from the bedroom and kitchen windows of the flats into the kitchen, conservatory and private garden of 63 Gog Magog Way.

- c. Repositioning of Plot 14 in the amended plans: The neighbouring occupier is pleased that overlooking windows have been removed, but the repositioning will result in loss of daylight and sunlight in the afternoon and evenings. The occupier requests that the originally-submitted layout be adhered to.

Planning Comments

Exceptions Housing

37. The proposal is for 100% affordable housing provision, which has received the support of Stapleford Parish Council and this Council's Development Officer (Affordable Homes). As such, subject to the applicant entering into a suitable Section 106 legal agreement for affordable housing, I consider that the proposal complies with HG/5 a) and b) in meeting an identified local need.
38. The development site is located on the northern fringe of the village. However, the site is close to a bus route and there is an adequate footpath network to the village shop in Stapleford and the range of shops and services in Great Shelford. I do not consider that the site is unduly remote from local facilities.

Green Belt and Rural Landscape

39. The proposal lies wholly within the Cambridge Green Belt. There are existing buildings on the site, to be demolished, which were formerly in commercial use. The site is therefore also previously developed, or brownfield. As Great Shelford and Stapleford are located within the Green Belt, I am satisfied that no alternative housing exceptions sites are available outside the Green Belt. For the purposes of Policies P9/2a, GB2 (5) and GB3, I consider the development to be not inappropriate, subject to compliance with Policy HG8.
40. The site is located adjacent to existing dwellings on Gog Magog Way on previously developed land. Although the site is not within or adjoining the village framework, it is well-related to the existing settlement, and it does not represent sporadic development. The scale and character of the village includes smaller estates of housing, for example at Finch's Close, as well as frontage development. I do not consider the proposed form to be out of keeping with the size or character of the village.
41. The supporting text Policy HG/3, at paragraph 4.16, refers to clusters of 6-8 dwellings when it is to be integrated with new market housing in larger developments. The current proposal is an exceptions site where Policy HG/5 (b) applies, which links the size of the development to identified local need rather than the cluster-approach of HG/3.
42. The development will affect the appearance of the countryside in this position, because the amount of development is different in density and layout to the existing commercial buildings. In particular, the development of Plots 7, 8 and 9-11 at the northern end of the site, will have more of a visual impact than the building that it replaces. This part of the site is lower than the adjoining agricultural land, which is to be planted with a substantial landscaped margin. The main views of this part of the site will be from Haverhill Road, some 150m to the west. On balance, I consider that the erection of the proposed dwellings, with a ridge height of 8.3m on land where an existing building is to be replaced, will not be unduly harmful to the appearance of the rural landscape, subject to suitable landscape planting on the site perimeter.

43. The frontage dwellings are shown with a ridge height of 8.3m. This is taller than the existing adjoining dwelling at No. 63 by 1.0m, but as there is a distance of some 8m between the roofs, I do not consider that this height difference will be significant in the street scene.
44. I consider that the proposal complies with Policies GB2 (5), HG8, EN1, EN3 and GB/2. I note the preference of objectors that the development should be limited in depth to match the rear boundaries of adjoining development Gog Magog Way, however, for the reasons explained, I do not consider that this would represent a reasonable ground for refusal of the proposed development.

Layout, design and neighbour amenity

45. The layout of the development is based on a straight access road culminating in a turning head. The advantage of this layout is that views through the site to the Gog Magog Hills will be possible, as the development does not fully occupy the turning head at the northern end of the site. The appearance of the proposed dwellings is simple, characteristic of the existing dwellings on this part of Gog Magog Way, and I consider this to be a good standard of design.
46. The amended layout plan shows the frontage dwelling on Plot 14 to be resited 2.0m back from the adjoining dwellings, to prevent direct overlooking of the rear garden from an existing first floor bedroom window in the east elevation of No. 63 Gog Magog Way. I note the wish of the occupier of No.63 for this dwelling to revert to its original position, however I consider that no significant loss of light or overbearing effect will be caused to No.63 as a result, and that the amended siting is more satisfactory.
47. The rear garden of No.63 will be overlooked from first floor windows in the block of flats, Plots 17 and 18. The overlooking will be directed over the rear garden area, and not the main sitting out area close to the dwelling. The windows in the rear elevation of Plots 17 and 18 are shown to be sited 14m from the boundary. I acknowledge that some loss of privacy will result, however I do not consider this to be so serious as to warrant a refusal of planning permission.

Highways and Traffic

48. The Local Highways Authority has indicated that the layout and junction design is satisfactory, and that the highway network can accommodate the likely amount of traffic to be generated by the development safely. I consider that the proposal is acceptable from the point of view of highway safety.

Recommendation

49. Subject to no objections being raised by the Affordable Housing Panel, approval of the application and plans dated 12th February 2007, as amended by drawings date-stamped 16th May 2007, and subject to the following conditions:

50. **Conditions**

1. Standard Condition A (time limit) (Reason - A.)
2. SC5 a) (external materials) (RC a) i.)

3. SC20 (car parking) 'drawing no.04/960/PL.11 rev B' (Reason - In the interests of highway safety.)
4. SC22 'eastern and western elevations of the dwelling on Plot 14' (RC22.)
5. SC51 (landscaping) (RC51.)
6. SC52 (maintenance of landscaping) (RC52.)
7. Trees in the highway verge within the vehicle-to-vehicle visibility splays shall be maintained with a minimum height to crown of 2.0m. (Reason - In the interests of highway safety.)
8. Details of service strip provision to be submitted. (Reason - In the interests of highway safety.)
9. SC60 boundary treatment of all site boundaries (RC60.)
10. Pedestrian visibility splays within an area of 2.0m x 2.0m measured from and along the back of the footway respectively shall be provided and shall be maintained free from any obstruction over a height of 600mm. (Reason – In the interests of highway safety.)
11. SC26 – [Restriction of hours of use of power operated machinery] – *Add at beginning* "During the period of construction...", *then* "8am/8am/6pm/1pm" (RC26.)
12. No development shall begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - a. The arrangements to ensure that such provisions is affordable for both initial and subsequent occupiers of the affordable housing; and
 - b. The occupancy criteria to be used for the determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.(Reason - To ensure that the dwellings remain affordable in perpetuity and that the development is not inappropriate in the Green Belt in accordance with Policies HG8 and GB2 of the South Cambridgeshire Local Plan 2004).

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/e (Strategic Vision and Objectives)
ST/3 (Re-Using Previously Developed Land and Buildings)

- **South Cambridgeshire Local Plan 2004:**
GB2 (Green Belt General Principles)
GB3 (The Location of Development)
HG8 (Exceptions Policy for Affordable Housing)
TP1 (Planning for More Sustainable Travel)
EN3 (Landscaping and Design Standards for New Development in the Countryside)
- **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
P9/2a (Green Belt)

The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise: **Design and Appearance; Neighbouring Amenity; Impact on Green Belt and Landscape; Highway Safety; Local Need; Sustainability.**

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
- Development Control Policies Development Plan Document (Inspector's Report on the Examination received May 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File refs S/0520/07/F, S/0442/06/F and S/1835/02/F.

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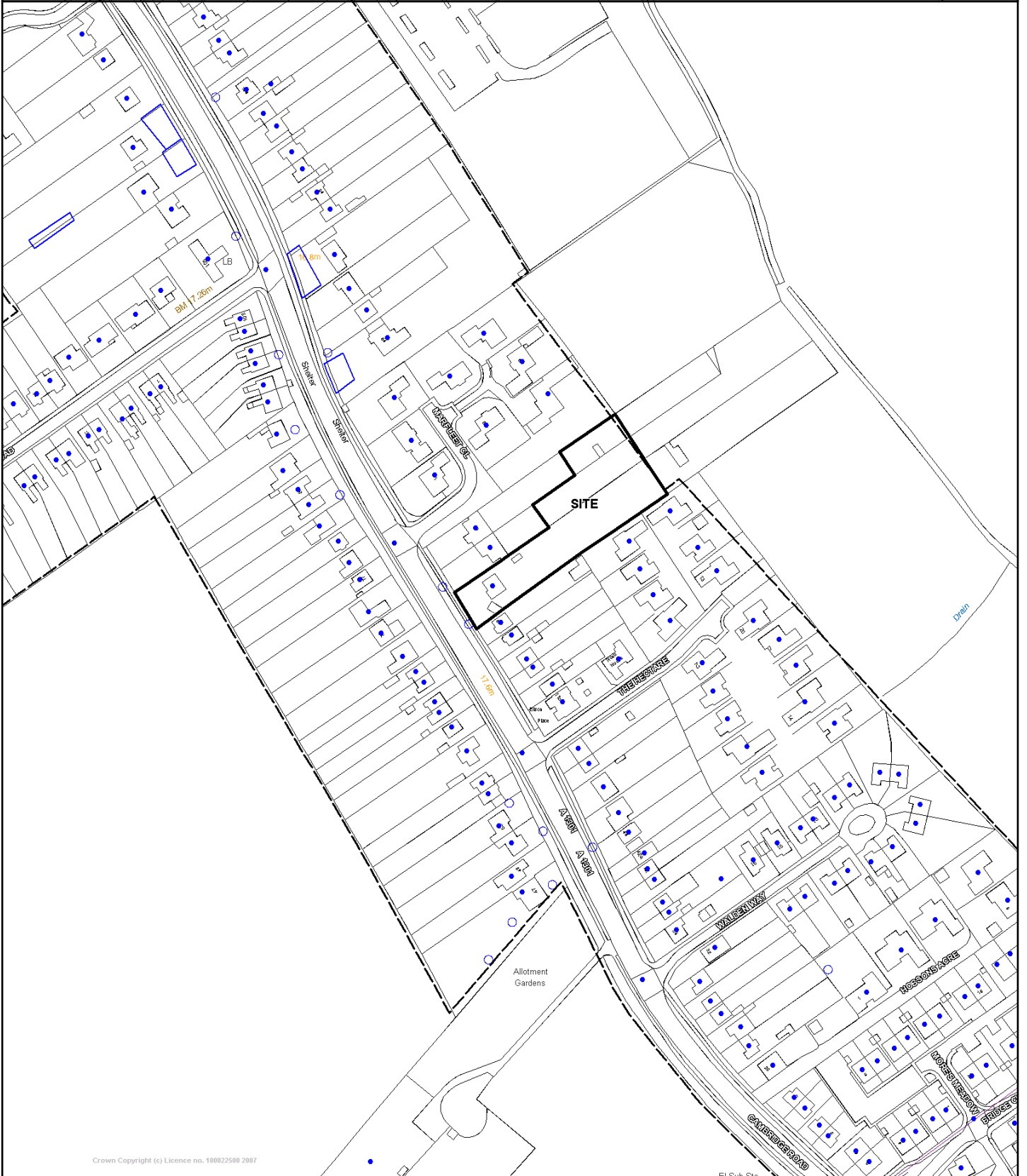
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**REPORT TO:** Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities**S/0596/07/F – GREAT SHELFORD****Erection of 8 houses following demolition of existing house, 66 Cambridge Road, for David Reed Homes Ltd****Recommendation: Approval****Date for Determination: 21st May 2007**

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

Site and Proposal

1. The application relates to 0.35ha land comprising an existing two-storey house and its rear garden area, at 66 Cambridge Road, together with land at the rear of Nos 68 and 70 Cambridge Road. To the north west, the site adjoins the development of detached houses at Marfleet Close, and has a boundary with the side garden area with agricultural access of No.7, Marfleet Close. To the south east, the site adjoins a development of detached houses at The Hectare, where it has a boundary with Nos 7 and 9. The development boundary for the village coincides with the rear boundary of the site. The two Silver Birches on the Cambridge Road frontages of Nos 66 and 68 are protected by a Tree Preservation Order.
2. The full application, dated 21st March 2007, proposes the demolition of the existing dwelling and the erection of 8 houses, comprising two each of two- and three-bedroom semi-detached, and four- and five-bedroom detached houses. An access drive is to be formed from Cambridge Road, adjoined on the north by No.68 Cambridge Road and to the south by No.64 Cambridge Road.
3. The frontage houses on Plots 1 and 2 comprise a semi-detached pair with a ridge height of 7.5m, adjoining the side elevation of No.64. To the rear of these, Plots 3 and 4 are a pair of semi-detached dwellings with a ridge height of 8.5m. To the west of these, at the rear of No.68, Plot 5 is a detached house with a ridge height of 8.1m. The rear of the site is occupied by detached houses on Plots 6, 7 and 8 each with a ridge height of 8.5m. The external materials are to be facing brick, render and boarding, pantiles and plain tiles.
4. The access is to be a shared surface drive with a vehicular ramp at the entrance and a width of 5.5m for a distance of 60m, and incorporating a turning head for service vehicles. Thereafter, a 4.2m private drive with a turning head is to serve six dwellings. The boundary of the driveway and the garden of 7, The Hectare, is to be marked with a new 2.0m high brick wall, and a new 1.8m high wall is to be placed on the northern boundary to the front of No.68. Elsewhere the site boundary is to have 2.0m high close-boarded fencing. New tree planting is proposed on the north eastern and north western boundaries.

S/0596/07/F



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Scale 1/2500 Date 26/6/2007

Centre = 545729 E 253118 N

Planning Committee - July

5. The development represents a density of 22.9 dwellings per hectare.

Planning History

6. A similar application to erect 8 dwellings on the cleared site was withdrawn prior to determination earlier this year following concerns raised by Great Shelford Parish Council, nearby residents and officers – **S/2411/06/F**.
7. Part of the site, relating to the land at No.66 only, has been the subject of several recent planning refusals and dismissals at appeal. Application **S/1909/04/O** dated 6 September 2004 proposed the retention of No.66 and the erection of 3 new dwellings on land to the rear. Application **S/2533/04/O** dated 8 December 2004 was similar, but with one less new dwelling. Application **S/0917/05/O** dated 27 April 2005 proposed the demolition of No.66 and the erection of 4 new dwellings. The Inspector, in dismissing these appeals by letter dated 1 February 2006, considered the layout of development to be unduly cramped in contrast to the reasonably spacious appearance of development fronting Cambridge Road.

The Inspector commented:

8. “The few cases where new development has been ‘shoehorned’ in between existing houses does not create an attractive environment and is not an example that should be followed”. The Inspector considered that the relatively low-density and more extensive developments at Marfleet Close and The Hectare did not provide a “meaningful comparison” to the development proposals before him. The Inspector was also concerned that the development in the last appeal would harm the living conditions of the occupiers of No.68 through over-dominance.

Planning Policy

9. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007.**
10. **ST/4** (Rural Centres) Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.
11. **South Cambridgeshire LDF Development Control Policies Development Plan Document** (Inspector’s Report on the Examination received May 2007).
12. **DP/1** (Sustainable Development) Development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form. It should make efficient and effective use of land by giving priority to the use of brownfield sites and achieve adaptable, compact forms of development through the use of higher densities.
13. **DP/2** (Design of New Development)
All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:
 - a. Preserve or enhance the character of the local area;
 - b. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;

- c. In the case of residential development, provide higher residential densities, and a mix of housing types including smaller homes;
- d. Include high quality landscaping compatible with the scale and character of the development and its surroundings.

