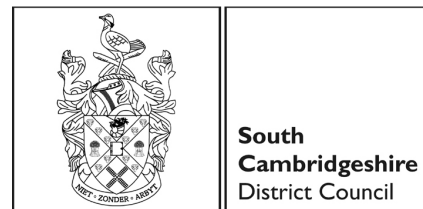


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743
www.scambs.gov.uk



26 January 2010

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor Robert Turner
All Members of the Planning Committee - Councillors Val Barrett, Trisha Bear,
Brian Burling, Janice Guest, Sally Hatton, Sebastian Kindersley, Mervyn Loynes,
Charles Nightingale, Deborah Roberts, Hazel Smith, Peter Topping and
John Williams, and to Councillor Nick Wright (Planning Portfolio Holder)

Quorum: 4

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, 3 FEBRUARY 2010** at **2.00 p.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
GJ HARLOCK
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA

PAGES

PUBLIC SPEAKING

Those non-Committee members wishing to address the Planning Committee should first read the Public Speaking Protocol.

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 13 January 2010 as a correct record.

4. **Planning Enforcement Sub-Committee**
To consider the appointment of Councillor Val Barrett to the Planning Enforcement Sub-Committee in place of Councillor Janice Guest.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

- | | | |
|-----|--|------------------|
| 5. | S/1653/09/F - Harston (Land to the south of 37 Church Street) | 1 - 8 |
| 6. | S/1319/08/F- Sawston (Link Road) | 9 - 12 |
| 7. | S/1764/09/F - Guilden Morden (46 Fox Hill Road) | 13 - 18 |
| 8. | S/1694/09/F - Little Shelford (Sycamore House, 1 Church Street, Little Shelford) | 19 - 28 |
| 9. | S/1719/09/F - Willingham (2 Greenacres, Meadow Road) | 29 - 36 |
| 10. | S/1720/09/F - Willingham (Plot 5 Longacre, Meadow Road) | 37 - 44 |
| 11. | S/1760/09/F - Castle Camps (at Land to the South of Fielde House, Haverhill Road) | 45 - 54 |
| 12. | S/1508/09/F & S/1509/09/LB - Coton (66 High Street) | 55 - 64 |
| 13. | S/1397/09/O - Caldecote (Land to the East of 18-28 Highfields Road) | 65 - 92 |
| 14. | S/1524/09/F - Toft (Comberton Village College, West Street) | 93 - 108 |
| 15. | S/1510/09/F - Foxton (59 Fowlmere Road) | 109 - 114 |

INFORMATION ITEMS

16. **Appeals against Planning Decisions and Enforcement Action and Appeal Statistics**
Contact officers:
Gareth Jones, Head of Planning – Tel: 01954 713155
John Koch, Appeals Manager (Special Projects) – Tel: 01954 713268

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

While the District Council endeavours to ensure that visitors come to no harm when visiting South Cambridgeshire Hall, those visitors also have a responsibility to make sure that they do not risk their own or others' safety.

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

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

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

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

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Since 1 July 2008, the Council has operated a new Smoke Free Policy. Visitors are not allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

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EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) 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(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3rd February 2010

AUTHOR/S: Executive Director (Operational Services)/Corporate Manager
(Planning and Sustainable Communities)

S/1653/09/F - HARSTON

**Erection of Two Dwellings on Land to the South of 37 Church Street
for Mr R Dick**

Recommendation: Refusal

Date for Determination: 27 January 2010

Notes:

This Application has been reported to the Planning Committee for determination at the request of the local Member

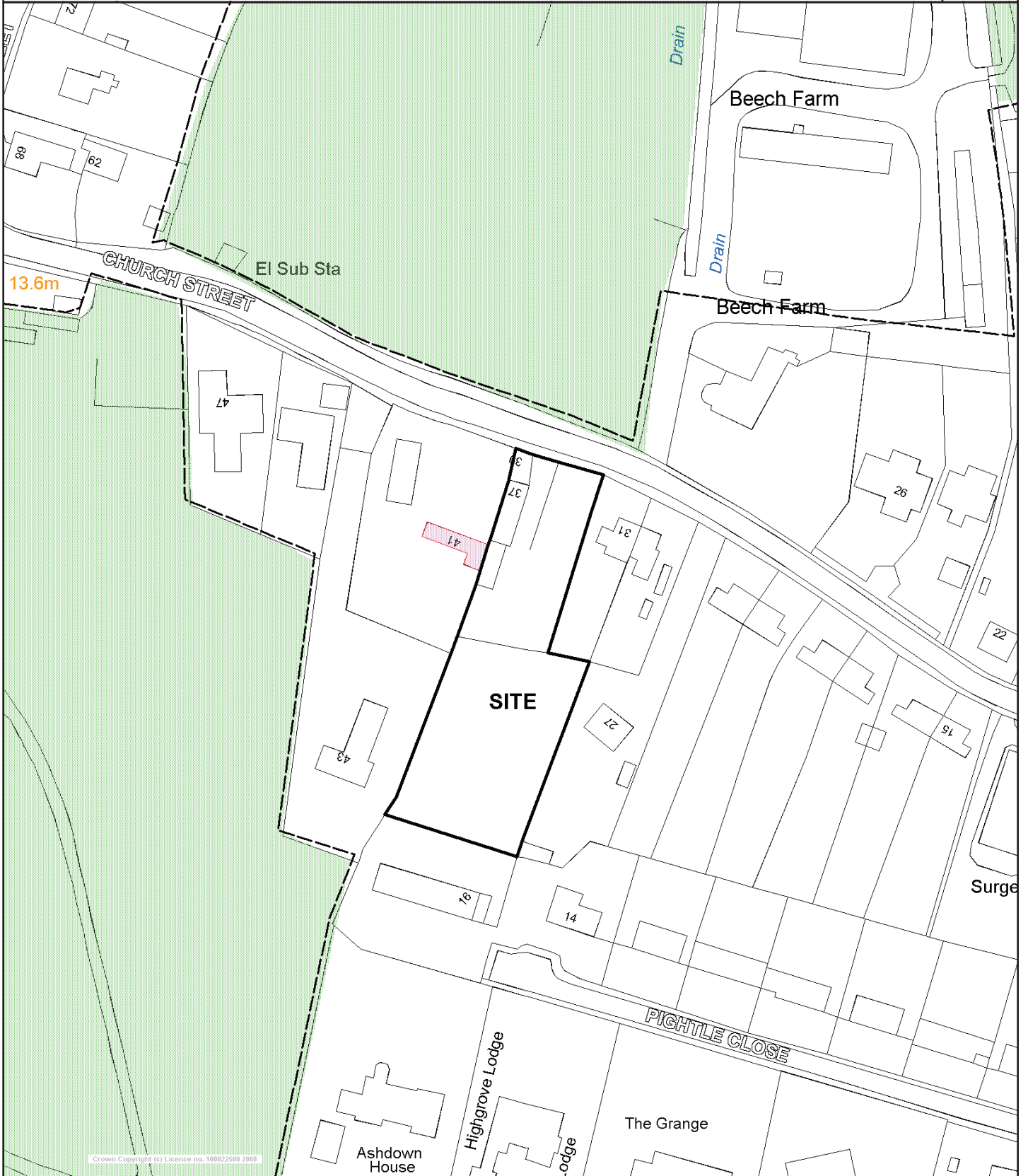
Site and Proposal

1. The application forms part of the garden area of the applicant's dwelling, comprising 0.26 ha. The site contains numerous mature trees, and is surrounded on each side by existing residential development. The existing house is two storeys in height, and is located at the north western corner of the site fronting Church Street. There is an existing single access onto Church Street. The adjoining dwelling to the north west, 41 Church Street, is a grade 2 listed building.
2. The full planning application, dated 6 November 2009, proposes the erection of two identical detached houses with double carports and stores. The dwellings each have five bedrooms, and are two-storey in height, 7.3 m to ridge. Each is to be provided with a basement. They are designed to a high standard of energy performance. External materials are to be weatherboarding in silver grey stain, and terracotta clay pantiles for the roofing.
3. The application proposes the extension of the existing driveway to serve both new dwellings and the existing dwelling. This is to be surfaced in gravel. The application drawings show visibility splays of 2.4 x 70 m to the north west, and 2.4 x 43 m to the south east along Church Street, the latter splay crossing the frontage of the adjoining dwelling at No. 31 Church Street. The landscaping along the frontage of the site has been adjusted to accommodate the easterly visibility splay.
4. The application is supported by a design and access statement, flood risk assessment, and a traffic statement.