14. **DP/3** (Development Criteria)

- 1. All development proposals should provide, as appropriate to the nature, scale and economic viability:
 - a. Affordable housing (in housing schemes);
 - b. Appropriate access from the highway network that does not compromise safety, enhanced public and community transport and cycling and pedestrian infrastructure;
 - c. Car parking, with provision kept to a minimum;
 - d. Safe and secure cycle parking;
 - e. Outdoor play space;
 - f. Safe and convenient access for all to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;
 - g. For the screened storage and collection of refuse, including recyclable materials;
 - h. A design and layout that minimises opportunities for crime;
 - i. Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with Policy DP/4;
- 2. Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:
 - a. On residential amenity;
 - b. From traffic generated;
 - c. On village character;
 - d. On the countryside, and landscape character;
 - e. From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust;
 - f. On ecological, wildlife and archaeological interests;
 - g. On flooding and flood risk;

- h. On the best and most versatile agricultural land;
15. **DP/7** (Development Frameworks) Development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that:
- a. Retention of the site in its present state does not form an essential part of the local character; and
 - b. Development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours; and
 - c. There is the necessary infrastructure capacity to support the development;
16. **HG/1** (Housing Density) - Residential developments will make best use of the site by achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services.
17. **HG/2** (Housing Mix)
- 1. Residential developments will contain a mix of units providing accommodation in a range of types, sizes and affordability, to meet local needs.
 - 2. Affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3.
 - 3. In developments of up to 10 dwellings, market properties should provide:
 - a. At least 40% of homes with 1 or 2 bedrooms; and
 - b. Approximately 25% of homes with 3 bedrooms; and
 - c. Approximately 25% of homes with 4 or more bedrooms;Unless it can be demonstrated that the local circumstances of the particular settlement or location suggest a different mix would better meet local needs. In developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community. A proportion of new dwellings should be designed to lifetime mobility standards.
18. **HG/3** (Affordable Housing)
- 1. Proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing, as defined in PPS3¹, to meet local needs.
 - 2. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. The occupation of such housing will be limited to people in housing need. It must be available over the long-term.
 - 3. Within individual developments, the proportion and type of affordable housing will be the subject of negotiation with applicants. Account will be taken of any

particular costs associated with the development (e.g. site remediation, infrastructure provision) and other viability considerations, whether there are other planning objectives which need to be given priority, and the need to ensure balanced and sustainable communities

South Cambridgeshire Local Plan 2004

19. **HG10** (Housing Mix and Design) - Requires residential developments to have a mix of units making the best use of the site. The design and layout of schemes should be informed by the wider character and context of the local townscape.
20. **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.
21. **CS10** (Education) – Where planning permission is granted for schemes of 4 or more dwellings, financial contributions will be sought towards the provision of local educational accommodation.
22. **TP1** (Planning for More Sustainable Travel) – Car parking requirements will be restricted to the maximum levels set out in Appendix 7/1. (For dwellings, Appendix 7/1 gives a level of an average of 1.5 spaces per dwelling, up to a maximum of two per 3 or more bedrooms in poorly accessible areas. Visitor/ service parking should not fall below 0.25 spaces per dwelling provided with 2 parking spaces).
23. **EN5** (Trees, Woodlands and Hedgerows) - The District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.

Cambridgeshire and Peterborough Structure Plan 2003

24. **P1/3** (Sustainable Design in Built Development) - Requires compact forms of development through the promotion of higher densities that responds to the local character of the built environment. A high standard of design and sustainability for all new development will be required which: Provides a sense of place which responds to the local character of the built environment is integrated with adjoining landscapes;
25. **P5/5** (Homes in Rural Areas) – Small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

Great Shelford Village Design Statement (SPG 2004)

26. **Buildings and Spaces** – Principles Buildings in Great Shelford are predominantly domestic in scale, and diverse in style, ground plan, ownership, setting and alignment. Future development should mirror that scale and diversity.
27. **Guideline** - Protect good examples of historic and modern buildings and building types, their features and details, whether or not they are listed.

Consultations

28. **Great Shelford Parish Council** – Recommendation of refusal, with the following comments:
- a. This layout only differs slightly from the previous application which was withdrawn, so our comments on S/2411/06/F also apply to this one.
 - b. The houses on plots 1 - 2 are cramped and out of character with adjoining development. The long high wall along the road and No 68 and the high close-boarded fences around plots 1 - 4 will create a hard effect, which will be detrimental to the visual appearance of the area. This effect will be compounded by the 4 parking spaces in the front of plots 1 - 2 and the turning area and car parking to the rear of plot 5. The movement of traffic within this area will adversely affect the amenities of No 68, as will that along the access road affect 64 and 7 the Hactare.
 - c. The houses on plots 3, 4 and 5 will overlook 68 and 70 Cambridge Road and the house on plot 6 will be overbearing and intrusive to 7 Marfleet Close.
 - d. In addition the layout appears to give inadequate consideration to the occupiers of the new properties. They will have small gardens which will be overshadowed by the boundary treatment, and overlooked by adjoining properties. A more imaginative scheme which respects both the existing residents and the new residents is required.
 - e. This proposal amounts to overdevelopment of the site with buildings of an inappropriate design and of a layout and density which will do significant harm to the character and appearance of the area and the living conditions of adjoining residents.
 - f. (The inspector did not feel that an objection could not be made on highway grounds to the previous proposal. We believed that with many more houses the increased use of an access close to Marfleet Close will create a highway problem.)
29. **Chief Financial Planning Officer Cambridgeshire County Council** – Requests a financial contribution in respect of local primary school education facilities.
30. **Cambridgeshire County Council Archaeology** – Recommends a condition to be attached to any planning permission issued to require a scheme of archaeological investigation to be prepared.
31. **Local Highway Authority** – The LHA does not object to the proposal, although it has expressed concern about the use of a shared surface road on the grounds of pedestrian safety and the forward siting of the parking for Plots 1 and 2. The LHA requests a condition for details to ensure that refuse vehicles can enter and leave the site in forward gear.
32. **Corporate Manager (Health and Environmental Services)** – No objection, but recommends a condition and informatives to safeguard the amenity of nearby residents from noise disturbance during the construction period.
33. The comments of the Landscape Design Officer, Trees and Landscape Officer and Environmental Operations Manager are awaited.

Response from the applicant's agent

34. In response to the concerns raised by the Parish Council, the agent has add the following comments:

- a. "The houses on plots 1 and 2 have been designed with the many influences from surrounding properties. Cambridge Road is made up of many different styles and designs ranging from single storey properties to newly built flats and houses. Many of these are semi-detached houses with gables and hips. We do not feel that these two proposed units are out of character.
 - b. With regard to the issue of the parking spaces the Parish mention 4 spaces to the front of plots 1 and 2. In fact there are only 3 parking spaces. The existing property No. 66 already has hard standing for several cars as do most of the properties surrounding the site and therefore we do not believe there will be any further detriment to the visual appearance of the area.
 - c. Clearly fencing is in existence within the surrounding properties but it was felt that a new wall separating No. 64 from the proposed site would not only provide a better screen but also would provide a much better approach to the site.
 - d. It is our intention that by repositioning the road further away from the rear garden of No. 64 it would have much less impact than the previous application, and that with a high brick wall alongside No. 7 The Hectare, both properties would have better screening from the development.
 - e. The houses on plots 3, 4 and 5 are a minimum distance of 27 metres from the rear of No's 68 and 70 and we feel that this is more than adequate in these circumstances. Screen trees have also been suggested to the rear boundaries to avoid any impact or overlooking.
 - f. We feel that we have provided a good mix of units within this site and believe that the proposed development adheres to the current guidelines and is certainly not over development of the site.
 - g. As you are aware Mrs Reynolds has seen the proposals for this new access and has no concerns over its position in relation to Marfleet Close.
35. We can also confirm that David Reed Homes accept the educational contribution payment."
35. Objections to the development have been received from Nos 63, 64, 65, 67, 68, 70 and 73 Cambridge Road, 2, 4, 6, 7 and 8 Marfleet Close, 7 and 9 The Hectare. In summary, the concerns are:

Traffic issues

36. There are already exits from Marfleet Close and The Hectare onto Cambridge Road, which is a busy road, and is expected to become more so in the future. Another access would be dangerous.
37. If future residents left their bins out on the road this would block the view to drivers leaving Marfleet Close.

Neighbour amenity

38. Access driveway - Impact of extra traffic on the amenity of occupiers of No.64 because of noise, vibration and glare from headlights, within 1m of the boundary. Noise from use of gravel driveways. Noise disturbance from traffic on 7, The Hectare. Security risk to No.64 from intruders using the new access road.
39. Overlooking of neighbouring properties, such as 64 Cambridge Road and 7 and 9 The Hectare.

40. Overbearing on neighbouring properties. The Inspector on appeal considered that the plot midway along the site should be limited to single-storey height. The current proposal shows two-storey height.
41. Roof heights of dwellings to the rear should be no higher than the frontage plots, to prevent overbearing impact. If planning permission is granted, a condition should be attached to prevent dormer windows being constructed in these dwellings in the future.
42. Plot 2 - Overlooking of the rear garden of No.64 from the rear windows. The refuse store at the rear will be likely to cause smell to the occupiers of No.64 and to be of an unsightly appearance.
43. Plot 3 - Overlooking from windows over dwellings at 7 The Hectare and 68 and 70 Cambridge Road.
44. Plot 4 - Overlooking from windows over dwellings at 7 The Hectare and 68 and 70 Cambridge Road.
45. Plot 5 - Overlooking of rear garden of No.70 and 7, Marfleet Close.
46. Plot 6 - Overlooking of rear garden of No.70. Overbearing on 7 Marfleet Close. Future occupiers of Plot 6 will remove the boundary fencing so as to increase natural lighting to the dining room, which would then result in overlooking of 7 Marfleet Close. They could put additional first floor windows in facing elevations in the future. There will be noise disturbance from activity in Plot 6.
47. Plot 8 – loss of light to utility room and en-suite bathroom in 9 The Hectare. Overlooking of 9 The Hectare from ground floor windows in the south east elevation.

Character

48. Not in keeping with the character and pattern of development in the area.
49. The close spacing of the access road to Marfleet Close and The Hectare is not in keeping with the more spacious character of the rest of Cambridge Road. The frontage as viewed from Cambridge Road will look like high density development and will be a marked change of character from the existing situation.
50. Close-boarded fencing in not in character with the appearance of the area.
51. Development at Marfleet Close and The Hectare is lower density and has more capacity than the proposal.
52. The siting of plots 1 and 2 is too ‘squashed over’ towards No.64 and will look out of place in the street scene.
53. Not in compliance with the Great Shelford Village Design Guide.

Overdevelopment

54. Plots 6, 7 and 8 – These are too large for the plot size. Who will be using the amenity land to the rear of these dwellings?

Landscaping

55. The existing landscaping on the boundary of 64/66 and at 7, Marfleet Close is not shown accurately.

56. Mature trees are to be felled. The conifers to be removed are a feature of the area. An Oak and Elm will be lost to accommodate Plot 6.
57. Will the new access harm the roots of the frontage protected Silver Birches?
58. There is not enough space to plant trees on the north west boundary of Plot 6.

Infrastructure

59. No upgrades have been made to sewerage, gas and electricity infrastructure.

Other

60. Why are there not more 'affordable' dwellings?

Planning Comments

61. The application represents backland development on previously developed land in a Rural Centre. In these circumstances I consider that there is a presumption in favour of development unless overriding harm to material interests can be identified.

Character of the area

62. The rear garden area of No3.66-70 is located between similar developments of housing infill in-depth, served by an access road from Cambridge Road. I do not consider that the development, which has frontage dwellings located on stepped line between existing dwellings 64 and 68 Cambridge Road, represents a form of development which is out of keeping with the existing pattern of development. This conclusion differs from the Inspector in the recent appeal, but in that case the applications before him related to development of a more confined and linear site, which was different in character to the current application site. I accept that the design of the prominent boundary wall will require careful design and, if approved, I recommend that a condition be attached to require relevant details to be submitted for approval.
63. The density of development does not meet the requirements of former SCLP Policy SE2 (Rural Growth Settlements), but on this edge-of-settlement location, adjacent to development of similar density, I consider that there are strong design grounds that apply to the assessment of the proposal.

Neighbour Amenity

64. The proposed access road passes close to the rear gardens of No.64 Cambridge Road and No. 7 The Hectare, from whom objections have been received. In the case of No.64, the boundary is to be marked by a close-boarded fence, and the area of garden affected is some distance from the main sitting out area to the rear of the dwelling. In No.7's case, there is a potentially serious impact, however the applicant proposes to erect a wall on this boundary, which I consider will provide sufficient amelioration of the potential noise nuisance.
65. Concerns about potential overlooking of existing properties have been raised by the Parish Council and many of the occupiers who would be affected. No. 68 Cambridge Road would be faced by first floor windows in the rear elevation of Plot 5, but this would be at a window-to-boundary distance of 13m and a window-to-window distance of 25m. No.70 Cambridge Road would not be directly overlooked by any clear-glazed windows except in Plot 6, where the window-to-window distance would be 52m. No.7 Marfleet Close would be faced at first floor level only by two en-suite windows in the side elevation of Plot 6, which are to be obscure glazed. Ground floor windows would be obscured from view by the intervening close-boarded fence. Subject to a suitable condition to ensure that potentially overlooking windows in relevant elevations are

restricted, I do not consider that any serious overlooking of adjoining properties will result from the proposed development.

66. I have considered the potential overbearing impact and overshadowing of the development on Plot 6 on the side garden area of 7, Marfleet Close. The distance between the dwellings would be 15m approximately, and the land between them includes an agricultural access to the adjoining field, which would not be used as the main sitting-out area. I conclude that, while there would be a degree of overshadowing and the replacement of a conifer belt with a substantial side elevation, this would not result in serious harm to the amenity of the occupiers of 7, Marfleet Close.
67. I have considered the other neighbour amenity issues raised by nearby occupiers, but I do not consider that any gives rise to sufficient ground to refuse planning permission or impose a condition on any consent granted.

Traffic issues

68. The concerns of the Parish Council and local residents about the possibility of highway dangers being created are noted. These concerns have not been supported by the Local Highway Authority nor, albeit to a lesser amount of development, by the previous Inspector on appeal. I do not consider that sufficient ground exists for a refusal on this basis.

Other Matters

69. Concerns have been raised about issues of landscaping, tree protection and refuse collection. I will report on these matters verbally at the meeting with consultation responses, if received.

Recommendation

70. Approval, subject to the following conditions:
1. Standard Condition A - (Reason -A);
 2. SC5 details of materials; design of frontage wall adjoining No.68 - (RC5);
 3. SC51 details of landscaping (RC51);
 4. SC52 maintenance of landscaping - (RC52);
 5. SC22 No windows at first floor level north west elevations Plot 5 and Plot 6, nor in south west (rear) elevation of Plot 5. Windows shown to be obscure glazed - (RC22);
 6. SC66 Archaeological investigation - (RC66);
 7. SC20 retention of parking spaces - (RC20);
 8. B10 provision of access - (Reason - In the interests of highway safety);
 9. Submission of details to ensure that refuse vehicles can enter and leave the site in forward gear - (In the interests of highway safety);
 10. Requirement for a S106 legal agreement for the provision of a financial contribution in respect of local primary school education facilities. (Reason - To ensure the development makes a gain for education provision as required by Policy CS10 of the South Cambridgeshire Local Plan 2004);

11. SC26 – [Restriction of hours of use of power operated machinery] – Add at beginning “During the period of construction...”, then “8am/8am/6pm/1pm” - (RC26).

Informatives

1. Land to the rear of Plots 6, 7 and 8 does not part of the hereby approved development area.
2. 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:
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007
ST/4 (Rural Centres)
 - **South Cambridgeshire Local Plan 2004:**
HG10 (Housing Mix and Design)
HG11 (Backland Development)
CS10 (Education)
TP1 (Planning for More Sustainable Travel)
EN5 (Trees, Woodlands and Hedgerows)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development)
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: **layout and density; design and appearance; neighbouring amenity; landscaping and highway safety.**

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Great Shelford Village Design Statement (SPG 2004)
- Planning Files refs S/2411/06/F, S/0917/05/O, S/2533/04/O and S/1909/04/O.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0692/07/F – GREAT SHELFORD**Extension to stores and retail area, Scotsdales Garden Centre, Cambridge Road, for Scotsdales Nursery and Garden Centre****Recommendation: Approval****Date for Determination: 8th June 2007**

This Application has been reported to the Planning Committee for determination because approval of the application would be a departure from the Development Plan.

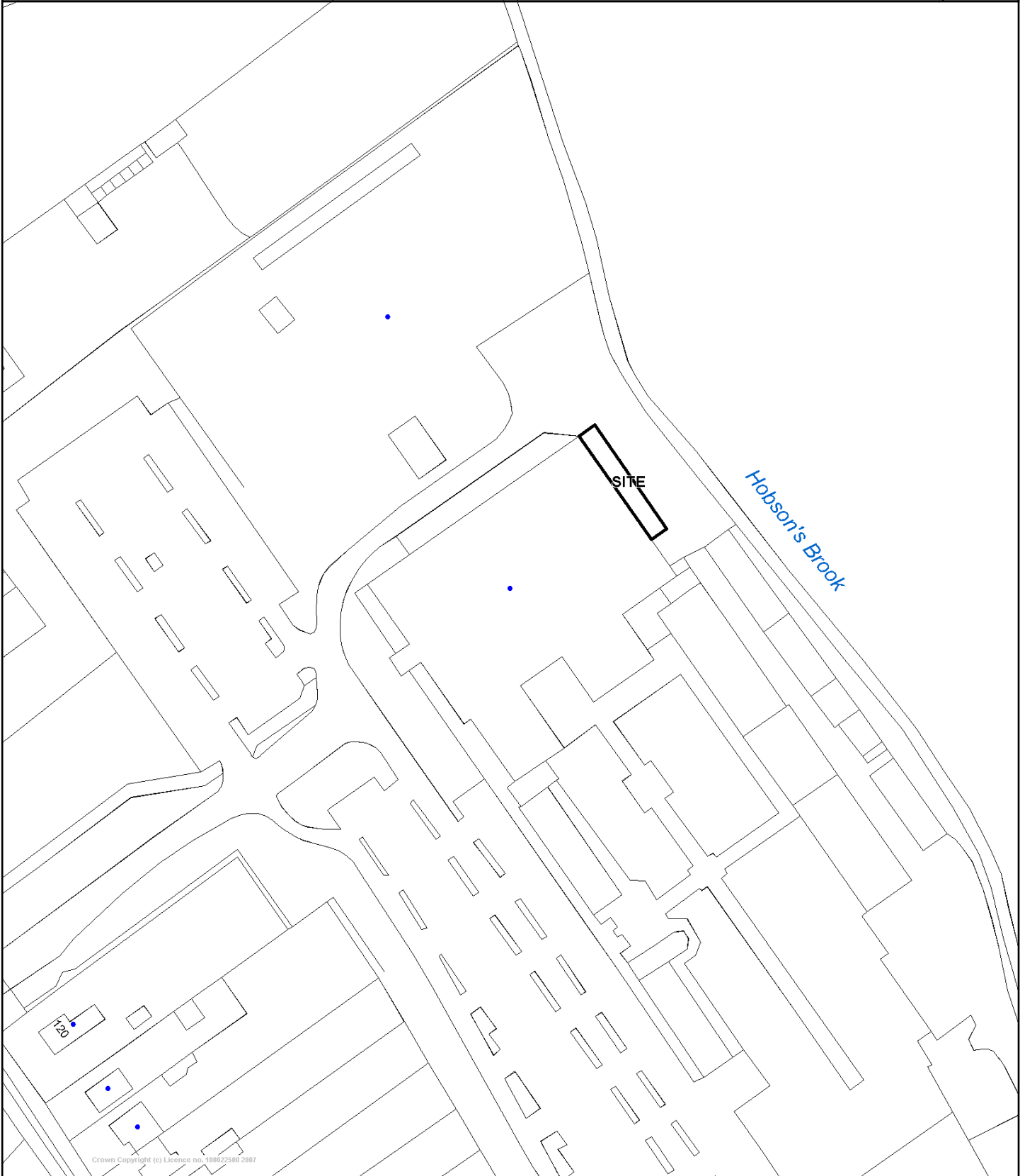
Departure Application**Site and Proposal**

1. The application relates to an established retail garden centre on Cambridge Road. The site lies in the rural area and Green Belt. The north eastern (back) boundary of the site adjoins Hobson's Brook, and is marked by mature trees and hedgerow.
2. The full application, dated 2nd April 2007, proposes the erection of a full height extension at the rear of the garden centre. This would provide an enlarged stores area in which an electronic point of sale (EPOS) system could be installed to facilitate stock control. The existing first floor retail area will be taken into store use, and re-provided in part of the new extension. There would be no net increase in retail floor area.
3. The extension is shown to have dimensions length 46.0m x depth 8.2m x height 7.0m, to match the existing building. The extension is to be clad in brickwork, wall cladding and roof sheeting to match the existing building.
4. A range of single storey storage buildings at the rear of the building are to be removed from the site, to retain the facility for vehicles to pass along the rear of the building after the extension has been constructed. The volume of the buildings to be removed is equivalent to that which would be created by the extension, that is 1,657 cubic metres.

Planning History

5. Planning permission to change the use of the site to a garden centre was granted in 1973 (**C/1630/73/F**). Between 1991 and 2005 a number of planning permissions to extend the premises were granted. The most recent application, **S/0053/05/F**, for the erection of an extension to provide storage and retail areas in the same position as the current application, was refused as being inappropriate development in the Green Belt with no very special circumstances having been demonstrated.

S/0692/07/F



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Planning Committee - July

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

6. **P1/2** (Environmental Restrictions on Development) - development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.
7. **P9/2a** (Green Belt) – within the Green Belt, new development, including change of use, will be limited to that required for agriculture and forestry, outdoor sport, cemeteries, or other uses appropriate to a rural area

South Cambridgeshire Local Plan 2004

8. **GB2** (Green Belt General Principles) - states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. It also states that development is 'inappropriate' unless it comprises, amongst others, uses of land which preserve the openness of the Green Belt. It requires any development considered appropriate in the Green Belt to be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.
9. **GB3** (The Location of Development) - Development which is not inappropriate, as defined in Policy GB2, will be located within or adjoining existing complexes or entail the redevelopment of redundant buildings to protect the rural nature and openness of the Green Belt.
10. **SH12** (Garden Centres) - Garden centres will not be permitted unless they conform to the following criteria:
 - (1) Convenience sales will not be permitted where it would have a significant adverse impact, either individually or cumulatively, on the viability and vitality of the existing the Rural and Limited Rural Growth Settlements in South Cambridgeshire, or other village centres;
 - (2) Not be located within the countryside or in such a location that the visual amenities of the countryside would be adversely affected;
 - (3) Be well related in scale and character to the settlement or surrounding development;
 - (4) Be conveniently located and well related to the primary road network and accessible by public transport, cyclists and pedestrians;
 - (5) Not create local traffic difficulties;
 - (6) Not prejudice the residential environment; and
 - (7) Not conflict with other policies and proposals in the Structure and Local Plans.

South Cambridgeshire Development Control Policies Development Plan Document (Inspector's Report on the Examination received May 2007)

11. **GB/2** (Mitigating the Impact of Development in the Green Belt)

1. Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt.
2. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.

Consultation

12. **Great Shelford Parish Council** – Recommendation of approval, commenting that “the existing sheds and containers are untidy and an eyesore, their total removal and replacement by this extension will improve the appearance of this part of the site”.
13. **Local Highway Authority** - No objection to the grant of planning permission.
14. **Landscape Design Officer** – Comments awaited.
15. **Corporate Manager (Health and Environmental Services)** – No objection from an environmental health standpoint.
16. **Drainage Manager** – Comments awaited.
17. **Cambridgeshire Fire and Rescue Service** - Comments awaited.

Representations

18. None received.

Planning Comments

19. The design and scale of the extension match the existing building, and it is sited at the rear of the building where there would be few public views of it. I consider that, if constructed, the extension would have little effect on the openness of the Green belt or the appearance of the countryside. I consider that the proposal complies with Policy SH12.
20. The proposal is, by definition, inappropriate in the Green Belt, unless very special circumstances can be demonstrated. The previous application, S/0053/05/F, was refused because no such circumstances were put forward. In the current application, the removal of longstanding outbuildings at the rear of the site with an equivalent volume as the extension, will result in an improvement to the appearance of this part of the Green Belt. In these circumstances, I believe that very special circumstances have been demonstrated, and that the proposal is acceptable as an exception to Policies P1/2, P9/2a, and GB2 of the Development Plan.
21. In these circumstances I do not consider that the proposal needs to be referred to the Secretary of States under the Town and Country Planning (Green Belt) Directions 2005.

Recommendation

22. Approval, subject to the following conditions:

1. Standard Condition A (time limit) Reason A);
2. The extension, hereby permitted, shall not be used other than as ancillary to the consented nursery and garden centre use of the site. (Reason – To ensure that the premises remain as a single planning unit with a use appropriate to its Green Belt location);
3. SC19 (matching materials) (RC19);
4. The extension, hereby permitted, shall not be brought in to use until all ancillary storage outbuildings located to the north east (rear) of the main building as indicated on submitted site layout plan drawing no. SR/3317/104 revision F date stamped 13th April 2007, have been removed from the site);
5. Any conditions required by Landscape Design Officer, Drainage Manager or Cambridgeshire Fire and Rescue Service.

Informatives

Reasons for Approval

1. Although the proposal is not in accordance with Policies P1/2 (Environmental Restrictions on Development) and P9/2a (Green Belt) of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy GB2 (Green Belt General Principles) of the South Cambridgeshire Local Plan 2004, it is considered that an exception to these policies is acceptable in this case, taking into account the following factors:
 - The lack of any significant adverse impact upon the openness of the Green Belt;
 - The nature of the site as previously developed land within an existing complex;
 - The nature of the proposed use and service to be provided;
 - The benefit to the openness of the Green Belt of the removal of ancillary storage buildings from the site of similar volume to the extension proposed.

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

- South Cambridgeshire Development Control Policies Development Plan Document (Inspector's Report on the Examination received May 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File refs S/0692/07/F, S/0053/05/F, C/1630/73/F.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0862/07/F – WEST WRATTING
Dwelling at Land Adjacent to 2 Hayter Close for A Lee**Recommendation: Approval****Date for Determination: 28th June 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.

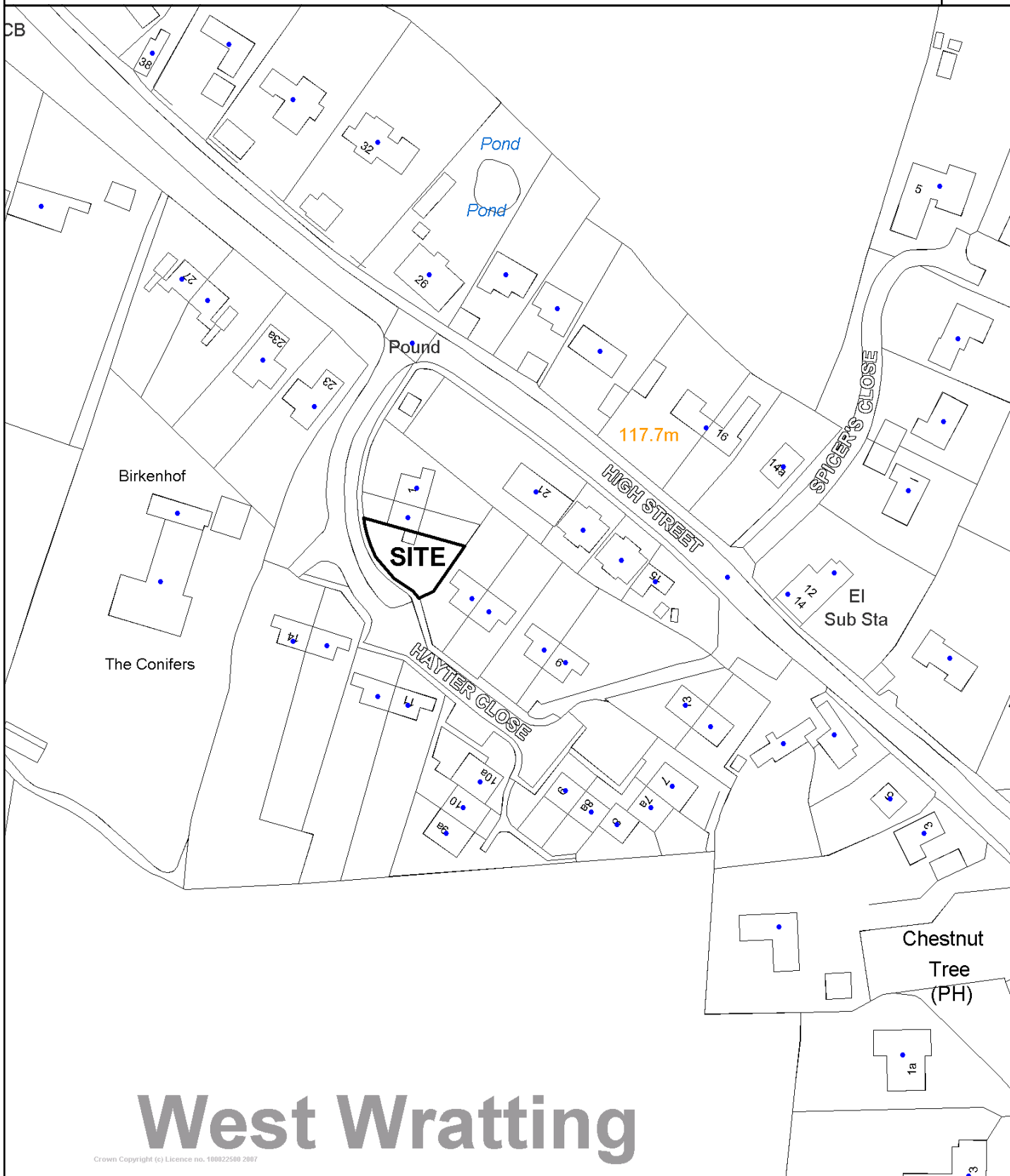
Site and Proposal

1. No.2 Hayter Close is a two storey 4-bedroom semi-detached dwelling occupying a corner plot within Hayter Close, a cul-de-sac of predominantly semi-detached two storey dwellings. The original dwelling has had a two storey extension added to its south side, with parking provided on a gravelled area between the dwelling and a close boarded fence that forms the southern boundary of the site.
2. The full application, submitted on 3rd May 2007, proposes to add a further two storey extension to the south side of the existing dwelling and a single storey addition to the rear, and to convert these extensions, together with the previous two storey addition, to form an additional dwelling. The new extension would be 6.2 metres high, 3.5 metres wide and 6 metres deep. It would be approximately 1.2 metres lower than the ridge of the existing dwelling and would be set 3.5 metres back from the front wall of the existing house. The new property would be served by the existing access and two off-street parking spaces would be provided in the front garden. In addition, a new access and two further parking spaces would be created for the existing property. The density of the development equates to 45 dwellings per hectare.