Planning History

S/0998/08/F	Erection of 2 dwellings	Withdrawn	August 2008
S/0850/99/F	Extension	Approved	1999

S/1653/09/F - Harston



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Scale 1/1250 Date 19/1/2010

Centre = 541997 E 250912 N

February Planning Committee

S/0250/79/O	Erection of 1 dwelling	Refused (cramped layout; inadequate foul drainage)	1979
C/0195/65	Erection of 1 dwelling	Refused (density too high; piecemeal development)	1965
C/0195/65	Erection of 1 dwelling	Refused (density too high; piecemeal development)	1965
C/0072/65	Erection of 1 dwelling	Refused (back land development; loss of privacy)	1965

Planning Policy

5. **East of England Plan 2008**
SS1 (Achieving Sustainable Development)
ENV6 (The Historic Environment)
ENV7 (Quality in the Built Environment)
6. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**
ST/6 (Group Villages)
7. **South Cambridgeshire Development Control Policies Development Plan Document (2007)**
DP/1 (Sustainable Development)
DP/2 (Design of New Development)
DP/3 (Development Criteria)
DP/4 (Infrastructure and New Developments)
HG/1 (Housing Density)
HG/2 (Housing Mix)
HG/3 (Affordable Housing)
CH/4 (Development Within the Curtilage or Setting of a Listed Building)
NE/1 (Energy Efficiency)
NE/6 (Biodiversity)
TR/1 (Planning for More Sustainable Travel)
TR/2 (Car and Cycle Parking Standards)
8. **Trees and Development Sites SPD** (January 2009)
Open Space and New Developments SPD (January 2009)
Circular 11/95 -The Use of Conditions in Planning Permissions
Listed Buildings SPD?

Consultations

9. **Harston Parish Council** - No comments have been received.
10. **Trees and Landscape Officer** - No objection.
11. **Landscape Design Officer** - No objection. Details of disposal of excavation spoil and proposed hedging/fencing are required. Tree protection is required during the construction period.
12. **Ecology Officer** - No objection to the proposal. He does not consider that allowing 2 dwellings in this location would compromise any green corridor any further than the neighbouring properties. There will still be much green habitat at the periphery of the

dwellings. At present it appears that the site is a closely mown grass and is used as a family garden (complete with trampoline).

13. **Conservation Officer** - There is an inconsistency between plans as to the width of the site. The inconsistency has a significant impact on the relationship of the proposed houses to the rear of the Listed building and there may not be enough space for the proposed buildings as shown without removing sections of the east and / or west hedge boundaries with neighbours. The proposal to erect a close-boarded fence on this boundary is unacceptable as it is not sympathetic to the existing semi-rural setting of the building where the side boundaries are predominately hedges.
14. The previous Conservation comments S/0998/08/F were based on the proposed dwellings being screened in views from the Listed building and therefore if the bulk can be seen from the Listed building due to the loss of the hedge or boundary trees, the Conservation Manager would also recommend refusal of the application.
15. The possibility exists of relocating the car port/outbuilding to Plot 1 so that it leaves the hedge undisturbed. If this is done, then it would to some extent screen the main house of Plot 1 and in conjunction with the relocation of a tree to further increase the screening of the main house, it would be more acceptable. On the basis of the lack of clarity and the resulting potential for harm to the setting of the adjacent Listed building, the Conservation Manager recommends refusal of the application, that would not comply with policy CH/4.
16. **Housing Development and Enabling Manager** – The HD & EM has been in negotiation with the applicant and is willing to accept a commuted sum in lieu of onsite provision of one dwelling, valued at £73,000.
17. **Local Highway Authority** Recommendation of refusal. The application is not supported, as the agent has not supplied sufficient highways information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of highway safety. In order to demonstrate that reduced length vehicle-to-vehicle visibility splays could be adopted, empirical data in the form of speed and traffic flows would be necessary. The application is not supported with such data at present.

Representations

18. **14 Pightle Close** - overlooking of the rear of the property.
19. **27 Church Street** - overlooking from the side elevation of the nearest dwelling; the buildings are too large and imposing for the site being close to a bungalow.
20. **31 Church Street** -
 - a) the proposed new access will run too close to the common boundary. This boundary is of mature hedgerow, and any hedgerow remaining should be afforded the requisite protection;
 - b) the position of the new driveway and turning area is too close to 31 Church Street, as this is to be gravelled and noise would be excessive; this will also increase the risk of burglary, and does not follow 'Secured by Design' guidelines. It will be difficult to be used by emergency and utility vehicles;
 - c) there is a history of flooding in Church Street as illustrated in photographs taken in July 2008;
 - d) the access is not safe given visibility splays and increase in traffic on Church Street. Currently, parking is allowed on Church Street;

- e) The visibility splay will cross the frontage of 31 Church Street, for which there is no formal agreement;
- f) Parking provision for a minimum of three cars per household plus visitors should be provided;
- g) Harston has a surfeit of 3 to 4 bedroomed houses and the requirement is now for 1 and 2 bedroomed affordable homes/houses;
- h) the colour and design of the proposed houses are not in context with the immediate vernacular, which consists of a grade 2 listed cottage, Victorian dwellings and properties post 1840;
- i) If approved, this would set a precedent for further infill housing in a piecemeal manner, changing the character of the area and contributing to flooding.
- j) The application is not supported by a full tree survey;
- k) The application is part of a green corridor that allows movement of animals through the connecting gardens down to the nearby river and therefore it is possible that biodiversity will be affected.

Planning Comments

Density

21. The application site, including the existing dwelling, has an area of 0.24ha, representing a density after development of 12.5 dwellings per hectare. The area to be given over to the development excluding the existing dwelling amounts to 0.18ha, which would represent a density of 11.1 dwellings per hectare. This density is below the normally expected requirement under policy HG/1 of 30 dph. It is considered that there are circumstances which would render a greater number of dwellings unacceptable, including the proximity of a listed building, the low density of development in the vicinity of the site, and the need to preserve the quiet amenity of occupiers of dwellings adjoining on each side of the site, including the applicant's own dwelling.

Housing mix

22. The proposal shows two market houses each having 4/5 bedrooms. The requirements of policy HG/2 indicate that one of the houses should be a smaller unit with 1/2 bedrooms. The design and access statement sets out the case that such a mix of housing would result in viability issues given the high specification for the dwellings proposed. In this situation, the development would simply not be brought forward. In addition, this would not be making best use of this potential site. A smaller scale dwelling would be out of keeping with the character of this part of the village, in the opinion of the agent.
23. The agent has not set out any information indicating that the District no longer requires a greater proportion of smaller dwelling units. The provision of a smaller unit on this site would not be out of keeping with the general character of the area, which contains houses of a variety of sizes. It is not considered that viability is sufficient reason in smaller developments to avoid the requirement for smaller house sizes. The proposal does not comply with policy HG/2.

Affordable Housing

24. Taking into account the advice of the Housing Development and Enabling Manager, the requirements of policy HG/3 would be met in this case by the securing of a suitable commuted sum.

Scale and Design

25. The dwellings and shown adjacent to a bungalow at 27 Church Street to the east, but adjacent to two-storey houses at 43 Church Street and 16 Pightle Close. This scale of dwellings is not considered to be out of keeping with the character of the village. The

design and external materials of the dwellings reflect the high-energy performance expected of the buildings. It is considered that the combination of two dwellings of an acceptable and similar design, together with their siting far back from the road, will result in a development that is not harmful to the street scene.

Setting of the Listed Building

26. The removal of hedgerow and replacement with close-boarded fencing at the rear of the listed building at No. 41 Church Road is unacceptable and would be harmful to the setting of the listed building. The proposal does not comply with policy CH/4, which aims to safeguard the setting of listed buildings from harmful development proposals.

Residential amenity

27. The driveway serving the existing dwelling and proposed dwellings is shown to be located between 2m and 5m from the side boundary with the adjoining dwelling at No.31 Church Street. The vehicle turning area is shown to be located to the rear of this garden, where there is scope to erect screen walling. It is not considered that undue noise disturbance would arise from the use of the extended driveway by three dwellings.
28. The proposed dwelling on Plot 2 is shown to have first floor windows in the east elevation facing towards No. 27 Church Street. These are to a shower room and as a secondary window to a bedroom, which could be required to be fixed shut and obscure glazed to prevent overlooking. Similarly, first floor windows in the western side elevation of the proposed dwelling on Plot 1 could be so conditioned, for a similar reason. The rear facing windows closest to the side boundaries would have an oblique view over adjacent gardens, but not to an extent that serious harm would result. Windows in the front elevation of the proposed dwelling on Plot 1 would be located at a distance of 10m approximately from the rear boundary with No. 31 Church Street. This is considered to be a reasonable separation.
29. The dwellings at 14 and 16 Pightle Close, to the south, are located at a window-to-window distance exceeding 30m, and a window-to-boundary distance of 25m approximately. These are considered to be reasonable separation distances.
30. The proposed dwelling on Plot 2 is shown to have its east elevation positioned approximately 2.5m from the boundary with the rear garden of No. 27 Church Street, and the current occupier has expressed concern at the potential harm that this would give rise to. The dwelling is shown to have a gable end 7.3m to ridge and 4.9m to eaves, but this is some 8m from rear facing windows and would not directly affect the outlook from these windows. The dwelling is shown to be position adjacent to the main sitting out area of No. 25, but the distance from the boundary is considered to be sufficient to mitigate any overbearing impact from the development on the rear garden of this property. Except in the late summer evenings, no overshadowing of this garden from the development would occur.
31. Subject to appropriate planning conditions, it is not considered that any of the impacts on the residential amenity of adjoining occupiers arising from the development would be so serious as to warrant a refusal of planning permission.

Access and Parking

32. The proposal has attracted a recommendation of refusal from the local highway authority on the grounds that insufficient visibility splays have been provided. The site is located on the inside of a dependent in Church Street, where visibility to the east is limited. Furthermore, the necessary visibility splay crosses third party land. The proposal does not comply with Policy DP/3.