Planning History

3. **S/0330/07/F** – An application for a dwelling on this site, formed by adding a two storey extension to the side of the existing property, was refused for the following reasons:
 - a) Overlooking of No.3 Hayter Close from a first floor bedroom window in the rear/south-east facing element of the extension;
 - b) The parking spaces serving the proposed new dwelling were not a minimum of 5 metres in length and would therefore overhang the adjacent public footpath to the detriment of pedestrian safety.
4. **S/0842/04/F** – Application for two storey extension to side of house approved.

S/0862/07/F



West Wrattling

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Planning Policy

5. West Wrattling is identified within **Policy ST/7** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007, as an infill village. In such locations, residential development will be restricted to no more than two dwellings comprising (amongst others) the redevelopment of an existing residential curtilage.
6. **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.
7. **Policy DP/3** of the draft LDF Development Control Policies 2006 resists development that would have an unacceptable adverse impact on residential amenity, village character and traffic, amongst other issues.

Consultations

8. **West Wrattling Parish Council** objects to the application for the following reasons:
 - a. "The neighbours are not happy with the plans;
 - b. It creates too big a building for the site turning a row of semi-detached houses into a terrace. "
9. **The Local Highways Authority** states that visibility at the proposed new access would be limited and that a sample speed survey would be needed to show that visibility is acceptable. It would be likely, however, that traffic flows and vehicle speeds are low, making the parameters for design given in Manual for Streets to be appropriate. The vehicular accesses require 2m x 2m pedestrian visibility splays. In addition, an informative should be added to any consent advising that the granting of permission does not constitute a licence to carry out works within or disturb the public highway, for which separate permission must be sought from the Local Highways Authority.
10. **Corporate Manager (Health and Environmental Services)** raises no objections subject to a condition restricting the hours of use of power operated machinery being attached to any consent in order to minimise noise disturbance to neighbours during the period of construction.

Representations

11. Letters of objection have been received from the occupiers of 14 Hayter Close and 23 High Street. The main points raised are:
 - a) No.2 Hayter Close has already been substantially extended. Any further building would therefore result in an overdevelopment of the site;
 - b) Would exacerbate existing on-street parking problems;
 - c) All the properties in Hayter Close are semi-detached. The extension will result in a terrace of properties which would be out of keeping with the character of the area;
 - d) Would be overbearing to surrounding properties;

- e) Would reduce the value of adjoining properties;
- f) As this is a corner plot, visibility is impaired and the proposed access would increase the likelihood of further accidents.

Planning Comments – Key Issues

- 12. 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.

Impact upon character of area

- 13. The Parish Council and local residents have objected to the application on the basis that it would effectively result in the creation of a terrace of three dwellings, and this would be out of keeping with the semi-detached character of Hayter Close. Whilst I acknowledge that the remainder of properties in this part of Hayter Close are semi-detached houses, I consider that the proposal, by incorporating a subservient extension that is lower than and set well back from the front of the existing dwelling, has been designed in a way that would not be intrusive in the street scene or harmful to the character of the area.

Residential amenity

- 14. The previous application was refused, in part, as the proposed two storey extension included a first floor bedroom window in its rear elevation. This element was sited approximately 7 metres away from the boundary with No.3 Hayter Close to the east and was considered to be seriously harmful to the privacies of occupiers of this neighbouring property. This window has now been removed and replaced with a first floor window in the south elevation, thereby overcoming the previous reason for refusal. A condition should be added to any consent removing permitted development rights for the insertion of first floor windows in the rear elevation of the extension in order to protect No. 3's future amenities.

Highway safety

- 15. The Local Highways Authority (LHA) has requested that a speed survey be carried out. However, no objections were raised by the LHA in its response to the previous application and, as stressed in the LHA's own guidance to this Authority, it is not standard practice to require vehicle visibility splays for accesses to single dwellings. As such, this requirement is not considered to be appropriate in this instance. During the consideration of the previous scheme, the LHA advised that parking spaces must be a minimum length of 5 metres to ensure vehicles do not overhang the footway. Two spaces shown in front of the 'extension' did not meet this requirement and the application was refused accordingly. In this latest scheme, the extended part of the building has been set back by a further 0.5 metres, thereby ensuring that the LHA's requirements can be satisfied. The provision of these spaces together with pedestrian visibility splays for both accesses should be conditioned as part of any consent.

Recommendation

16. Approval:

Conditions

1. Standard Condition A (Reason A);
2. Sc19 – Matching materials (Rc19);
3. No windows, doors or openings of any kind shall be inserted at first floor level in the rear elevation of the 'extension', 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);
4. The permanent space to be reserved on the site for parking for both the existing property and the new dwelling, as shown on drawing number 4704/1, shall be provided before the first occupation of the dwelling, hereby permitted, and thereafter maintained. (Reason – In the interests of highway safety.)
5. Visibility splays shall be provided on both sides of each of the existing and new accesses 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 highway boundary (Reason – In the interests of highway safety.)
6. Sc60 – Boundary treatment details (Rc60.)
7. During the period of construction and demolition no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26.)

Informatives

Reasons for Approval

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

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 Refs: S/0862/07/F, S/0330/07/F, and S/0842/04/F.

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/0805/07/O – HIGHFIELDS CALDECOTE
Dwelling at Land rear of 99 Highfields Road
for Mr and Mrs C Thompson****Recommendation: Approval
Date for Determination: 21st June 2007****Site and Proposal**

1. The site lies between Highfields Road and West Drive. To the north east is an area of woodland, to the north west are gardens of bungalows at Nos. 37-43 West Drive and to the south west are gardens of properties in Highfields Road.
2. Between the front boundary of gardens at Nos. 97 and 99 Highfields Road and the carriageway is a 3 metre wide verge and a footway.
3. The outline application, received on 26th April 2007, proposes the erection of a single dwelling behind 99 Highfields Road, a bungalow. Access is for consideration, all other matters are reserved. The vehicular access is proposed to the north east of No. 99 and would involve the demolition of a garage. The Design and Access Statement indicates that the dwelling would be a 3 to 4 bedroom bungalow. The density equates to 11 dwellings per hectare.

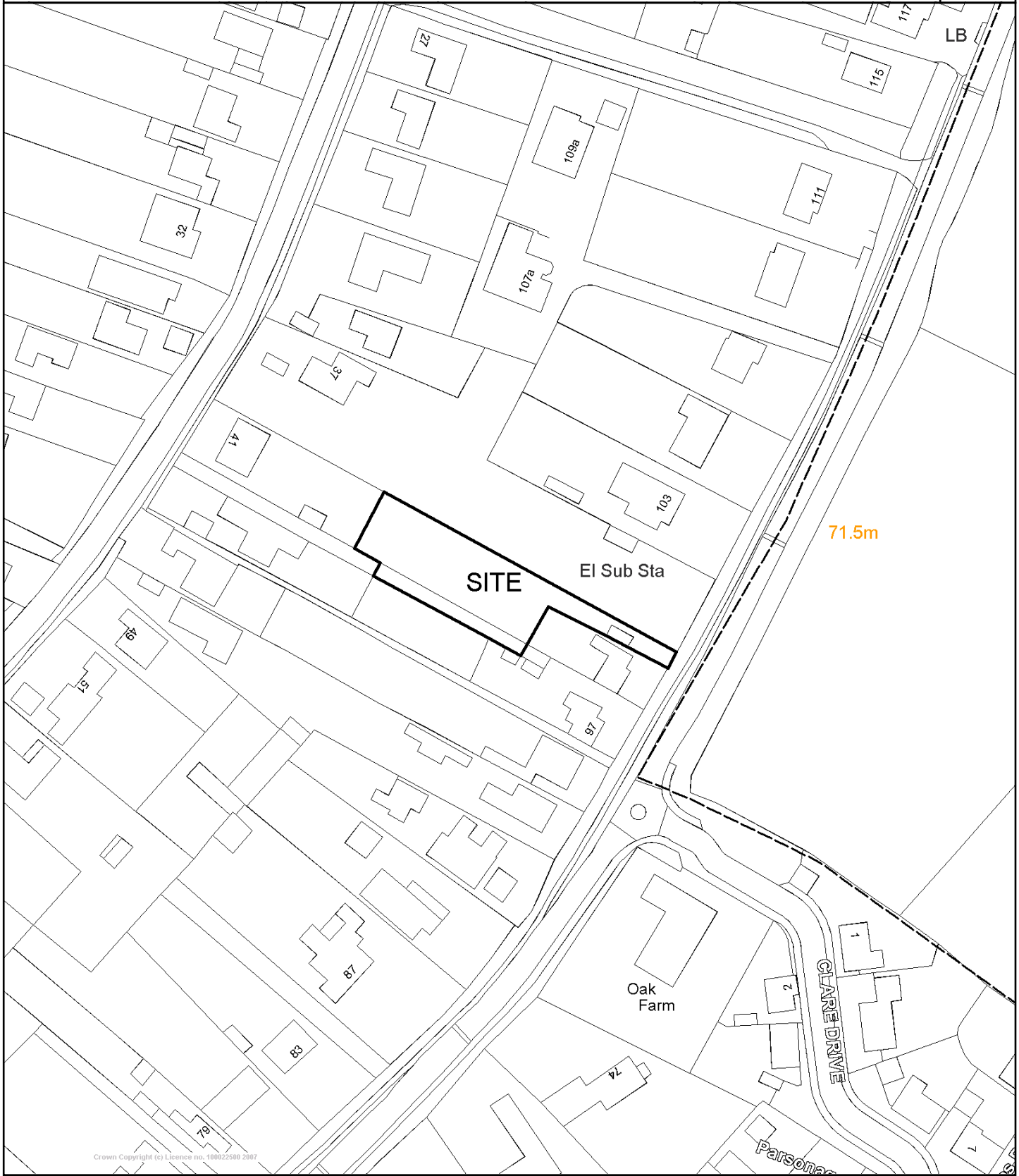
Planning History

4. Outline planning permission for the erection of a dwelling was granted in September 2005 (**S/0572/05**) and remains extant. This permission reserved all matters. However, included within the red edged site area was land between Nos. 97 and 99 providing for access from Highfields Road.

Planning Policy*Cambridgeshire and Peterborough Structure Plan 2003*

5. **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.
6. **Policy P5/5** - Homes in Rural Areas states 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.

S/0805/07/F



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South Cambridgeshire Local Plan 2004

7. **Policy SE8** – Village Frameworks states that there will be a general presumption in favour of residential development within the frameworks of villages.
8. **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

9. **Policy ST/6** (Group Villages) – identifies Caldecote as a Group Village.

South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document Submission Draft January 2006 Examined May 2007

10. **Policy DP/3** (Development Criteria) – explains the criteria to be considered in assessing material planning issues. These include; residential amenity, highways safety, village character and storage and collection of refuse.

Consultation

11. **Highfields Caldecote Parish Council** recommends refusal. It states:

“Backland Development

The Parish Council consider this form of back land development undesirable.

It is out of keeping with the linear pattern of development and consequently out of keeping with policy P1/3 of the Cambridgeshire and Peterborough Structure Plan of 2003 and Policies SE4(b) and HG11(4) of the South Cambridgeshire Local Plan 2004.

It would be detrimental to existing and future occupiers of the adjoining properties by vehicular access along the proposed narrow access driveway.

The proposal is therefore contrary to Policy SE4(b) and HG11 of the South Cambridgeshire Local Plan 2004.

The site has flooded in the past, and any development should be designed with this in mind; care must be taken not to block drains or waterways, or increase flood risk to neighbouring properties.

The proposed access is too near an existing road access and would introduce a dangerous point on the existing road, near a roundabout.

The new access should not be allowed to increase risks by allowing poor visibility for emerging vehicles.

Wildlife, all development should make due consideration of problems associated with wildlife disturbance.

Observation of the Crime and Disorder Act Section 17.

Any construction should specify good quality materials.

Any rights of way effecting any development should be the responsibility of the applicant to move.

If the application is approved - Conditions should be applied on the following during construction

- (a) No work should be carried out before 8am and should finish by 6pm. (1pm Saturdays)
- (b) No work on Sundays or Bank holidays.
- (c) Any spoil removed should not be used to raise ground levels and create neighbouring flood problems.
- (d) Site traffic should be diverted away from existing roads if possible, roads if used should be kept free of mud and if necessary regularly swept. Wheel washing facilities should be used.
- (e) Parking and site compounds should be provided to ensure that disturbance to nearby properties is kept to a minimum.
- (f) Planting plans should be agreed before any construction is started to ensure existing planting is preserved if possible”.

12. **Local Highways Authority** has no objection subject to a condition requiring the provision of 2.0m x 2.0m pedestrian visibility splays.

Representations

13. One letter has been received from the occupier of No. 97 Highfields Road. No objection is made to the erection of a bungalow but requests a six foot (1.8m high) wooden fence be erected adjacent to No. 97 prior to construction. Also points out that during periods of heavy rainfall the site is prone to flooding.

Planning Comments – Key Issues

14. This application follows on from the extant approval in Outline for a dwelling on the site. The applicants have a prospective purchaser who would prefer the access to run along the north eastern flank of the dwelling rather than the south western. This could not be considered as an amendment to the previous planning permission being outside that application site.
15. The key issues are:
- i) The impact of the proposal on the amenities of adjacent residents
 - ii) The impact of the proposal on the visual quality of the street scene and the character of the village
 - iii) The impact of the proposal on highway safety

Neighbour amenity

16. As stated above outline permission for a dwelling has been granted. The revised application repositions the access away from the neighbouring property resulting in a better relationship as the occupiers of No. 97 will not suffer any noise and disturbance associated with vehicles running alongside their property.
17. All other matters of amenity relating to the erection of a dwelling have been considered in the previous application. In addition the layout, scale, appearance and landscaping are reserved matters and will be considered at the time of submission of a Reserved Matters application.
18. The applicant’s property, No. 99, has, along its north eastern flank, a hall, bathroom and secondary kitchen window. A 2m high close boarded timber fence has been

erected to separate the dwelling from the access. I consider this to be acceptable to prevent undue noise and disturbance to the occupiers of this property and am mindful that the windows are not significant in terms of serving habitable rooms. It will be important nevertheless to ensure that the materials used for the driveway are such that will minimise any noise nuisance.

Visual impact

19. As stated above outline permission already exists. The principle of a dwelling on this backland plot has already been accepted. It will be important to ensure that the design, scale and layout of the dwelling is in keeping with its surroundings and that appropriate landscaping can help to assimilate it. These matters will be considered at the Reserved Matters stage. The extant consent requires the dwelling to be single storey only. A similar condition is necessary.
20. The garage building makes no positive contribution to the street scene. There is therefore no objection to its demolition. No. 99 has parking space on an existing drive on its south west sides.

Highway Safety

21. The revised access position utilises an existing access. Unusually the property benefits from two existing accesses. The north easterly serves a garage which is to be demolished. I note the comments of the Local Highways Authority and consider that a condition requiring pedestrian visibility splays is sufficient to ensure safe use of the access. The proposed access will be 4m wide and will be further from the roundabout access with Clare Drive than the approved access.

Other issues

22. The neighbour has requested a fence to be erected *prior to construction*. I do not consider this would be a necessary condition but could be an informative on the decision notice if Members are minded to approve the application. A boundary treatment condition is necessary and this can require a fence to separate the properties.

Recommendation

23. Approval subject to the following conditions:

Standard Outline Conditions – submission of reserved matters to consider layout, scale, appearance and landscaping, landscaping implementation, details of surface water drainage, boundary treatment, materials for hard surfaced areas, noise restrictions during the course of construction, limitation to single storey only and provision of visibility splays.

Additional Informative

Notwithstanding the above conditions, the applicant should carefully consider noise and disturbance to the occupiers of the adjoining property, No. 97, during the course of development. The erection of temporary fencing along the boundary with this property prior to development commencing is strongly recommended.

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:**
SE8 (Village Frameworks),
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

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
- South Cambridgeshire District Council Local Development Framework Development Control Policies Development Plan Document Submission Draft January 2006 Examined May 2007
- Planning Application Files Ref: S/0805/07/O and S/0572/05/O

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

S/2276/06/F – COMBERTON
Erection of Dwelling Following Demolition of Existing Barn
at Land Adj. 47 West Street for Mr & Mrs M Collins

Recommendation: Approval

Date for Determination: 19th January 2007

Notes:

This application was previously considered by Members of Planning Committee on 7th February 2007 and the site was visited by members on 5th February 2007.

Please see the attached appendix for a copy of the officer report to the 7th February 2007 meeting.

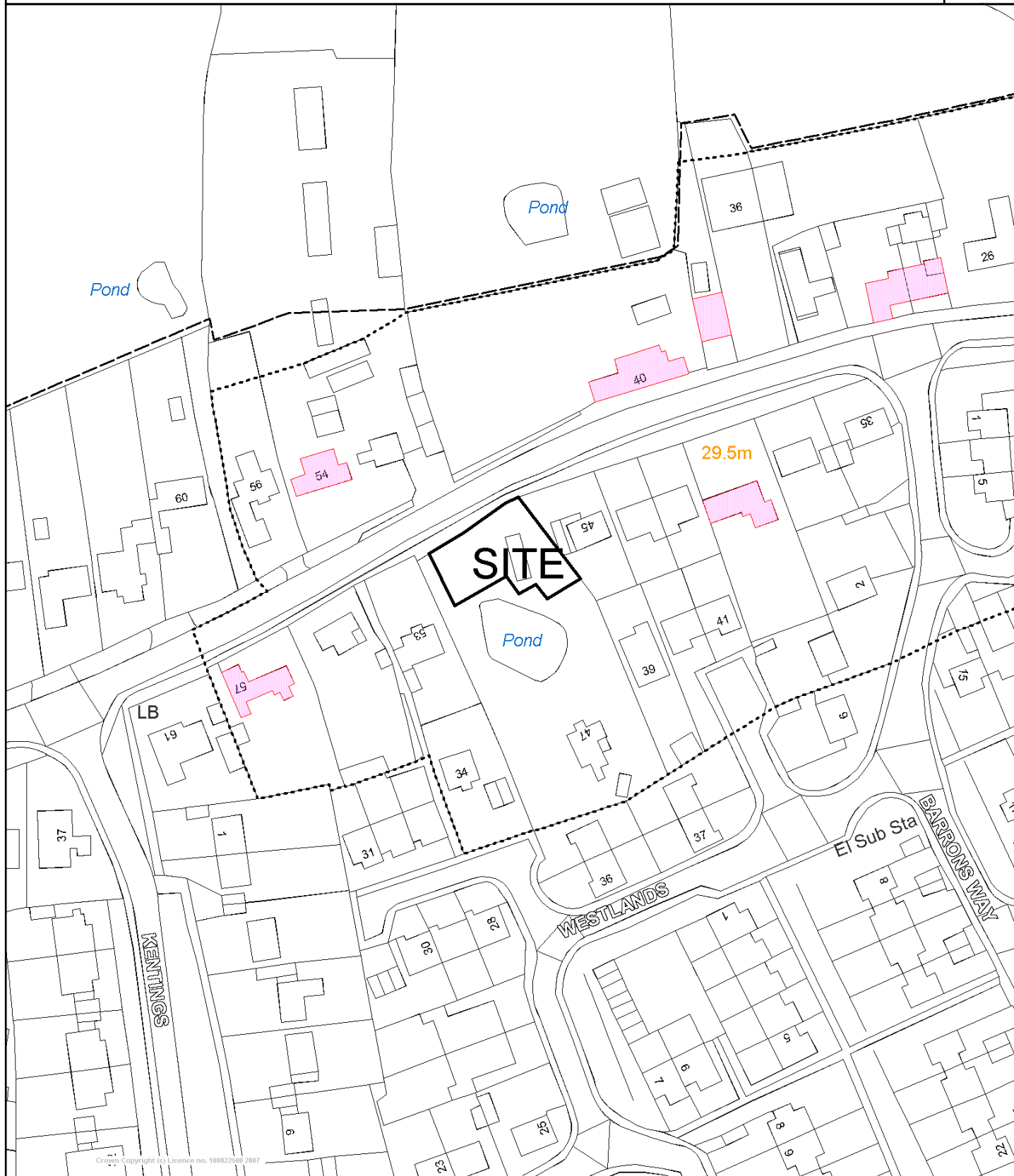
Update

1. Planning Committee on 7th February 2007 gave officers delegated powers to approve or refuse the application, subject to the outcome of discussions with the applicants to reconsider siting and massing in the context of the Conservation Area.
2. Since the Committee meeting officers have met with the applicants and amended plans have been received on 8th May 2007. The original proposal featured an L-Shaped dwelling with a 1 ½ storey side wing measuring 6.3m to the ridge and with the taller body of the dwelling, measuring 7.7m to the ridge, positioned close to the centre of the plot. The amended scheme features a T-shaped dwelling, with the taller body of which, measuring 7.7m to the ridge, having been repositioned towards the boundary with No.45 West Street, with a single storey wing, measuring 5.3m to the ridge, projecting towards the middle of the plot. The chimney that was originally proposed on the rear gable and ridge of the dwelling has been deleted and replaced by a flue that projects from the single storey roof. Additionally the scheme now features a carport that is positioned to the front of the plot and linked to the main dwelling by a pergola and store.

Consultation

3. **Comberton Parish Council** continues to recommend refusal and comments "This development is still utterly inappropriate in the Conservation Area because of its scale, mass and visual impact. In this amendment the scale, mass and visual impact have not been reduced (from the earlier scheme), in fact in several respects they have been increased: the width of the building as a whole has increased by 2m; including the carport, the built area has increased; the new carport will have a profound visual impact from the street; the height of the main roof is unchanged; although the roof of the spur of the building is 1m lower, it still completely obstructs the pond to the rear when viewed from one half of the street frontage. We are not opposed to development at this site, but the applicants should be encouraged to submit amended plans for a more modest building of reduced scale, with reductions that are significant, not minor or trivial."

S/2276/06/F



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4. **Conservation Officer** comments that “the revised design appears to have followed the principles set out by members when they previously considered proposals for this site. The taller element is now at the eastern end of the site and the scale breaks down towards the pond. The proposed carport structure might have a better relationship to the adjacent garden store if the rear wall of the carport (west gable) were fully enclosed to match the rear wall of the store. However this is a minor point. Of greater concern is the proximity of the carport to the front hedge and retained trees. The Trees and Landscape Officer should be asked to comment on the implications of this juxtaposition. Recommendation – no objection. Conditions as previously discussed.”
5. **Landscape Officer** – further comments awaited and will be reported verbally at committee.

Representations

6. No further representations have been received from the adjacent owner/occupiers.
7. Councillor Harangozo has verbally discussed the application with officers and confirmed that he supports the Parish Council’s comments.

Planning Comments – Key Issues with regard to changes

Visual impact including Conservation Area

8. Following discussions between officers, including the Conservation and Design Officer, and the applicants after the Committee meeting of 7th February the siting and scale/massing of the proposed dwelling have been significantly altered, as outlined above. I am of the opinion that the changes to the dwelling have simplified the appearance and resulted in a more modest and traditional design for the proposal, in keeping with the character of the Conservation Area. I note the comments of the Conservation Officer in that he considers the revised design to have followed the principles set out by members previously.
9. Addressing the Parish’s concerns regarding the proposal, whilst I accept that the footprint of the dwelling has increased over that of the original, I consider that the changes have served to improve the relationship of the dwelling with its surroundings and resulted in a simpler form, with the projecting wing being reduced in height by 1m from the earlier scheme. Whilst this has resulted in the dwelling projecting slightly further across the plot, the scale and massing of the development in the area immediately in front of the pond has been significantly reduced from the earlier scheme by virtue of the reduced height of the wing and by positioning the more discrete element on this side of the dwelling. This has served to remove the two-storey bulk from the visual aspect in front of the pond, giving a step-down to the garden and open space to the side of the proposed dwelling and around the pond.
10. Noting the comments regarding the introduction of the carport, just behind the frontage hedgerow, whilst I accept this would increase the built form immediately adjacent to the road, the structure is modest in scale and form and built using a traditional design and materials. By introducing this separate structure into the streetscene, whilst further adding to the footprint of the development on the site, the benefit to the setting of the Conservation Area would be to hide vehicles from public view. This would be considered of benefit as the structure would relate to the proposed dwelling and the general context of the area as opposed to a car which, by the inherent nature of it being made of reflective materials, would be a far more intrusive feature in the streetscene. The

position of the carport has been considered to allow turning for a vehicle within the site, ensuring safe egress onto the highway. The chosen position is the only space available on the site to achieve turning, without significantly repositioning the proposed dwelling, or including the garage within the dwelling, which then reintroduces the concerns regarding the scale and massing of the earlier design. The success of the scheme would be very much dependent upon the use of quality materials and detailing and these would need to be secured through conditions of any planning consent.

Impact upon the frontage hedgerow and trees

11. The general impact upon the existing pond and trees within the site has been considered previously (see earlier report to Committee). The comments of the Council's Trees and Landscapes officer will be reported verbally at Committee. However, it is worth noting that the applicants have indicated that the frontage hedgerow is to be retained, which could be secured through conditions of any planning consent. Furthermore conditions can also be imposed which control the specific method of construction for the carport so as to prevent damage to any existing root systems.

Residential Amenity

12. Although the taller part of the dwelling, with first floor accommodation, has been positioned closer to the shared boundary with no.45, the principle openings remain in the north-west (front) and south-east (rear) facing elevations. The front elevation would face towards West Street, whilst the south-east elevation would overlook the pond to the rear of the proposed dwelling. Additional rooflights and ground floor openings are positioned in the other two elevations. By virtue of their design and position the openings would only afford oblique views of adjacent sites, therefore I am satisfied that there would not be the opportunity for undue loss of privacy through overlooking of the adjacent residential dwellings. Furthermore, although the bulk of the main dwelling is closer to the neighbouring dwelling than in the previous design, by virtue of the relationship between the two plots, with the application site being positioned only marginally south west of the existing dwelling at no.45 and by virtue of the flat roof garage range serving that dwelling being located adjacent to the shared boundary, I am satisfied that the proposals would not result in an unacceptable loss of light to the neighbouring dwelling.

Recommendation

13. Approve (as amended by drawings 1287.100D, 102C, 1G, 2G, 3G, 4G and 5A franked 8th May 2007) subject to the following conditions:
 1. Standard Condition A – Time limited permission (Reason A)
 2. SC5 - samples of the materials to be used for the external walls and roofs
 - materials to be used for hard surfaced areas within the site including driveways and car parking areas
 - details of all windows, and doors (to include details of materials and colour)(Reason – To ensure that visually the development is not incongruous and to ensure that the development preserves and enhances the special character and appearance of the Conservation Area.)
 3. No development of the car port shall commence until details of the foundations and method of construction for the carport have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details. (Reason - To prevent damage to the root systems of the existing frontage hedgerow.)

4. All rooflights to be inserted into the dwelling, hereby permitted, shall be conservation type rooflights. Prior to the commencement of development details of the size and manufacturer of these rooflights will be submitted to and agreed in writing by the Local Planning Authority. (Reason – To ensure that the development preserves and enhances the special character and appearance of the Conservation Area.)
5. No development shall take place until details of the provisions to be made for nesting birds and feeding bats have been submitted together with details of the timing of the works, and are subsequently approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details. (Reason - Policy EN13 encourages the provision of features for protected species within new developments. Planning Policy Statement 9, Key Principles ii & v also support the inclusion of appropriate biodiversity features within new developments.)
6. SC51 (Landscaping Scheme) – RC51
7. SC52 (Implementation of Landscaping) – RC52
8. SC21 (Removal of Permitted development rights. Part 1 and Part 2) (RC21 a) and to ensure that additions or extensions which would not otherwise require planning permission do not overdevelop the site with consequent harm to the special character and appearance of the Conservation Area.)
9. SC58 (Protection of frontage hedgerow) – RC58
10. SC60 (Details of the treatment of all site boundaries) – (RC60 and to ensure the movement of small animals, such as amphibians, across the site, for ecological benefit.)