33. A neighbouring occupier has raised concern at the number of parking places proposed. The provision of four parking spaces meets the normal requirement under policy TR/2 including visitor spaces, and is considered to be acceptable.

Other matters

34. A number of other concerns have been raised by local residents. The site lies within flood zone 1, and is not considered to be at significant risk of flooding. The site occupies a gap between two existing dwellings and is not considered to be piecemeal development which would hinder a more comprehensive development of the adjacent garden areas. The Trees Officer has not expressed concern at the proposed loss of trees within the site, nor has the Ecology Officer supported concern about the impact upon local biodiversity of the proposal.
35. If approved, the proposal would give rise to additional demands on local open space provision. Policy DP/4 and the relevant SPD indicate that a payment of around £8,183.60 would be required in order to account for this demand. The applicant has indicated a willingness to make such a payment, which would be secured by means of a Section 106 agreement.

Recommendation

36. Refusal
1. The proposed development does not provide adequate vehicle-to-vehicle visibility at the junction with Church Street to serve the needs of the development and to achieve adequate highway safety. The proposal does not comply with policy DP/3, of the South Cambridgeshire Development Control Policies Development Plan Document (2007) which seeks to ensure that all new development is provided with safe means of access.
 2. The proposed development, if implemented in the manner shown, would result in the loss of hedgerow to the south of the listed building at No. 41 Church Street, resulting in harm to the setting of the listed building. The proposal fails to comply with policy CH/4 of the South Cambridgeshire Development Control Policies Development Plan Document (2007) which seeks to safeguard the setting of listed buildings from unsympathetic new development.
 3. The proposed development fails to provide a mix of dwelling size to meet local needs. The proposal does not comply with policy HG/2 of the South Cambridgeshire Development Control Policies Development Plan Document (2007) which seeks to ensure that a greater proportion of smaller homes is provided in new residential schemes.

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework (LDF) Core Strategy (2007)
- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- Planning file refs: S/1653/09/F & S/0998/08/F

Contact Officer: Ray McMurray – Principal Planning Officer
Telephone: (01954) 713259

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd February 2010
AUTHOR/S: Executive Director (Operational Services)/Corporate Manager
(Planning and Sustainable Communities)

S/1319/08/F- SAWSTON**Erection of 22 Flats with Associated Parking Following Demolition of Existing Health Centre at Link Road for Bedfordshire Pilgrims Housing Association**

Recommendation: Approval of clearance of condition 26 of the planning permission on the basis of 9 units of affordable housing

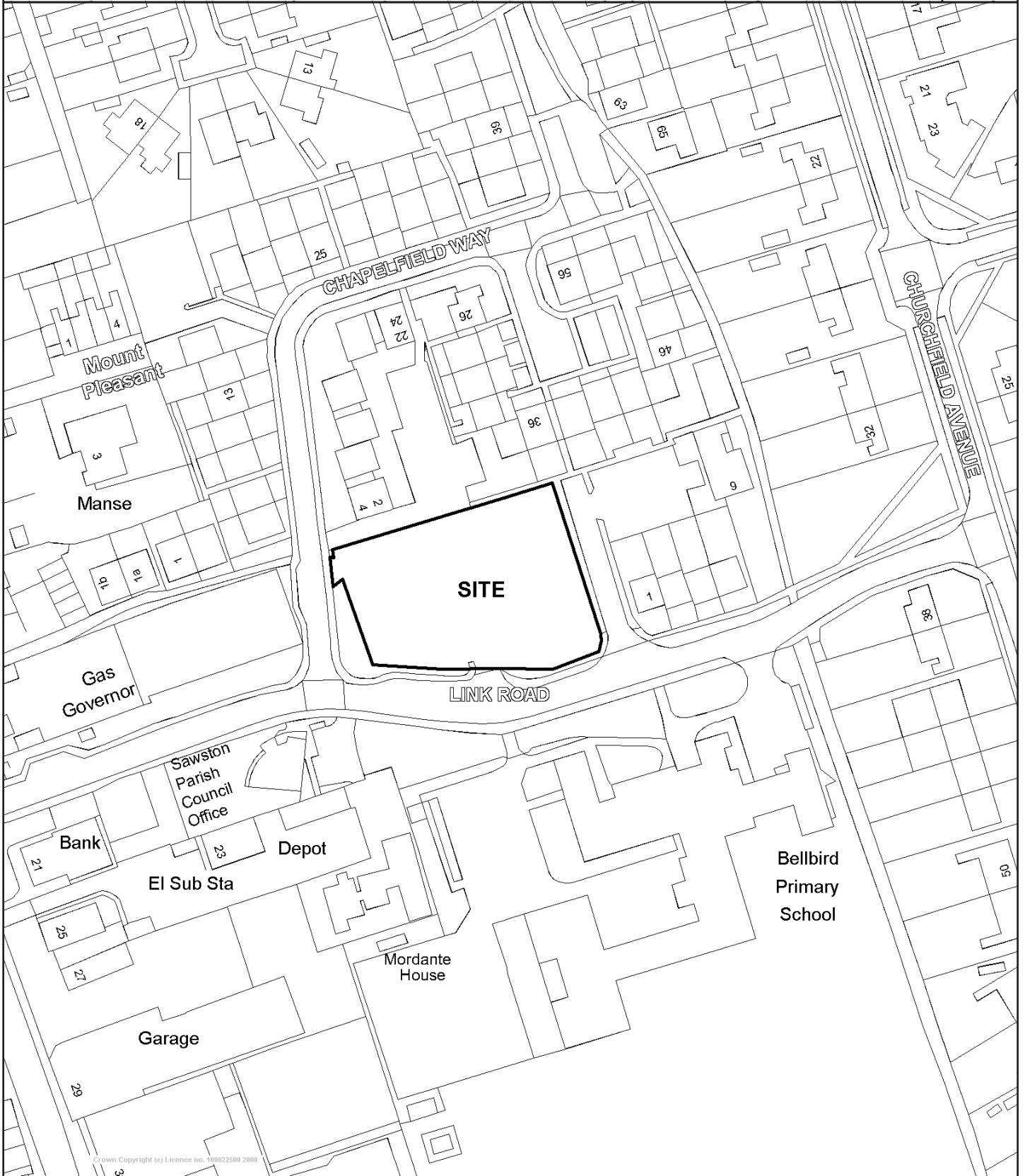
Notes:

This Application has been reported to the Planning Committee for determination as it was originally reported to the Planning Committee that the development was for 100% affordable housing

Site and Proposal

1. The site is situated within the Sawston village framework. Planning permission was granted by the Planning Committee at its meeting on 1st October 2008 (see appendix) for the erection of 22 dwellings. In section 18 of the application form and the Design and Access Statement, all the units were described as being affordable in nature. The scheme is currently under construction and nearing completion.
2. The applicant, Bedfordshire Pilgrims Housing Association, has advised that it purchased the site on the open market and it wished to apply to discharge condition 26 on the basis of a scheme for 9 units of affordable housing. Condition 26 is worded.
“The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - i. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - ii. The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced”. The reason for the condition was to ensure the provision of an agreed mix of affordable housing in accordance with Policy HG/3 of the adopted Local Development Framework 2007.
3. The Housing Officer would support a split as follows: - 6 x 2-bedroom dwellings and 3 x 1-bedroom dwellings. 9 units would represent 41% of the total number of dwellings. This would satisfy the minimum requirement of 40% under Policy HG/3 of the Local Development Framework. This is not an exception site.
4. The proposal to satisfy the affordable housing allocation does not affect the description of the development on the planning permission, which simply states the erection of 22 dwellings.

S/1319/08/F - Sawston



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Scale 1/1250 Date 21/1/2010

Centre = 548729 E 249579 N

February Planning Committee

Planning Policy

Local Development Plan Policies

5. East of England Plan 2008:
SS1 Achieving Sustainable Development
ENV7 Quality in the Built Environment
6. South Cambridgeshire Local Development Framework Core Strategy DPD 2007:
ST/4 Rural Centres
7. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
SF/1 Protection of Village Services and Facilities
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
8. South Cambridgeshire Local Development Framework Adopted Supplementary Planning Documents 2009:
Open Space in New Developments
Biodiversity
Public Art
Trees & Development Sites
Affordable Housing (Draft)

National Planning Guidance

9. Planning Policy Statement 3 (Housing)

Circulars

10. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
11. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Planning Comments – Key Issues

12. The main consideration in relation to the clearance of condition 26 of the planning permission relates to the amount of affordable housing on the site.

13. The site lies within the village framework. Sawston is designated as 'Rural Centre' under Policy ST/4 of the LDF. The erection of 22 dwellings on the site has already been established through the granting of planning permission.
14. The proposed split between affordable dwellings and market dwellings would comply with Policy HG/3 of the LDF.
15. Whilst it is acknowledged that the size of the market dwellings would provide a greater number of smaller units than required by Policy HG/2 of the LDF, the proposed mix is considered acceptable given the need for cheaper dwellings on the open market.
15. No further changes are proposed and all conditions on the original planning consent remain applicable. It is hoped that when the Planning Committee considers this matter we will be able to give a verbal report that a section 106 agreement for the purposes of condition 26 has been agreed and will be ready for completion subject to Members resolving that condition 26 can be cleared on the basis of 9 affordable units and reflect any revised approval.

Recommendation

Clearance of condition 26 of planning permission S/1319/08/F.

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents 2009
- Planning Policy Guidance Note 3 (Housing)
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)
- Planning File reference S/1319/08/F

Contact Officer: Karen Pell-Coggins - Senior Planning Officer
Telephone: (01954) 713230

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd February 2010
AUTHOR/S: Executive Director (Operational Services)/
 Corporate Manager (Planning and Sustainable Communities)

S/1764/09/F – GULDEN MORDEN
Proposed Construction of Vehicular Crossover and Parking Hardstanding
At 46 Fox Hill Road for South Cambridgeshire District Council

Recommendation: Approval

Date for Determination: 28th January 2010

Notes:

This application has been reported to the Planning Committee as the Parish Councils recommendation for refusal conflicts with the recommendation of the report.

Site and Proposal

1. The site measures approximately 0.02 hectares. The semi-detached bungalow, built in the 1950s, is located within the Village Framework and opposite a Grade II Listed Building. The dwelling is set back approximately 17.5 metres from the edge of Fox Hill Road. In front of the dwelling is an open grass area, with a couple of trees located on this area that is considered to be owned by the County Council. At the rear of the property is a communal car parking area and garages.
2. The proposal seeks to install a car parking space and turning area, as well as a vehicular crossover. It is required in order to give an occupant of the dwelling easy access from the car to the dwelling; this occupant has a medical requirement that has been confirmed by a Doctor. The crossover will cross public footpaths and grass verge to connect the proposed parking area to Fox Hill Road. This will lead to the loss of approximately 10 square metres of grass verge.

Planning History

3. **SC/0043/52/** - The proposal for the erection of dwelling houses was conditionally approved. These conditions included details of the road design and for land to be made available for drainage.
4. **S/2250/86/F** - The proposal for the vehicular access was approved at 34 Fox Hill Road.

Planning Policy

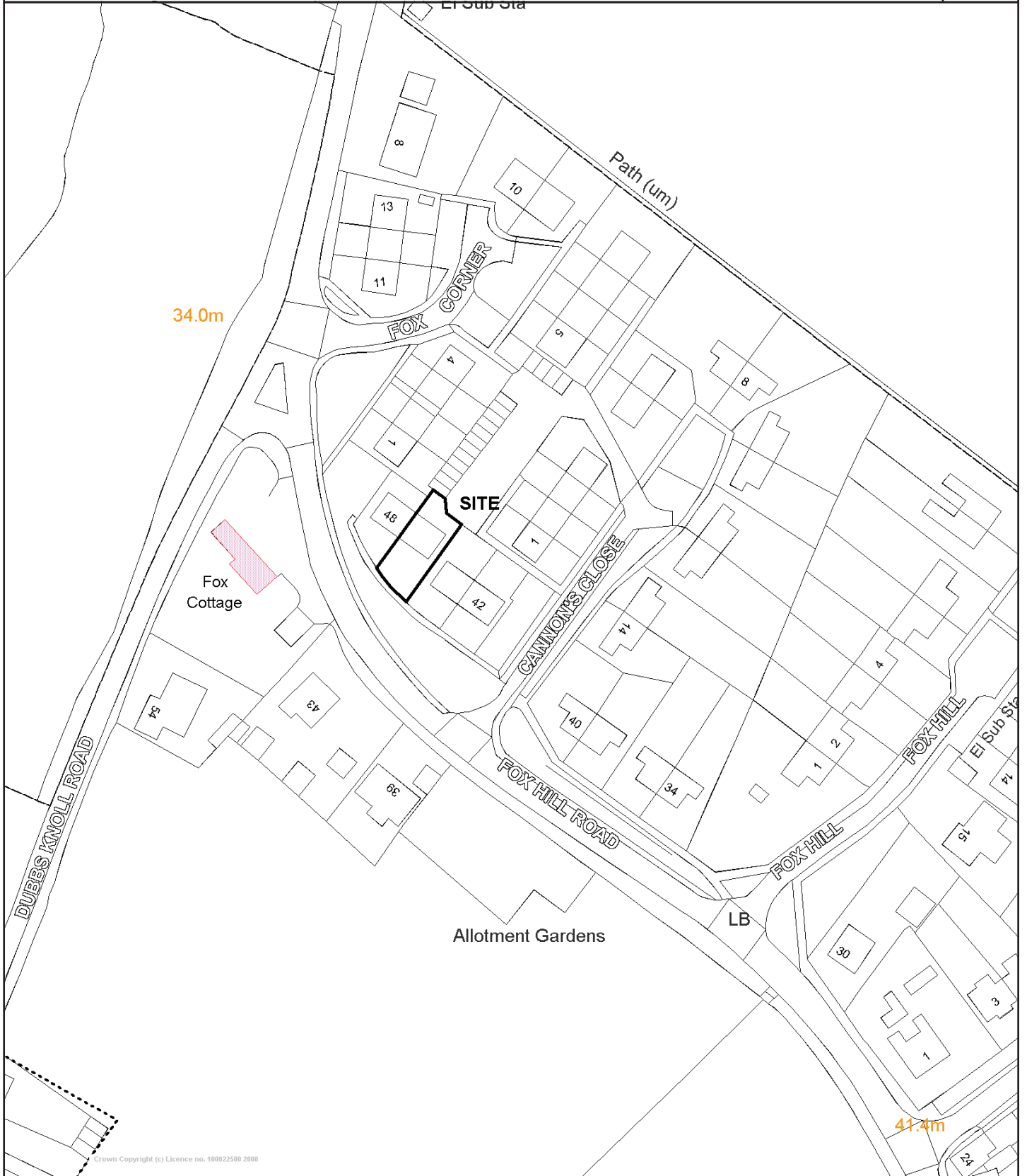
5. South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007

DP/2 - Design of New Development

DP/3 - Development Criteria

CH/4 - Development Within the Curtilage or Setting of a Listed Building

S-1764-09-F



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Scale 1/1250 Date 20/1/2010

Centre = 527917 E 244422 N

February 2010 Planning Committee

Consultation

6. **Guilden Morden Parish Council** – The Parish recommends refusal on the grounds that the proposed crossover is on the apex of a dangerous road, that there is sufficient parking at the rear of the property and that the proposal would detract from the character of the area. It also notes that a previous application similar in content was refused by the Council.
7. **Local Highways Authority** –states that following detailed consultation it has no objections to the proposal shown on Drawing number 42/CP/2.
8. **Conservation Manager** – The Conservation Manager states that the proposal is unlikely to cause harm or impact the setting or character of the listed building. However, the team do have concerns about the proposal on the streetscene. There is concern that the proposal would set a precedent that the other tenants may seek to carry out similar work. This would harm the streetscene by virtue of the loss of the soft green and hedge by adding large amounts of hard landscaping. (additional comments) – Stated that if some more of the hedge could be preserved, then the medical grounds would outweigh harm.
9. **Trees and Landscape Officer** – Has no objection to the development, though if the tree does die a replacement tree will be asked for.

Representations

10. No representation have been received.

Planning Comments

11. The main planning considerations are visual impact and highway safety.
12. ***Impact upon the character of the area*** – The proposed development is located approximately 22 metres from a Grade II Listed Building and approximately 50 metres from the edge of the village framework. The existing front garden is a grass lawn, with several trees (not statutorily protected) having been removed since 2008. The dwelling forms one of the two sets of semi-detached properties that face the grass verge that has a maximum width of approximately 12 metre. The width in front of the application site is approximately 4 metres.
13. None of this set of four semi-detached dwellings has a vehicular crossover. However, approximately 80 metres to the southeast 34 Fox Hill Road has an existing vehicular crossover over a grass verge that was approved in the 1980s (S/2250/86/F). The reason for the proposed development is that the current situation with the car parking at the rear of the dwelling does not meet the needs of one of the occupants of the dwelling on medical grounds. It should be noted that the Parish Council was not aware of the medical requirements of the occupant when their comments were received.
14. The proposal would introduce a new hard element to this part of the streetscene resulting in the loss of part of a grassed area as well as the removal of some of the hedgerow at the front of the 46 Fox Hill Road. This will lead to some harm to the character of this area. However, it is understood that the substantiated medical needs of one the occupiers of this dwelling are such that rear access to the dwelling is not an alternative option and that the proposal is required for this person to be able to access the dwelling. As such I consider that, on balance, the harm to the character and

appearance of the streetscene is outweighed by this material consideration in this instance.

I note the concerns of the Parish Council with regard to precedent, however, it is unlikely that any similar justifications will exist and each application should, in any case, be determined on its individual merits. In addition, I consider that any proposed access to the dwellings to the south would have a much greater impact on the grass verge, as the verge is significantly wider here and may be unlikely to be supported.