Informatives

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)
 - P7/2** (Biodiversity)
 - P7/6** (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
 - SE4** (List of Group Villages)
 - EN5** (The Landscaping of New Development)
 - EN13** (Protected Species)
 - EN30** (Development in Conservation Areas)
 - EN31** (Development in Conservation Areas: Landscaping of Public or Private Spaces)
 - EN32** (Buildings of Merit in Conservation Areas and Controls over Permitted Development and Demolition)
 - EN35** (Restrictions on Permitted 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:

- Character and Appearance of the Conservation Area
- Residential Amenity
- Biodiversity and Ecology
- Landscaping

Additional Informatives

EHO and Ecology Informatives

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 Files Ref: S/1685/06/F, S/1686/06/CAC, S/0834/90/F, S/2276/06/F and S/2275/06/CAC

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee4th July 2007**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

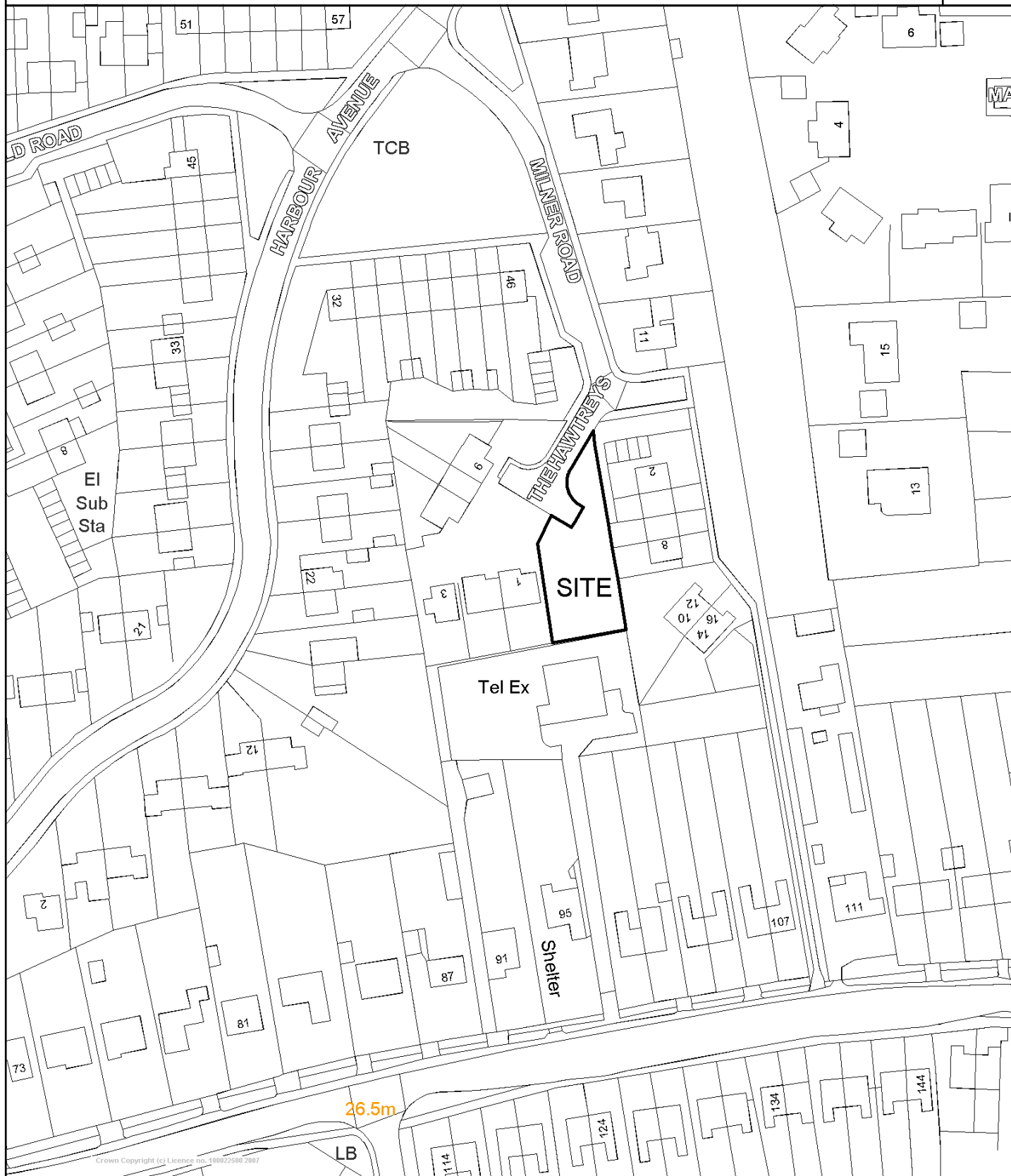
S/0909/07/RM – COMBERTON
Construction of 4 Flats with Associated Parking at Land Adj. 1 The Hawtreys for Granta Housing Society**Recommendation: Approval****Date for Determination: 4th July 2007****Notes:**

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 Hawtreys is a cul-de-sac of 6 dwellings, with a mixture of detached and terraced dwellings that were constructed following the grant of planning permission in 2005. The outline consent for the site included the provision of 4 flats to be provided as affordable housing.
2. The application site is a parcel of land, measuring approximately 17.6m wide by 44m long, along its eastern boundary, positioned in the south-eastern corner of the Hawtreys development. The frontage of the plot cuts back into the site to accommodate the turning head at the entrance to the estate and it is located immediately adjacent to the dwelling at No.1. The application site contains a mixture of some mature trees and uneven soil. It is separated from No.1 The Hawtreys by an existing 1.8m high close boarded fence towards the rear garden serving that dwelling. The BT telephone exchange is located to the rear of the site, also behind a 1.8m close boarded fence. A row of two-storey terraced dwellings known as 2 through 8 Milner Road, and two flats (10 and 12 Milner Road), back onto the eastern boundary of the application site, and are separated by a mixture of mature planting to the rear of their gardens and a 1.8m close boarded fence.
3. This reserved matters application, received on 9th May 2007, is for the erection of a two storey building to provide four flats, to be managed as affordable units by Granta Housing Society. Six parking spaces are to be located in front of the flats, surrounding the existing turning head. Pedestrian accesses are located either side of the proposed structure. The flats are to be accessed via entrance doors located in the front elevation, the ground floor flats accessed via their own separate entrances with the upstairs flats accessed via a shared doorway, positioned centrally.
4. The structure has a ridge height of 8.3m, and with the ridge running at a right angle to the dwellings adjacent in Milner Road.

S/0909/07/F



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5. The density equates to 70 dwellings per hectare, although as a whole development the Hawtreys, with the flats included as part of the outline consent, would equate to 39 dwellings per hectare.

Planning History

6. **C/0611/73/O** – 7 terraced houses, refused – outside of any area allocated for residential development in the village plan.
7. **C/0610/73/O** – Erection of 4 shops and 4 maisonettes, refused on the grounds that it would be contrary to the village plan in that there was already adequate residential development and shopping facilities in Comberton.
8. **C/0419/61** – outline permission granted for residential development of the northern half of the site – not implemented.
9. **S/1895/03/O** – outline permission granted for residential development of the whole estate now known as The Hawtreys. The consent included the provision of 4 flats and was the subject of a Section 106 legal agreement detailing education and footpath contributions and a provision of affordable housing. The current application site makes up the south-east corner of the site, where the 4 flats are to be sited in accordance with the provisions of the outline consent.
10. **S/0174/05/F** – permission was granted for the erection of 6 houses, largely in accordance with the terms of the 2003 outline permission, although this application was a full application after alterations to the access were submitted that did not accord strictly with those details approved under the outline application. These dwellings are now known as 1 to 6 inclusive The Hawtreys.

Planning Policy

11. **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 (LDF), Submission Draft 2006.
12. **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.
13. Comberton 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, residential development and redevelopment up to a maximum of 8 dwellings will be permitted.
14. **Policy HG7** of the Local Plan 2004 states that inter alia affordable housing shall:- be limited to units of types and sizes required to provide accommodation for those revealed to be in '*housing need*' by an up-to-date survey; be available (a) for rent at *affordable rent* levels, (b) for *shared ownership leases* (or other equity share arrangements approved by the District Council) at *affordable shares* and managed by *registered social landlord(s)*, that are able to demonstrate their ability to fund the scheme, capacity to deliver, acceptability to the Housing Corporation (if grant funding required), and appropriate long-term management and maintenance arrangements or (c) for purchase as low cost market housing at a discount of at least 25% below the

normal market price; be occupied only by *qualifying persons*, subject to *cascade provisions* and; be secured in perpetuity as to the above provisions (or any agreed departure from them) by planning obligation under Section 106 of the Town and Country Planning Act 1990 or an alternative form of equally effective provision.

15. **Policy HG10** of the Local Plan 2004 states the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.
16. **Policy EN5** of the Local Plan 2004 states that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development. Landscaping schemes will be required to accompany applications for development where it is appropriate to the character of the development, its landscape setting and the biodiversity of the locality. Conditions will be imposed on planning permissions to ensure the implementation of these schemes.
17. **Policy HG/3** of the Draft Local Development Framework states that inter alia the mix in the types of affordable housing tenure and size, will be determined by local circumstances at the time of planning permission, including housing need, development costs, the availability of subsidy and the achievement of mixed and balanced communities. In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters.

Consultation

18. **Comberton Parish Council** – recommends refusal and comments that “we approve the siting and the 4 flats and many aspects of their layout. However, other aspects of the plans are badly thought through. In particular, the long partly concealed dead-end alleys down each side of the block are invitations to theft, vandalism and anti-social behaviour, and allow for major intrusions on the privacy of those in the downstairs flats because they go past their bathroom windows. Better would be shared gardens and secured joint access, otherwise the cycle sheds should be at the front and some kind of patios accessible for the owners of the upstairs flats.”
19. **Local Highway Authority** – comments that the applicant should show the proposed manoeuvring into the proposed parking spaces to demonstrate that it is possible for a domestic car to exit in a forward gear, i.e. by reversing into the spaces as is required by the Highway Code.
20. **Trees and Landscapes Officer** – comments are awaited at the time of writing this report and will be reported verbally to members at Planning Committee.
21. **Housing Officer** – comments are awaited at the time of writing this report and will be reported verbally to members at Planning Committee.

Representations

22. At the time of preparing this report representations have been received from the occupiers of 8 Milner Road. The comments raised are as follows:
 - (a) Support further affordable housing development in the village
 - (b) Concern regarding overlooking of gardens serving 8 and 10 Milner Road
 - (c) Concern regarding disturbance during construction – hours of operation known to be a problem from earlier development

Planning Comments – Key Issues

23. The key issues to consider in the determination of this application are:
- (a) Impact upon the character and appearance of the Street Scene
 - (b) Impact upon Residential amenity
 - (c) Landscaping
 - (d) Highway Safety

Impact upon the character and appearance of the Street scene

24. The proposed flats are sited in the area approved under the terms of the outline application, reference S/1895/03/O. As such the principle of having four flats, arranged in a semi-detached structure that is set back from the road frontage has previously been considered to be acceptable. This is not uncommon in the Hawtreys estate. The structure measures 8.3m to the ridge, compared with 8.6m of No. 1 The Hawtreys, which is located immediately adjacent to the application site. Furthermore the design, scale and form of the proposed flats is similar to that of the existing dwellings within the development, with the ridge of the proposed structure running parallel with the ridge of the 1½ storey projecting wing serving No.1. The area to the front of the flats will be partly landscaped and partly laid to parking spaces. Again this is not an uncommon feature in the Hawtreys estate. I am therefore of the opinion that the proposed development would not unduly harm the character and appearance of the street scene.

Impact on Residential Amenity

25. The proposed flats contain their primary openings in the front and rear elevations of the building. As such, these windows would only be afforded oblique views of the gardens serving neighbouring dwellings, an arrangement typical for two storey structures that lay adjacent to one another. Ground and first floor windows are positioned in both side facing elevations. These openings are proposed to serve each of the bathrooms within the flats and can be conditioned to be permanently fitted with obscure glass, to prevent overlooking into neighbouring properties and also to protect the privacy of the inhabitants of the flats when using these facilities.
26. With regard to the Parish Council's concerns regarding the position of the accesses along either side of the proposed building, it is worth noting that these are designed to provide access to bin storage areas, sheds and the amenity space to the rear of the flats and relate to the units respectively and are not designed to be access routes through to other developments. Whilst the comments regarding anti-social behaviour are noted, subject to the comments of the Housing Officer, I am of the opinion that the solution proposed would not be likely to threaten the amenity of the proposed units as their occupation would be linked to these facilities. Furthermore, when compared with communal bin and domestic storage positioned in front of the development, I am of the opinion that the proposal to locate these facilities to the rear would serve to screen potentially unsightly services from public view, therefore avoiding intrusion into the street scene and representing a more desirable form of development.
27. Addressing the concerns raised regarding construction noise, a condition was imposed on the outline planning permission regarding the use of power operated machinery during construction on the scheme for six dwellings. It remains applicable.

Landscaping

28. The comments of the Trees and Landscapes Officer are awaited and will be reported verbally at Committee. It is worth noting, however, that although the scheme involves the removal of a number of existing trees on site, which are of varying qualities, the development is positioned in the location approved under the outline consent. Three trees are illustrated as being retained to the front of the proposed flats, and adjacent to the parking areas. No species have been identified. A landscaping scheme is required to be submitted and implemented by virtue of the outline planning permission.

Highway Safety

29. The development provides for six off-road parking spaces, arranged around the turning head located in front of the proposed development, 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 are considered reasonable, should members be minded to approve the development.
30. With regard to the comments raised regarding the need to show vehicular turning, it is worth noting that each of the spaces are located a minimum of 8 metres apart, back-to-back. This exceeds the provisions laid out in the Manual for Streets issued in March 2007 by the Department for Transport, which typically seeks spaces to be separated by 6m. Furthermore it is also worth noting that these spaces would be accessed via the existing turning head at the entrance to the Hawtreys development. Vehicle speeds are low in this location and visibility good. Given the site's context vehicles could easily achieve turning into each of the six spaces provided in either a forward or reverse gear. As such, therefore, I am of the opinion that it would not be reasonable to withhold the grant of permission for failure to provide the information requested by the Local Highways Authority.

Recommendation

31. Approval of reserved matters of design and external appearance (subject to the comments of the Housing and Trees and Landscapes Officers) in accordance with the outline planning permission reference S/1895/03/O dated 21st January 2005.

Additional Conditions:

1. Sc5a – Details of materials for external walls and roofs (Rc5aii)
2. SC60 – Details of boundary treatment (RC60)
3. 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.)
4. The first floor window(s) in the east and west elevations of the development, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason - To safeguard the privacy of occupiers of the adjoining properties.)

5. 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), no windows or openings of any kind (other than those expressly approved as part of this application), shall be inserted at first floor level in the east and west 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.)

Informatives

Environmental Health and Environment Agency informatives regarding bonfires, waste and drainage.

This site is affected by legal agreements dated 21st January 2005 and 8th April 2005 under Section 106 of the Town and Country Planning Act 1990.

Conditions 2(b), 3, 8 and 9 of the above-mentioned outline planning permission need to be discharged before development commences.

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)
P5/5 (Homes in Rural Areas)
 - **South Cambridgeshire Local Plan 2004:**
HG7 (Affordable Housing on Sites within Village Frameworks)
HG10 (Housing Design and Mix)
EN5 (The Landscaping of New Development)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance, loss of light and overlooking issues
 - Character and Appearance of the Street scene
 - Landscaping
 - 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/0909/07/RM, S/0174/05/F, S/1895/03/O, C/0611/73/O, C/0610/73/O and C/0419/61
- 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
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th July 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/0635/07/F – HARSTON
Extension and Conversion to form Dwelling - No 1 Hurrell's Row
for Mr & Mrs May-Gillings**

Recommendation: Approval

Date for Determination: 18th June 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 35m² application site is located on the end of a row of terrace cottages at a corner site fronting Church Street and next to No 40 Royston Road, a 3 storey detached house. The property is set in a trapezoidal plan with a gable end to the east facing the junction of Church Street and Royston Road. The existing single storey building formed part of the curtilage of No 1A Hurrell's Row and was used as a shop (watch makers shop and hairdressers). The last use of the building was a hairdresser and the use ceased on April 2006. There is no on-site parking. A nearby lay-by alongside the amenity area opposite the site provides parking spaces for 4 or 5 vehicles No 3 Church Street, to the north west and Harston House, to the north east are Listed Buildings.
2. The full application, submitted on 5th April 2007 and amended on 9th May and 19th June 2007, proposes to extend the existing property to create a two storey 1-bedroom house. The proposal includes a first floor and 2 storey extension with rooflights and a first floor window in the north elevation, and a first floor bedroom window in the east elevation. The scheme also includes a 1.8m high boundary fencing and gate. The density of the development equates to 286 dwelling/hectare, but in the context of the Hurrell's Row terrace, some 60 dph.