15. In connection with the Conservation Officer's comments that the medical grounds would outweigh the harm if more of the soft landscaping could be preserved, I consider it reasonable, with the amount of hedging in the local area, to require by condition a soft landscaping scheme in order to preserve the character of this part of the streetscene.
16. The proposal is not considered to have any unacceptable impact upon trees in the local area. However, an informative should be added to state that if any trees do die because of the development a replacement will be asked for.
17. **Impact upon Highway Safety** – The proposed vehicular cross over is located on the inside of a bend in the road, due to this the possible highway safety concerns were considered at the pre-application stage. The Local Highways Authority Officers during the, pre-application, site meeting confirmed that the proposal would not have any significant impact upon highway safety.
18. The proposed development is not considered to have any significant impact upon highway safety and the visibility splays are across land owned by the County Council. It is therefore considered very unlikely that any obstacles will be placed to obstruct this visibility; a condition or Section 106 Agreement is not required to maintain highway safety.

Recommendation

19. Approve
 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans Drawing Number 42/CP/2.
(Reason – For the avoidance of doubt and in the interests of proper planning.)
 3. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details 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. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

4. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

Informatives

1. If any trees die because of the approved vehicular crossover, then a replacement tree will be requested.

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Planning File Reference S/1764/09/F

Contact Officer: Andrew Phillips, Planning Officer
Telephone: 01954 713169

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd February 2010
AUTHOR/S: Executive Director (Operational Services)/Corporate Manager
(Planning and Sustainable Communities)

S/1694/09/F - LITTLE SHELFORD
Erection of Dwelling and Reconfiguration of Existing Car Parking Area at
Sycamore House, 1 Church Street, for Mr and Mrs Sharpe

Recommendation: Approval

Date for Determination: 8th February 2010

Notes:

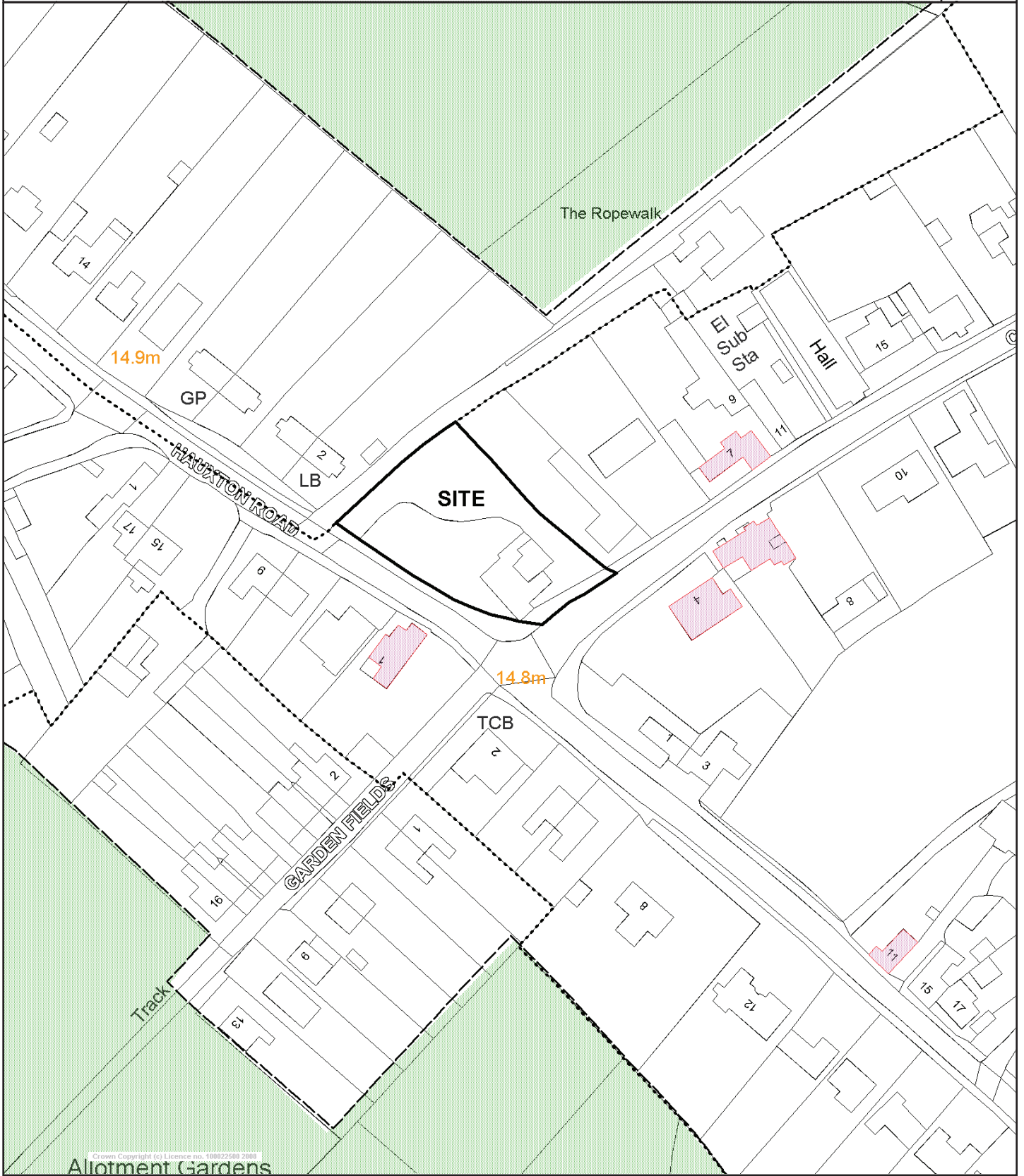
This application has been reported to the Planning Committee for determination, as the Parish Council's recommendation is contrary to that of officers.

Conservation Area

Site and Proposal

1. No.1 Church Street is occupied by a two-storey render and tile property located on the corner of Hauxton Road and Church Street. The ground floor of the building is used as a restaurant, whilst part of the ground floor and the whole first floor form an accommodation unit. On the north west side of the building is the restaurant car park, which is accessed from Hauxton Road. Adjacent to the north western boundary is an access leading to the Ropewalk, beyond which is No.2 Hauxton Road, a two storey semi-detached house with a single storey lean-to at the side and a rooflight facing the boundary hedging. To the north east of the site is No. 3 Church Street, a two-storey cottage with a part two-storey and part single-storey rear projection. The common boundary of Nos. 1 and 3 comprises high conifers, 1.5 - 1.8 metre high fencing, and a brick wall. There are four Listed Buildings in the locality - No.1 Hauxton Road to the south west, No. 7 Church Street to the north west, and Nos. 4 and 6 Church Street to the south east.
2. The site is located inside the village framework and within the Little Shelford Conservation Area. The boundary of the latter runs along the north western boundary of the site.
3. The full application, registered on 14th December 2009, seeks to erect a detached 3-bedroom dwelling within the car parking area on the north west side of the existing property. The proposed dwelling would be an L-shaped 1¹/₂-storey property with a single-storey addition to the side. It would be set back within the site on a similar building line to the adjacent properties, Sycamore House and No. 2 Hauxton Road, and would be accessed via the existing access onto Hauxton Road. In order to accommodate the proposed dwelling, the existing grounds of Sycamore House would be subdivided, and the existing car parking area serving the restaurant reconfigured. The revised parking arrangement would provide a total of 11 parking spaces, and a turning area, and these spaces would be accessed via Church Street.
4. The application is accompanied by a Unilateral Undertaking under Section 106 to secure the provision of off-site public open space. In addition a Planning,

S/1694/09/F - Little Shelford



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Allotment Gardens



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Scale 1/1250 Date 19/1/2010

Centre = 545114 E 251506 N

February Planning Committee

Design and Access Statement and a Heritage Statement have been submitted in support of the application.

Planning History

5. **S/1733/08/F** - An application for an identical dwelling to that proposed within the current application was considered at Planning Committee in January 2009. The application was recommended for approval by Officers but was refused at Committee for the following reason.

'The site in its present condition forms part of a significant undeveloped gap along Hauxton Road, which provides visual permeability to the linear street frontage and a welcome open aspect in an otherwise built-up character. The loss of this distinctive character resulting from the construction of the proposed dwelling would be harmful to the character and appearance of the Little Shelford Conservation Area and would be contrary to Policies DP/2 and CH/5 of the adopted Local Development Framework 2007, which are intended to protect the street scenes of villages and conservation areas from unsympathetic development'.

The application was subsequently dismissed at appeal. However, the sole reason for not allowing the appeal was that the Inspector considered the form and content of the submitted Unilateral Undertaking to be unacceptable and therefore concluded that the application failed to provide an appropriate mechanism for securing the required provision of open space improvements off site. In relation to the reason for refusal, namely the impact of the development upon the Conservation Area, the Inspector stated that the proposed dwelling would be of a design quality and materials sympathetic to its Conservation Area setting, that the scale, form, size and detailing of the dwelling would be compatible with neighbouring buildings, and concluded that the development would preserve or enhance the character and appearance of the Conservation Area. Copies of the previous Committee report and appeal decision are attached as appendices.

6. **S/0398/92/O** - Outline application for the erection of a detached dwelling on land adjacent to No.1 Church Street (then known as the Prince Regent Public House) was refused for 4 reasons:
- (a) Occupiers of the new dwelling would suffer disturbance from users of the public house and its car park.
 - (b) The subdivision of the site would result in the loss of the public house's garden which performs an important role as a buffer zone, minimising the visual impact of the car park and limiting general disturbance to nearby residents.
 - (c) Highway safety implications of access onto Church Street.
 - (d) The proposal would lead to parking along Church Street and Hauxton Road, with consequent highway safety implications.
7. **S/1241/92/O** - Revised outline application was also refused for the following reasons:
- (a) Occupiers of the new dwelling would suffer disturbance from users of the public house and its car park.
 - (b) The Church Street access would necessitate the provision of a visibility splay to the north east, the position of two of the parking spaces would result in vehicles reversing out onto Church Street, and insufficient turning was provided. As such, the development was considered to have an adverse effect upon highway safety.

The application was subsequently dismissed at appeal. The Inspector stated the development would have no adverse impact on highway safety, but did consider that occupants of the dwelling would be subject to unacceptable noise levels arising from the use of the car park. The Inspector also concluded that the character and appearance of the Conservation Area would not be harmed by the erection of a dwelling on the site.

8. **S/1209/05/F** - Application for erection of a substantial two-storey dwelling, and the reorganisation of the car park serving the restaurant, was refused due to the loss of the restaurant's garden, which was considered to form an important open space within the Conservation Area. The proposal was therefore considered to detract from the character of the village and the character and appearance of the Conservation Area. During the consideration of this application, it was agreed that, given the change in use of the adjacent property from a pub to a restaurant, previous concerns regarding the impact on the amenities of occupiers of the proposed dwelling had been resolved as the general levels of noise and disturbance associated with its use were considered to be much lower. The reorganisation of the car park to provide 11 spaces and the proposed access off Church Street were also considered to be acceptable.

The application was subsequently dismissed at appeal for the following reasons:

- (a) The site forms part of a significant undeveloped gap along Hauxton Road, which provides visual permeability to the linear street frontage and a welcome open aspect in an otherwise built up character.
- (b) The proposal would create a dominant and unwelcome visual intrusion into the street scene.
- (c) The scale and massing of the development would be excessive.
- (d) The erection of a substantial two storey dwelling on the site would result in the loss of the distinctive open character.

Planning Policy

9. East of England Plan 2008:
- SS1** - Achieving Sustainable Development
 - ENV6** - The Historic Environment
 - ENV7** - Quality in the Built Environment
10. South Cambridgeshire Local Development Framework Core Strategy Development Plan Document, adopted January 2007:
- ST/7** – Infill Villages
11. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 2007:
- DP/1** - Sustainable Development
 - DP/2** - Design of New Development
 - DP/3** - Development Criteria
 - DP/4** - Infrastructure and New Developments
 - HG/1** - Housing Density
 - NE/6** - Biodiversity
 - NE/15** - Noise Pollution
 - CH/4** - Development within the Curtilage or Setting of a Listed Building

CH/5 - Conservation Areas

SF/10 - Outdoor Play Space, Informal Open Space and New Developments

SF/11 - Open Space Standards

TR/1 - Planning for more Sustainable Travel

TR/2 - Car and Cycle Parking Standards

12. Supplementary Planning Documents, adopted 2009: Development in Conservation Areas; Trees and Development Sites; Open Space in New Developments.
13. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
14. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultation

15. **Little Shelford Parish Council** - Objects the application, stating the following:

"The Parish Council object to the application for the new dwelling within the car park of the Sycamore House restaurant in line with our previous comments and recommend that this application is put before the planning committee.

Little Shelford Parish comments include:

"The application would compromise the existing significant undeveloped gap and open aspect in the context of the ribbon development along Hauxton Road; we do not consider that the erection of a new dwelling would protect and enhance the Conservation Area.

The Parish Council have raised concerns about through traffic along Church Street and congestion through parking in the evening. Recent traffic counts recorded in excess of 400 cars in an hour travelling towards Great Shelford in the morning peak. The evening peak is more spread but on road parking through the use of the village hall, the take-away and residents give cause for safety concerns. (We are waiting for this autumn's traffic counts from CCC).

The reduced car parking from a comfortable 14 spaces to 11 including the 2 spaces currently used for residents at Sycamore House. We would question whether 9 spaces are sufficient for the current and possible future business models without additional on street parking.

The existing trees along the site boundary - along the Hauxton Road frontage should be subject to an arboricultural impact assessment to specify the root protection area required to ensure the survival of the trees".

16. **The Conservation Officer** - states that the application is a resubmission following the refusal of S/1733/08/F and dismissal of the subsequent appeal. The Inspector stated the proposal would be acceptable in terms of the effect on the character and appearance of the Conservation Area. The Conservation Team raised no objections to the previous scheme considered at Committee and, as the current application is identical to the refused scheme, there is no objection. Approval is recommended subject to conditions to include: samples

of materials (to include clay pantiles for the roof, gault brick for the plinth and stack, lime render, painted timber windows to the 1¹/₂ storey element, and stained timber to the single storey range); flashing and junction details for the dormers; and hard/soft landscaping details, including bound gravel for the driveway and parking area.

17. **The Trees and Landscape Officer** - states that the tree on the frontage of Hauxton Road has not been considered. No details of tree protection, root protection areas and no-dig details have been submitted. Such details should be required by a condition of any planning permission.
18. **The Landscape Design Officer** - Raises no objections subject to landscaping and tree protection conditions. It is important that the car parking be screened from the road and it is suggested that yew be used for the new hedge. Some planting should also be provided in front of/against the new house.
19. **The Legal Department** - has not commented to date. Members will be updated on any response received prior to the meeting.
20. **The Environmental Health Officer** - requests that conditions restricting the hours of use of power operated machinery during the construction period and requiring details of any driven pile foundations be attached to any planning permission, in order to minimise the effects of the development to nearby residents.
21. **The Local Highways Authority** - has not commented to date. However, no objections were raised in respect of the previous application. Members will be updated on any response received prior to the meeting.
22. **The Cambridgeshire Fire and Rescue Service** - has not commented to date. Members will be updated on any responses received prior to the meeting.

Representations

23. Occupiers of No.5 Hauxton Road object on the following grounds:
 - a. Consideration must be given to previous Inspectors' reports as this site is the only important open space remaining in this part of the Conservation Area. This open space would be greatly reduced by the proposal.
 - b. The latest application does not address the issue of the change of use of part of the land from restaurant use to residential.
 - c. There would be a substantial reduction in the area of building set aside for use by the restaurant caused by the removal of the adjacent substandard storage buildings.
 - d. The development could affect the viability of the restaurant.
 - e. The resited car parking would seriously reduce the open space.
 - f. No parking has been allowed for occupants of the existing residential accommodation.
 - g. The large tree in the grounds of the proposed new building has not been taken into account.
 - h. The colour of the timber cladding should be specified.
 - i. Construction vehicles should be restricted to the site if the application is approved.
24. Occupiers of The Ropewalk object for the following reasons:
 - (a) Comments made in respect of the previous application reference S/1733/08/F still apply.

- (b) The importance of the open space in the Hauxton Road frontage, as referred to within a previous appeal decision, must be emphasised. Setting the dwelling back 10 metres from the road frontage does not preserve the open space as the open character of this site includes the view through the site to the trees behind.
- (c) In her consideration of application reference S/1733/08/F, the appeal Inspector admitted that the development would result in the loss of part of the existing gap. The retention of most of the attractive landscape area is no substitute whilst her further point that the removal of unsympathetic flat roofed buildings to incorporate the parking area would be a further enhancement is irrelevant as they are not in the desired open space. Replacing the flat roofed buildings with car parking is not a visual improvement.
- (d) An appeal decision is used as precedent for future determinations. When two appeals on the same site disagree, no precedent is set. This application should be refused on the open space grounds of the 2006 appeal, which was not set aside by the 2009 appeal.

Planning Comments – Key Issues

Impact on the Character of the Conservation Area and upon the Setting of Adjacent Listed Buildings

- 25. Concerns have been raised within responses received, including from the Parish Council, regarding the principle of erecting a dwelling on this site, and stating that the site must remain undeveloped and that regard must be had to the comments made by the Inspector in dismissing the appeal relating to application reference S/1209/05/F. In this decision, the Inspector stated that the site forms part of a significant undeveloped gap, providing visual permeability and a welcome open aspect in an otherwise built up character. The appeal proposal itself was considered to be excessive in scale and massing, resulting in the creation of a dominant and unwelcome visual intrusion into the street scene. In the concluding statement, this decision stated that the loss of the distinctive open character of the site, and the harm caused, specifically resulted from the proposed substantial two-storey dwelling. This decision did not state that the site must be protected for its own sake.
- 26. The previous and most recent application on the site (S/1733/08/F) sought to address the reason behind the 2005 application being dismissed at appeal, by proposing a smaller dwelling set further back into the site. The Conservation Officer advised at the time that the proposed dwelling would be modest in scale, would be in keeping with the character of the area and would not have an adverse impact on the street scene. Whilst this application was refused at Planning Committee last January, contrary to Officer recommendation, the Inspector opined, in the subsequent appeal decision, that the design would be acceptable and would preserve or enhance the character and appearance of the Conservation Area. Given that the current proposed scheme is identical to that proposed within application reference S/1733/08/F, the comments of the Inspector relating to that application must take precedence over any previous Inspector's views. On this basis, Officers consider the application to be acceptable in terms of its impact upon the character of the area.
- 27. The density of the development equates to 16.2 dwellings per hectare, a figure lower than the minimum 30 dwellings per hectare density sought by Policy HG/1. However, in view of the sensitivity of the site, as evidenced by the extensive history relating to proposals to erect a single dwelling on the land, Officers consider the erection of any more than one dwelling on the land would be seriously harmful to the open character of the area.