Planning History

3. **S/2427/06/LDC** – Application for a Certificate of Lawfulness for Existing use as Shop (Class A1), the application was withdrawn.

C/0553/71/D – Planning consent granted for extension to enlarge kitchen, lounge and bedrooms at No 1 Church Street/Hurrell's Row (currently No 1A Hurrell's Row).

Planning Policy

4. **Policy P3/4** of the Cambridgeshire and Peterborough Structure Plan 2003 supports the vitality of rural communities by encouraging the retention and expansion of village shopping facilities on a scale appropriate to their location and serving a local function, and key community services.

S/0635/07/F



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Planning Committee - July

5. **Policy SH6** of the South Cambridgeshire Local Plan 2004 resists the loss of a retail unit in a village where it would result in a significant reduction in the level of a retail provision locally available.
6. **Policy SF/1** of the draft LDF Development Control Policies DPD January 2006 resists the loss of shops in a village service, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.
7. **Policy EM8** of the South Cambridgeshire Local Plan 2004 resists the conversion, change of use or redevelopment of existing employment sites to non-employment uses within village frameworks unless the existing use is generating environmental problems such as noise, pollution or unacceptable levels of traffic or where it is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand.
8. **Policy SE8** of the Local Plan 2004 outlines the presumption in favour of residential developments within village frameworks.
9. **Policy DP/7** of the draft LDF Development Control Policies DPD January 2006 supports development within village frameworks provided that, amongst other criteria, development would be sensitive to the character of the location and the amenities of neighbours; and development would not result in the loss of local employment, or a local service or facility.
10. 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, residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks.
11. **Policy HG10** of the Local Plan states that the design and layout of residential development should be informed by the wider character and context of the local townscape and landscape
12. **Policy DP/2** of the draft LDF Development Control Policies DPD January 2006 states that all new development must be of high quality design, and as appropriate to the scale and nature of the development that in the case of residential development, provide higher residential densities.
13. **Policy DP/3** of the draft LDF Development Control Policies DPD January 2006 resists development that would have an unacceptable adverse impact on residential amenity, village character, community facilities, and from traffic generated and undue environmental disturbance.
14. **Policy TP1** of the South Cambridgeshire Local Plan 2004 partly states that the Council will seek, to ensure that every opportunity is taken to increase accessibility to non-car modes by any appropriate measures such as restricting car parking to the maximum levels and that the maximum car parking standard for dwellings is an average of 1.5 space per dwelling.

Consultations

15. **Harston Parish Council** objects to the application for the following reasons (based on the first set of amended plans date stamped 9th May 2007):

- a. The development would be inappropriate and an overdevelopment of the tiny and very exposed site;
 - b. Overbearing to Nos 1A and 2 Hurrell's Row, and result in unacceptable loss of light and air to No 1A;
 - c. Sitting of dustbins would affect ventilation to No 1A and visual impact on the Village Green and street scene if the dustbins to be store outside the property;
 - d. The design is out of keeping with the existing village street scene;
 - e. The site is in a sensitive and historic part of the village: opposite the Village Green and within 50m of at least 4 listed buildings;
 - f. The site is on a busy corner of Hurrell's Row, Church Street and Royston Road;
 - g. Parking: Inadequate car parking provision on site; existing car parking problems in the locality and the nearby layby in Church Street is already in full use especially overnight and at weekends. The parking survey conducted by the applicants should not be considered with the application.
 - h. Endangering the fabric of adjacent buildings: No 40 Royston and No 1A Hurrell's Row.
16. **Conservation Officer** raises no objections to the amended roof design, gable first floor window and additional sub cills as shown on amended plans date stamped 19th June 2007
17. **Building Inspector** considers that the proposed alternating tread stairs are not suitable under Building Regulations. Spiral or traditional staircases complying with Part K approved document should be considered.

Representations

18. Letters of objection have been received from the occupiers of Nos.1A Hurrell's Row, Nos 38 and 40 Royston Road, No 12 and The Old Bakehouse Church Street. The main points raised are:
19. Occupier of No 1A Hurrell's Row (commented on the original scheme and amended plans date stamped 9th May 2007).
- a. One of the previous hairdressers wanted to continue renting the property but the owner wanted to sell as an office; the applicants have made little attempt to prove/disprove the potential demand for retail use in the market;
 - b. The number of commercial uses in this type of location has reduced;
 - c. The area to place the wheeled bins forming a gap between the proposed extension and No 1A's kitchen collects leaves and causes damp to the kitchen wall; the wheeled bins would be level with the air vent into the kitchen that would cause smells/flies etc. No 1A set 2 foot below the application site;
 - d. The proposed development would affect sunlight to the garden;

- e. The first floor window would overlook the garden;
 - f. Soakaway capacity; passage of water and electricity through pipes and cables laid under No 1 leading to No 1A that problems could occur if a 2-storey residential property is built over this;
 - g. The proposal is out of keeping with Harston House, a Grade II listed building;
 - h. Parking problem at weekends and evenings;
 - i. The proposed roof would have collection of water against first floor wall of No 1A; that wall is clunch/claybat and rendered;
 - j. Visual impact: Cottages at Hurrell's Row have tiles and the proposed dwelling would be in slates.
20. Occupier of No 40 Royston Road (commented on the original scheme)
- a. Visual impact and street scene: reorientation of the pitched roof; use of slate and velux windows;
 - b. Inaccuracy of the plan showing the boundary of No 40 where there should be a gap between No 40 and the application site;
 - c. The gap forms a mean of access for maintenance;
 - d. Consideration should be given to the design of stairway so that the entrance of the dwelling to be in line with the rear elevation of No 1A;
 - e. Parking issue; the triangular area in front of the shop has provided parking for one car and bikes;
 - f. Fabric of the building and the damage to the clunch wall by faulty gutter and rainwater running may not be able to support a first floor extension.
21. Occupiers of No 38 Royston Road, No 12 and The Old Bakehouse Church Street.
- a. The design is not in keeping with the character of the area and the listed buildings within 40 yards;
 - b. Block light from neighbouring properties;
 - c. Overlooking from rooflights;
 - d. Parking issue and highways safety with additional cars for a dwelling;
 - e. The property used as a shop did not prove obtrusive to the neighbours;
 - f. It was erected as a 'wash house' for the occupants of Hurrell's Row and was never intended to be a residential dwelling.
22. The applicants have responded to Parish Council's comments:
- a. **Overbearing** – The proposed scheme is of modest size and low ceiling heights which has a lower ridge and eaves than No 1A which means it is subsidiary.

- b. **Light** – The proposed extension is of similar scale to the previous extension at No 1A. A set back of 0.7m from the boundary making an angle less than 45 degrees from the nearest windows at No 1A would not cause a loss of light or being overbearing.
- c. **Dustbins** – The proposed location of the dustbins is for wheeled bins which should cause no smell, as the lids will be shut.
- d. **Design** – The roofline follows the roof design of No 1A with a lower eaves.
- e. **Historic site** – The site is not within the Conservation Area and the property is not listed. The use of rooflights and timber casement style windows would not affect the character of the area.
- f. **Traffic/Parking survey** – The property has no existing car parking provision. Traffic and parking will be generated from whatever the use of the property.

Planning Comments – Key Issues

- 23. The key issues to consider in the determination of this application are:
 - b. Loss of a shop and an employment site in the village;
 - c. Impact upon the character of the area;
 - d. Affect upon the amenities of adjoining residents;
 - e. Parking/highway safety.

Loss of shop and employment site in the village

- 24. The proposed development would result in the loss of the existing shop and employment site in the village. Information has been submitted by the applicants and the estate agent to demonstrate that the property had been marketed as a commercial unit. Although there is no confirmation from the previous owners that the property was marketed privately from April 2006 to October 2006, it is confirmed that the property was formally marketed by an estate agent from October 2006 to March 2007 via a sign on the property, in the estate agent's window, in the Property News, and on the Internet. Having considered the presence of a post office, public houses, hairdresser and village store on High Street, which provide alternatives with convenient access in the village, I do not consider that the established use of the premises is a significant contribution to the social amenity of the local community.
- 25. Given the small size of the property, I do not consider that the proposal to convert the shop to non-employment use is critical to the loss of employment site within the village framework.

Impact upon the character of the area

- 26. The amended plans date stamped 19th June 2007 showing the proposed development would result in a continuation of the existing row of terrace properties. The configuration of the site is abnormal and the building is located at a prominent position. The resultant building with the proposed extension would increase its mass and bulk which would be readily visible. However, in my opinion, the height of the new dwelling would be set down

from the adjoining property and the roof follows the roof design of No 1A. I am therefore satisfied that, in design terms, the proposal would be in keeping with the character of the area. Listed buildings are set away from the application site and I do not consider that the proposed development would have an adverse impact on the setting and character of listed buildings. No 40 Royston Road has a velux window in the hip roof on the north elevation, which is visible from the road and I do not consider that the proposed rooflights would have an adverse visual impact.

27. The existing single storey building on site and cottages at Hurrell's Row are in render and tiles while properties at Royston Road are in bricks. I consider that there are various types of building materials in this part of the village. The use of appropriate materials can be secured by condition.

Residential amenity

28. The occupiers of neighbouring properties have expressed concerns about the development on the grounds of loss of light to their properties. The proposed dwelling would be sited on the east side of No.1A. The proposed 2.25m deep 2 storey extension would be set 0.9m forward from the existing 2 storey rear extension at No 1A and set 0.7m away from the edge of No 1A. No 1A has a kitchen window and a first floor bedroom window adjacent to the boundary fencing with No 1. I consider any loss of sunlight would not be significant enough to substantiate a refusal of the application.
29. The proposed extension would be visible from the garden/sitting out area at No 1A. Given the extension would be set slightly away No 1A and the low eaves design in the north elevation, the proposal would not be seriously harmful to residential amenity to the occupiers at No 1A by affecting the outlook from the garden area at No 1A.
30. The first floor window in the north elevation would be enclosed by walls on both sides, set back 1.3m from the rear wall of No 1A and would be at an oblique angle to overlook the garden area at No 1A.
31. I do not consider that the proposed extension and rooflights would cause undue overbearing and overlooking to other neighbouring properties given the distance away from the proposed dwelling.

Highway safety/parking

32. The property has no designated on-site parking area. There are on-street parking spaces along Church Street, Royston Road and the layby to the north of the nearby amenity area. The comments about parking provision and highway safety from the Parish Council and neighbours are noted. Given that there is no existing off-street parking provision and that the Council's parking standard for residential dwelling would not exceed the number of car parking spaces required for this small shop, it is my view that the proposal could have no adverse impact on traffic and parking conditions nor worsen the existing situation. I am satisfied that the development should not give rise to on-street parking problems comparing to the previous use of the site and that the application could not justifiably be refused on lack of car parking provision.
33. The height of the air vent at No 1A is higher than the height of wheeled bins to be placed in the gap between the proposed extension and No 1A. I consider that the location of the wheeled bins is acceptable. Drainage/soakaway capacity would be assessed against Building Regulations.

Recommendation

34. Approval, as amended by drawings number PR10B and PR11C date stamped 19th June 2007:

Conditions

1. Standard Condition - Time Limited Permission A (Reason - A).
2. Sc5a Details of external materials (Rc 5a ii).
3. No windows, doors or openings of any kind shall be inserted at first floor level in the west 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 west, No 1A Hurrell's Row).

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:**
P3/4 (Rural Services and Facilities)
 - **South Cambridgeshire Local Plan 2004:**
SH6 (Loss of Shops)
EM8 (Loss of Employment Sites in the Villages)
SE8 (Village Frameworks)
HG10 (Housing Mix and Design)
TP1 (Planning More Sustainable Travel)
2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Loss of shop in the village;
 - Impact on character of area;
 - Residential amenity;
 - Parking provision/ Highway safety.

General

The applicants' attention is drawn to the comments from the Council's Building Inspector that the proposed alternating tread stairs are not suitable under Building Regulations. Spiral or traditional staircases should be considered.

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 Development Framework (LDF) Development Control Policies, Development Plan Document Submission Draft, January 2006
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0635/07/F, S/2427/06/LDC and C/0553/71/D

Contact Officer: Emily Ip – Planning Assistant
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Development Control Quality Manager

4th July 2007

Delegation Procedures
Purpose

1. To review the officer delegation procedures to determine planning and other applications.

Effect on Corporate Objectives

2. Quality, Accessible Services	An efficient delegation scheme improves performance and customer service
Village Life	All decisions are made in accordance with the Development Plan aimed at improving village life
Sustainability	Planning Policies aim to achieve a high degree of sustainability for all new developments
Partnership	Planning decisions are reached, having regard to comments made by Parish Councils and other consultees

Background

3. In May 2006 Committee agreed changes to the delegation procedure. A copy of the Committee agenda report is attached as an electronic appendix, together with the agreed procedures.
 - 3.1 This was recognised in the Department for Communities and Local Government (DCLG) Report (26th June 2006) which assessed this Authority's planning performance, particularly in regard to the determination of major applications. The report highlighted the need to work with Members to develop an improved scheme of delegation to officers. It noted that "delegation has recently been reviewed and a wider scheme has been agreed which is likely to further increase the delegation rate."
 - 3.2 In addition Hephher Dixon, who was formally instructed by the Planning Advisory Service (PAS) in November 2006 to carry out a review of the Council's procedures as they relate to performance on major planning applications, recommended a review of the scheme of delegation.

Considerations

4. My report to Committee in May 2006 noted that the percentage of decisions delegated to officers in each quarter for 2005 was 90%, 90%, 89% and 88% respectively. In 2006 the figures were 87%, 90%, 90% and 90%. Since May 2006, therefore, the early results suggest that the level of delegated decisions remains at 90%.
 - 4.1 "Delivering Delegation" (2004), a guide jointly produced by the former office of the Deputy Prime Minister (ODPM) and Local Government Association (LGA) recommended a level of delegation above 90%. Such appears to be consistently achieved by East Cambridgeshire, Huntingdonshire and Peterborough Councils.

- 4.2 At the 12 Committee Meetings (July 06-June 07) an average of 19 applications per meeting were considered. At the preceding 12 Committee meetings (July 05-June 06) the average per meeting was 28.

Options

5. The Council's delegation scheme is based upon the "by-exception" model, one of two broad models noted in "Delivering Delegation". It is considered that there is scope to adapt the scheme to enable Committee to further concentrate on major or controversial applications.
- 5.1 The suggested changes are attached as an appendix. They propose:
- (a) Area Planning Officer and Chairman's Delegation Meeting (ChDM) powers be extended to considering and determining "Minor" and "Other" applications (see definitions at the end of the report.)
 - (b) Written requests from Councillors for referral of applications to Committee may first be considered at ChDM.
 - (c) ChDM would also consider an officer recommendation of approval on a "Major" application if only owners or occupiers of property object on material planning reasons but no other statutory consultee.
 - (d) Departure Applications, which do not attract objections on material planning grounds and which do not need to be referred to the Secretary of State, would not be considered by Committee.
 - (e) Affordable housing applications on exception sites would not be considered by Committee if no objections on material planning grounds had been received.
 - (f) Senior Planning Officers be authorised to consider and determine "other" applications and Principal Officers for Northstowe, Cambourne and the Cambridge City Edge be delegated the same powers as the Major Developments Manager.