Open Space

28. In accordance with the requirements of Policies DP/4, SF/10 and SF/11 as well as the Supplementary Planning Document on Open Space, all residential developments are expected to contribute towards the off-site provision and maintenance of open space. The 3-bedroom dwelling proposed within the current application would result in the requirement for a contribution of £3,104.38, as calculated at today's date. During the consideration of the appeal lodged against the previous application reference S/1733/08/F, the applicants submitted a legal agreement in support of the appeal in order to secure the payment of the required contribution in the event of the appeal being allowed. The Inspector, however, concluded that the submitted legal agreement could only be given limited weight as it attempted to bind the local planning authority in Section 6 of the document. In addition, an authenticated and sealed copy of the document had not been supplied. In the absence of a mechanism for securing the contribution, the proposal was considered to undermine the strategy in respect of open space provision, contrary to Policies DP/4 and SF/10. Rather than seeking a revision to the undertaking (the usual approach taken to address minor technical errors), the appeal was dismissed solely on this basis.
29. The current application has been accompanied by a draft legal agreement which, again, seeks to make a payment of £3,104.38 towards open space provision, but includes revisions to the wording of Section 6 of the agreement. A copy of the previous and current drafts has been sent to the Council's Legal Department for comment in order to ascertain whether the form and content of the proposed agreement is now acceptable. If the form of the legal agreement is deemed acceptable but it is not possible to finalise the agreement prior to the determination deadline, a condition requiring the provision of the open space contribution prior to commencement of development should be attached to any planning permission. This is the standard approach taken by this Authority in securing such payments.

Residential Amenity

30. The impact of the development upon the amenities of occupiers of the new dwelling, arising from the use of the restaurant car park, was deemed to be acceptable in the consideration of previous application reference S/1733/08/F, subject to conditions requiring a boundary wall to be constructed between the restaurant car park and the garden of the new dwelling, and requiring details of the hard surface for the car park.

Trees

31. In commenting on the previous application, the Trees Officer raised no objections subject to details of tree protection being submitted and approved prior to any construction on site. The Trees Officer has confirmed, verbally, that a condition could equally be applied to the current application in order to resolve concerns raised in respect of the impact upon trees.

Car Parking/Highway Safety

32. The number of parking spaces and access arrangement was deemed to be acceptable in the consideration of previous application reference S/1733/08/F, as set out within paragraphs 22-24 of the report attached as an appendix.

Recommendation

33. Providing no objections are raised by the Legal Department, approval subject to the following conditions:
1. Standard Condition 1 – Full planning permission, time limit (3 years) (Reason - 1.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans - Location Plan (dwg. no. ASC.07.807), dwg. nos. 07006-10 Rev B, 07006-11 Rev B, 07006-12 Rev A and 07006-14. (Reason - For the avoidance of doubt and in the interests of proper planning.)
 3. No development shall take place until details and samples of the clay pantiles for the roof, gault clay brick for the plinth and stack, lime render and painted timber windows to the 1.5-storey element and stained timber to the single-storey element have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and CH/5 of the adopted Local Development Framework 2007.)
 4. No development shall take place until details of the flashing and junction for the dormer windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance either the approved details. (Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and CH/5 of the adopted Local Development Framework 2007.)
 5. SC5 - Landscaping
 6. SC6 – Landscaping
 7. SC12– Boundary (Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and CH/5 of the Local Development Framework 2007 and to minimise noise disturbance to the occupiers of the new dwelling from the restaurant car park in accordance with Policy NE/15 of the Local Development Framework 2007.)
 8. SC7 –Trees
 9. SC8 – Tree Protection
 10. No power operated machinery shall be operated on the premises during the period of construction, before 0800 hours on weekdays and 0800 hours on Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason – To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the Local Development Framework 2007.)
 11. SC30 – Permitted Development – Windows - in the south-east/side elevation of the dwelling. (Reason – To minimise noise disturbance to the occupiers of the new dwelling from the restaurant car park in accordance with Policy NE/15 of the Local Development Framework 2007.)
 12. SC30 – Permitted Development – Windows – in the northwest/ side elevation of the dwelling at and above first floor. (Reason – To safeguard the privacy of adjoining occupiers at No. 2 Hauxton Road in accordance with Policy DP/3 of Local Development Framework 2007.)
 13. The permanent spaces to be reserved on the restaurant site at No 1 Church Street for turning and parking as shown on the drawing number

07006-12A shall be provided before commencement of the development of the dwelling, hereby permitted, and thereafter retained as such.
(Reason – to minimise interference with the free flow and safety of traffic on the adjoining public highways.)

14. SC63 – Grampian Condition – the provision of open space (Reason – open space, Policies SF/10 and DP/4.)

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire LDF 'Development in Conservation Areas SPD; Trees and Development Sites SPD; and Open Space in New Developments SPD, 2009.
- Circulars 11/1995 and 05/2005.
- Planning File Refs: S/0398/92/O, S/1241/92/O, S/1209/05/F, S/1733/08/F and S/1694/09/F.

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee3rd February 2010**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and Sustainable Communities)

S/1719/09/F - WILLINGHAM**Change of Use of Land for the Siting of Two Gypsy Mobile Homes and Utility Block
(Temporary Three Year Consent, Retrospective)
At 2 Greenacres, Meadow Road for Mrs E Webb****Recommendation: Approval****Date for Determination: 20th January 2010**

This Application has been reported to the Planning Committee for determination following a recommendation of refusal by the Parish Council that does not accord with the officer recommendation.