Financial Implications

6. Streamlining the delegation system will maximise the potential to achieve and sustain the Government's performance indicator targets for determining major (60% in 13 weeks), minor (65% in 8 weeks) and other applications (80% in 8 weeks). Sustaining those figures will be important in maximising the Planning Delivery Grant. Also, in the longer term, Government has said that it is committed towards revising the fees for planning applications and implied that those authorities that don't meet the targets will not be able to set realistic fees that cover the cost of determining applications.

Legal Implications

7. The legal basis for delegation is Section 101 of the Local Government Act 1972, as amended. Section 100(G)(2) requires that a list of powers exercisable by offices should be maintained and open to public inspection. Elected Members determine the basis on which a delegated agreement operates, the level of Member involvement and the circumstances in which an officer's delegated power to make a decision may not be exercised.

Staffing Implications

8. Although all decisions involve the preparation of a report to support the recommendation, there is likely to be some savings in staff time if the number of applications, which are reported to Committee, can be reduced.
- 8.1 In addition, sustaining performance indicator targets will ensure that the Council can maintain its staffing levels and IT improvements, which are partly funded by the Planning Delivery Grant.

Risk Management Implications

9. If the Performance Indicator targets are not achieved, the Council will lose resource and make it difficult to meet all our targets. Increasing pressure on officers could lead to a leakage of experienced staff when it is increasingly difficult to recruit suitable professionals with relevant skills and experience. Further, in the recent concentration on major applications, the Council runs the risk of performance slipping for the majority of other applications and turning around informal enquiries, and hence not meeting our population's reasonable needs and expectations.

Consultations

10. Planning Services Portfolio Holder (Councillor Wright) and the Chairman of this Committee (Councillor Mrs Corney) have been briefed. They support the proposals as a mechanism for increasing efficiency, reducing the workload of Committee and increasing the role of ChDM, whilst at the same time emphasising the important role of each Member keeping in touch with their Parish Councils and Planning Case Officers.
- 10.1 The Council's Principal Solicitor has been consulted. I shall report any comments.

Summary and Conclusions

11. "Delivering Delegation" recommends that schemes be regularly reviewed and that an effective scheme of delegation will ensure economical use of time and allow focus on the more complex or contentious applications.
- 11.1 Although the Council achieved the three application determination performance indicator targets for the first time in the year ending March 2006 (Majors 62%, Minors 69% and Others 84%), and has maintained that performance through to the year ending December 2006, there is a need to sustain that level of achievement. If the targets are not met, staff and IT resources will be lost and this would lead to an overall decline in performance.

Recommendation

12. That the revised scheme of delegation for determining applications be adopted and be implemented immediately.

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

- (a) "Delivering Delegation": ODPM and LGA, March 2004
- (b) Department for Communities and Local Government Report, "Evaluation of South Cambridgeshire District Council" dated 26th June 2006.
- (c) South Cambridgeshire District Council: Process Mapping for Determining Planning Applications – BV109A – A Review by Hephher Dixon (March 2007)

Notes:

Major Developments

For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares).

For all other uses: where the floorspace will be 1000 sq.metres or more (or site is 1 hectare or more).

Minor Developments

is development, which does not meet the criteria for Major Development or the definitions of Change of use, or Householder Development.

Other Developments comprise:

Change of Use *(if it does not concern a major development and no building or engineering work is involved)*:

Householder development

Advertisements

Listed Building Consents

Conservation Area Consents

Certificates of Lawfulness

Other decisions including certificates of appropriate alternative development and notifications under Circular 14/90.

Contact Officer: David Rush - Development Control Quality Manager
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APPENDIX 1 - Delegation Procedures

TABLE 3

Executive Director/Corporate Manager for Planning and Sustainable Communities/Development Control Quality Manager/Design and Conservation Manager, Major Developments Manager and Principal Officers Northstowe, Cambourne and City Edge

Powers and Functions delegated by the Planning Committee

- A. Powers delegated to Executive Director, Corporate Manager for Planning and Sustainable Communities, Development Control Quality Manager, Design and Conservation Manager and Major Developments Manager to be exercised in accordance with the provisions of the approved Development Plan and the Council's planning policies.
1. The determination, with or without conditions, of applications for or amendments to:
 - (a) Planning Permission
 - (b) Listed Building Consent
 - (c) Conservation Area Consent
 - (d) Advertisement Consent
 - (e) Approval of Reserved Matters
 - (f) Hazardous Substance Consent
 - (g) Consent to cut down, top, lop, uproot or destroy trees under Section 198 of the Town & Country Planning Act 1990
 - (h) Consent under Sections 36 and 37 of the Electricity Act 1989 (i.e. generating stations and overhead lines) (Circular 14/90)
 - (i) Prior notifications of permitted development for:
 - i. Agricultural buildings and operations
 - ii. Demolition
 - iii. Telecommunication apparatus

Except where any of the following apply:

- i. A proposed recommendation of approval would conflict with or would not substantially satisfy through the imposition of conditions, written representations received from a Parish Council, within the specified consultation period (other than those applications which may be considered at the "Chairman's Delegation Meeting") (ChDM) except in the case of reserved matters application, the Parish Council expresses in writing within the specified consultation period, an objection which relates solely to the principle of development approved by the outline planning permission.
- ii. In the case of reserved matters or details, the Committee has specifically retained approval.
- iii. An elected Member of the District Council has, within 28 days of the date of registration of an application, requested in writing that Committee determine the application with or without a site visit by Members. The written request should include the material planning reason(s) why the application should be determined by Committee (where the application would be considered by ChDM, that request shall first be considered at that meeting).
- iv. A proposed recommendation of approval on an application for a major development would conflict with or would not substantially satisfy through the imposition of conditions, written representations on material planning

reasons received from owners or occupiers of property (but no other statutory consultee) within the specified consultation period. In which case the application will be referred to ChDM.

- v. A proposed recommendation of approval would be contrary to the provisions of the approved Development Plan and has attracted an objection on material planning reasons or would need to be referred to the Secretary of State.
 - vi. The application is submitted by or on behalf of a Councillor of the District Council (or by their spouse/partner), by any member of staff of the District Council's Planning Service (or by their spouse/partner) or by a Director of the District Council (or by their spouse/partner).
 - vii. The application for Major or Minor development is submitted by or on behalf of the District Council or on land owned by the District Council except for the approval of developments to which no objection on material planning reasons has been received.
 - viii. The application proposes affordable housing on an exception site outside a village framework in the approved Development Plan and has attracted an objection on material planning reasons.
 - ix. The Executive Director, Corporate Manager for Planning and Sustainable Communities, Development Control Quality Manager, Design and Conservation Manager or the Major Developments Manager considers that the application should be presented to Committee for decision.
2. Chairman's Delegation Meeting - The extended delegation will cover applications for Minor and Other development and for Prior notifications of permitted development where the proposed decision of the officer to approve the application would conflict with, or would not substantially satisfy through the imposition of conditions, the written representations of the Parish Council received within the statutory consultation period. Such decisions would only be taken following, and in consultation with, the Chairman and Vice-Chairman of Planning Committee and the Local Member(s).

Area and Senior Planning Officer

Delegated Powers

- B. The following powers are delegated to each Area Planning Officer to be exercised in accordance with the provisions of the Development Plan and the Council's planning policies.
1. The determination, with or without conditions, of applications for or amendments to Minor and Other developments and Prior notifications of permitted development.
- C. The following powers are delegated to each Senior Planning Officer to be exercised in accordance with the provisions of the Development Plan and the Council's planning policies.
1. The determination, with or without conditions, of applications for or amendments to Other developments.

The powers incorporated at B1 and C1 above shall apply except in any case as provided in A.1 (i) to (ix) above or where consideration of the application or the

amendment has been reserved by the Executive Director, Corporate Manager for Planning and Sustainable Communities, the Development Control Quality Manager, Design and Conservation Manager or the Major Developments Manager under their own delegated powers.

These powers shall be exercisable by any Area and Senior Planning Officer in respect of any relevant application or amendment, but shall normally be exercised only in respect of matters within the respective area of each officer.

Notes:

For the purposes of the Delegation Powers specified in Table 3 the following definitions apply:

Major Developments

For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares).

For all other uses: where the floorspace will be 1000 sq.metres or more (or site is 1 hectare or more).

Minor Developments

is development, which does not meet the criteria for Major Development or the definitions of Change of Use, or Householder Development.

Other Developments comprise:

Change of Use (*if it does not concern a major development and no building or engineering work is involved*):

Householder development

Advertisements

Listed Building Consents

Conservation Area Consents

Certificates of Lawfulness

Other decisions including certificates of appropriate alternative development and notifications under Circular 14/90.

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INDEX OF CURRENT ENFORCEMENT CASES
4th July 2007

Ref No	Location	See Page No for full update	Remarks
18/98	Setchell Drove COTTENHAM	1-2	Plots 7, 7A and Four Winds unoccupied. Plot 10 Appeal pending.
34/98	Camside Farm Chesterton Fen Road MILTON	3-7	Defendants appeared before Cambridge Magistrates Court on 15 th May 2007. Each given a conditional discharge for 18 months with £200 costs.
17/02	Land at Sandy Park Chesterton Fen Road MILTON	8-9	Temporary planning permission (S/2364/06/F) granted for 3 years for part of the site.
18/02	Rose and Crown Road SWAVESEY	10-12	Planning application S/0601/07/F being considered.
8/03	Land adjacent to Setchell Drove COTTENHAM (B Land - Pineview)	12-14	On 30/31 st October 2006, Direct Action was taken to remove structures and hardstanding. Site being monitored. No change on site. Remove from active list.
9/03	Land adjacent to Setchell Drove COTTENHAM (G Land - Pineview)	14-16	On 30/31 st October 2006, Direct Action was taken to remove structures and hardstanding. Site being monitored. No change on site. Remove from active list.
10/03	Victoria View, Land at Plot 2 and R/O Plot 3 Setchell Drove COTTENHAM	16-18	Appeal to the High Court dismissed. Proceeding with application for an injunction.
15/03	Victoria View Land to rear of Plots 3, 4 and 5 Setchel Drove COTTENHAM	18-19	Appeal to the High Court dismissed. Proceeding with application for an injunction.
19/03	Land adjacent to Moor Drove Cottenham Road HISTON	20-21	Proceeding with application for an injunction.

Ref No	Location	See Page No for full update	Remarks
9/04	Land adjacent to Cow Fen Drove SWAVESEY	21-22	Case listed at Cambridge Magistrates Court on 26 th April 2007 adjourned to 2pm on 5 th July 2007.
13/04	Scholes Road WILLINGHAM	22-23	Appeal allowed. Appeal made to the High Court by the Council against the decision.
15/04	Land adjacent 12 The Common WEST WRATTING	23-24	Planning application S/0075/07/F approved 18 th April 2007. Condition 1 requires unauthorised hardstanding to be removed within 3 months of the decision.
18/04	The Orchard Smithy Fen COTTENHAM	25-26	Civil action resulted in clearance of caravans from the site. Site being monitored. Remove from active list.
3/05	Land adjacent to Hilltrees Babraham Road STAPLEFORD	26	Case committed to Crown Court. Date to be fixed.
10/05	6A Dale Way SAWSTON	27	Planning application S/0346/07/F approved. Remove from active list.
13/05	Plots 5, 5a, 6, 10 & 11 Orchard Drive COTTENHAM	28	Planning application S/1631/06/F refused on 19 th April 2007. Preparing application for an injunction.
15/05	White House Farm Cambridge Road MELBOURN	29	Enforcement Notice complied with. Remove from active list.
18/05	Land off Schole Road (known as Cadwin Lane) WILLINGHAM	30	Three year temporary planning permission granted for 3 plots. Injunction granted on 18 th November restricting development on plots 3 and 4. Planning application S/2330/06/F to be determined for plot 5.
19/05	Former Plough Public House Swavesey Road FEN DRAYTON	30-31	Enforcement Notice not complied with. Prosecution file submitted to Legal Office.
1/06	Slate Hall Farm Huntingdon Road OAKINGTON	31	Planning Contravention Notice issued. Enforcement file being prepared.

Ref No	Location	See Page No for full update	Remarks
2/06	The Old Stack Yard Mill Green SHUDY CAMPS	32	Enforcement Notice complied with. Remove from active list.
4/06	Plot 15 Water Lane Smithy Fen COTTENHAM	32-33	Appeal dismissed on 29 th January 2007. Compliance date 28 th January 2008.
5/06	Plot 17 Adjacent to Pine View Smithy Fen COTTENHAM	33	Proceeding with injunctive action.
7/06	Land adjacent to Mill Lane and A1301 SAWSTON	33-34	Enforcement Notice not complied with. Prosecution file being prepared.
8/06	Plot 15 1 London Way Clunchpits MELBOURN	34	Appeal allowed in part and dismissed in part. Compliance date 22 nd August 2007.
10/06	The Old Well 55 Station Road Stow-cum-Quy	34-35	Enforcement Notice partially complied with. Further discussions taking place.
11/06	Tesco Store Viking Way BAR HILL	35	Enforcement Notice complied with. Remove from active list.
12/06	Unit J Broad Lane COTTENHAM	35-36	Planning application S/1048/07/F being considered.
14/06	Fern Farm Short Drove COTTENHAM	36	Enforcement Notice withdrawn. Remove from list.
15/06	Land at Quarry Lane HASLINGFIELD	36	Enforcement Notice appealed.
16/06	49 Broad Street CAMBOURNE	37	Enforcement Notice appealed.
17/06	Land north of Schole Road WILLINGHAM	37	Injunction served on 27 th November 2006 to prevent further development of the site. Site continues to be monitored.

Ref No	Location	See Page No for full update	Remarks
18/06	Land south of Meadow Road WILLINGHAM	37	Injunction served on 2 nd December 2006 to prevent further development of the site. Site continues to be monitored.
19/06	Land adjacent to Moor Drove HISTON	37	Injunction served on 7 th December 2006 to prevent further development of the site. Enforcement Notice issued. Compliance date 1 st July 2007.
1/07	Lanacre 86 Chrishall Road FOWLMERE	38	Enforcement Notice appealed.
2/07	Land adjacent to Lanacre 86 Chrishall Road FOWLMERE	38	Enforcement Notice complied with. Remove from active list.
3/07	15 Field View BAR HILL	38	Enforcement Notice appealed.
4/07	Land to rear of 17 High Street OVER	38	Enforcement Notice issued 10 th April 2007 takes effect on 22 nd May 2007. Compliance period 6 months.
5/07	107 Jeavons Lane CAMBOURNE	39	Enforcement Notice appealed.
6/07	The Old Hall 61 High Street WEST WRATTING	39	Enforcement Notice issued 14 th March 2007. Takes effect on 1 st May 2007. Compliance period 3 months.
7/07	The Drift Cambridge Road BARTON	39	Unauthorised Use and buildings. Enforcement Notice appealed.
8/07	Land adjacent to Church Farm STEEPLE MORDEN	39	Unauthorised containers. Enforcement Notice issued. Takes effect on 1 st July 2007. Compliance period 3 months.
9/07	The Old Coal Yard Chesterton Fen Road MILTON	39	Unauthorised mobile home and shed. Enforcement Notice issued 5 th June. Takes effect on 13 th July 2007. Compliance period 3 months.