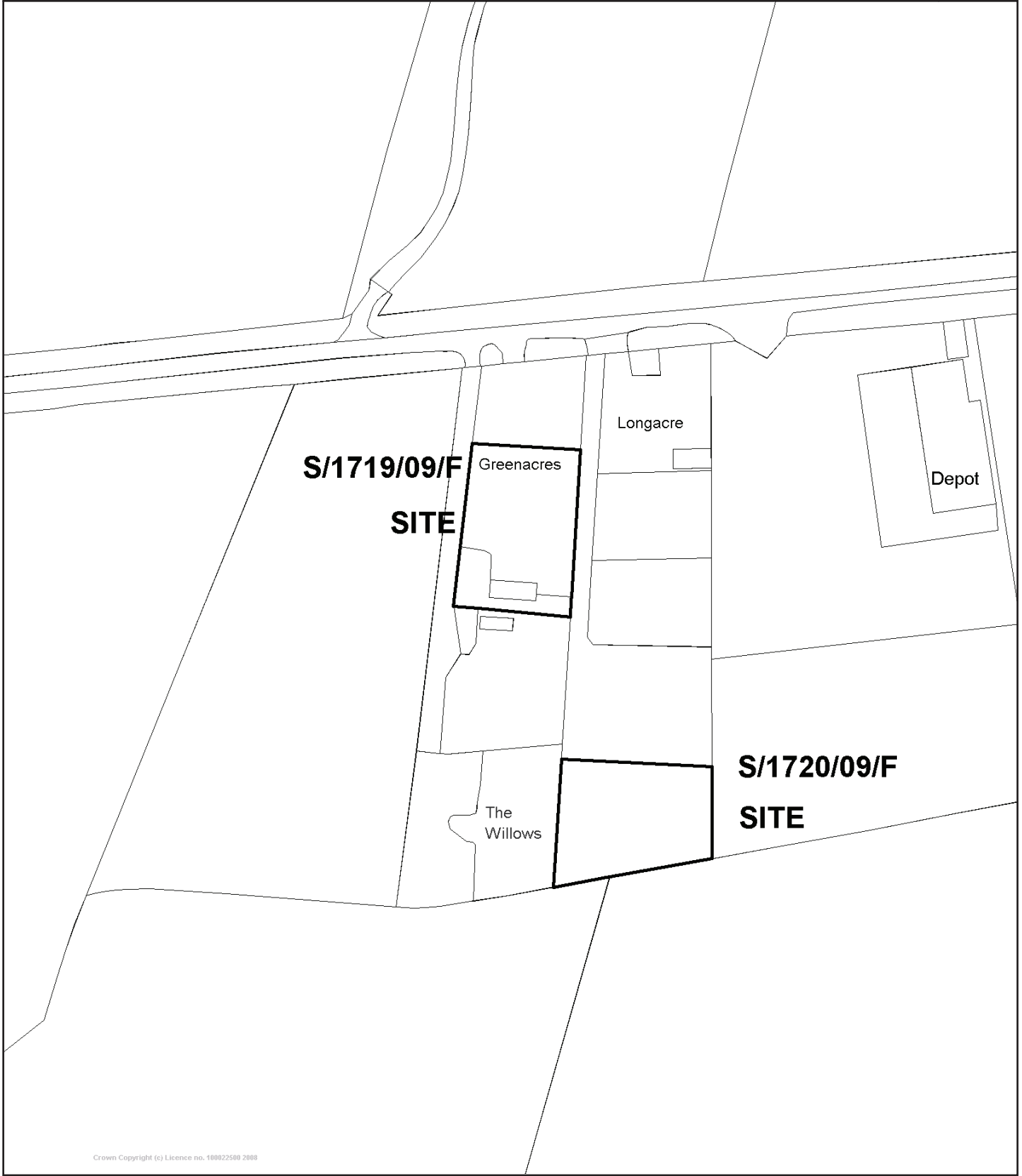
Site and Proposal

1. The site lies to the east side of the village of Willingham, and is outside the defined village framework, as identified in the South Cambridgeshire Local Development Framework 2007. The site measures approximately 28m by 30m, and is set back from Meadow Road. Access is achieved from the west side of the site, where an access track serves this and adjacent units.
2. The north boundary of the site is a 1.5m high fence, which backs onto a barn on the land to the north. There are a range of seemingly historic outbuildings along the east boundary, with a 1.8m fence behind that continues along the southern boundary. The west boundary is a 1m high wall with an open portion to allow vehicle access. Across the access, there is a post and wire fence and a hedge along the boundary of the adjacent agricultural land. The site itself is divided into two plots by a small fence, where differing members of the family are located. There is one mobile home in each of the sub-sections.
3. The full application, dated 25th November 2009, seeks a temporary consent for the stationing of the two mobile homes and the utility block on site. The application is retrospective.

Planning History

4. Application **S/0375/06/F** was granted consent dated 20th November 2006 for the siting of two gypsy mobile homes and utility block on the plot. Condition 2 off this consent restricted the use until 1st November 2009, and gave a further 3 months for the land to be cleared. There have been other planning applications made on the site, although these are not considered relevant to the determination of this consent.
5. Members should be aware of a recent appeal decision relating to a site at 3 Cadwin Field, Willingham (**S/1919/08/F**). An application for temporary consent was refused by Members at the February 2009 Planning Committee, but allowed at appeal. The

S-1719-09-F



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Scale 1/1250 Date 20/1/2010

Centre = 541216 E 270753 N

February 2010 Planning Committee

Inspector noted the need for sites in the District and stated that planning permission should only be for a temporary consent to enable a proper evaluation of all potential sites identified through the Development Plan Document process.

Planning Policy

6. **ODPM Circular 01/2006 (Planning for Gypsy and Traveller Caravan Sites)** provides guidance on the planning aspects of finding sites for gypsies and travellers and how local authorities can ensure that members of that community are afforded the same rights and responsibilities as every other citizen. It advises that where there is an unmet need and no alternative gypsy provision, but there is a reasonable expectation that sites will become available within a given time scale to meet that need, Local Planning authorities should consider granting a temporary permission for proposed sites. It does not say that temporary permission should only be considered where the site is already occupied.
7. Advice on the use of temporary permissions is contained in paragraphs 108-113 of **Circular 11/95, The Use of Conditions in Planning Permissions**. 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 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.
8. 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. In some cases, it may be reasonable to impose certain conditions on a temporary permission such as those that require significant capital outlay.
9. The **South Cambridgeshire District Council Gypsy and Traveller Development Plan Document** is currently under review. A consultation process has recently ended on 9th October 2009 to assess 20 potential sites that performed best against the site criteria agreed after consultation in 2006. Given the requirements of the East of England Plan, drawn up by the East of England Regional assembly (EERA), South Cambridgeshire requires at least 88 new permanent pitches by 2021.
10. The site is currently included within the Gypsy and Traveller Site Operations and Policies consultation in preparation for the Development Plan Document. The site is number 13 in the consultation, which is assessment for three pitches, the application site and land to the south and southeast. The consultation document states "this existing temporary site is close to Willingham's services and facilities and is already meeting Gypsy and Traveller needs.
11. The relevant policies within the **Local Development Framework Development Control Policies 2007** are **DP/1** - Sustainable Development, **DP/2** - Design of New Development, **DP/3** – Development Criteria, **DP/7** – Development Frameworks, **NE/10** – Foul drainage – Alternative Drainage systems, and **NE/11** – Flood Risk.

12. Willingham is defined as a Minor Rural Centre under Policy **ST/5** of the **Local Development Framework Core Strategy adopted January 2007. Consultation**
13. **Willingham Parish Council** recommends refusal of the application on grounds of the scheme being a retrospective application on an illegal site which pre-judges the traveller consultation. If the application is supported, a maximum of 12 months is recommended. They note no plans for the utility block have been submitted.
14. The Council's **Environmental Health Officer** notes concerns regarding noise, and suggests conditions relating to power operated machinery, pile foundations and external lighting. He notes details of drainage provision should be provided. An informative regarding bonfires and burning of waste is also recommended.

Representations

15. No comments have been received at the time of preparing this report.

Planning Comments – Key Issues

16. By virtue of the guidance set out in Circular 01/2006, I consider that the main planning issues to consider in this case are the need to provide residential accommodation on the site relative to the applicants needs, including their status as Gypsies/Travellers, the visual impact of the site, and drainage. This should be balanced against the status of the Gypsy and Traveller Development Plan Document.

Need to Provide Residential Accommodation

17. The applicant remains the same as when temporary consent was granted for the site in application S/0375/06/F. During the course of this application, the applicant's identity as a defined Traveller was confirmed. In light of the definition of a Gypsy/Traveller as set out in Circular 01/2006, I consider the applicant is in need of appropriate gypsy accommodation. The tests set out in the Circular state the Local Planning Authorities are expected to give substantial weight to the unmet need of travellers locally when considering whether a temporary planning permission is justified. There is no additional people on the site from when the previous application was determined. The family have been in Cambridgeshire all their lives, and have cleared the land since they arrived.
18. The site is set close to existing plots. Given the temporary condition on the site and the consultation regarding the Development Plan Document, the site is considered as an acceptable site for a further temporary consent, as requested by the applicant. A three year time period would allow the applicant to remain on site until the Development Plan Document is adopted. At this time, the suitability of the site for a permanent consent will have been assessed, and the applicant can then re-apply as necessary. I note the Parish Council recommends only a one-year temporary consent if the scheme is to be supported, but I feel three years is a much more reasonable time frame, to match other temporary consents granted in recent times including for application S/1919/08/F determined at appeal and the likely timescale for the adoption of the DPD.

Visual Impact

19. The site has good screening along its boundaries. The lowest boundary is the western boundary, given the access and wall. However, there is a hedge on the

opposite side of the access to minimise views into the site. Given the outbuildings to the north and the adjacent plots, the pitch in itself has a low impact upon the wider landscape. I am therefore of the opinion that the proposal would not represent an unacceptable visual impact upon the character and setting of the countryside. Members should be aware the site scored well in the assessments for sites to be included within the development Plan Document. I note that a landscape condition was added to application S/0375/06/F and it would appear to have never been discharged. As the application is only recommended for temporary consent, I do not consider a repeat condition necessary at this point, given the potential capital outlay, and this has been the case for other recent applications. If the site were granted a permanent consent in the future, this would be the time for such a condition.

Drainage

20. I note the comments from the Environmental Health Officer regarding drainage. The applicant has noted a septic tank is being used for the foul water drainage, but no details are given regarding surface water drainage. The previous consent S/0375/06/F requested details to be submitted for both foul and surface water drainage, and again I cannot find evidence this condition was discharged. Given the lack of information regarding surface water drainage, such a condition can again be added to any consent to ensure appropriate methods are in use.

Other Matters

21. Members will be aware that at the January 2010 Planning Committee, two Traveller applications were approved subject to the addition of personal consents to the recommendation. Such a condition is again not suggested for this scheme as there are no personal circumstances that would differentiate the decision than if any other gypsy or traveller were the applicant.
22. Conditions restricting numbers of mobile homes, commercial activity and lighting were present at the previous consent, and these can be repeated here.
23. I note Willingham Parish Council's concerns regarding the application. The site has been previously occupied and the application seeks to regularise the site as the previous consent expired on 1st November 2009. Despite the current application being submitted after this time, I do not consider this would prejudice the determination of the current application. With regard to the time frame, The Inspector in the recent case at 3 Cadwin Fields (S/1919/08/F) took the view that the needs of the applicant were sufficient to justify a temporary consent to allow proper consideration of all the relevant factors in determining the appropriate site options. This application is similar to that won at appeal, and the application is supported in the short-term, with the date to tie in with that at no. 3 Cadwin Fields. Whilst no plans of the utility block have been formally submitted, I am happy that the evidence found on the site visit is enough to determine the application.
24. I note the comments from the Environmental Health Officer regarding the scheme. The application would not require the use of any power operated machinery or any construction, and would not require any foundations. I note the request for a lighting condition, which is standard for a site in a rural area. The informative is also not required as it relates to construction.

Recommendation

25. Approval for a temporary consent expiring 18th August 2012.

Conditions

1. The use, hereby permitted, shall be discontinued and the two caravans and utility block, hereby permitted, shall be removed and the land restored to its former condition on or before 18th August 2012 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. (Reason - In accordance with the advice in Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites, the Council is preparing a Gypsy and Traveller Development Plan Document, and on a without prejudice basis to a permanent consent on this site, a time limited consent will enable the Local Planning Authority to properly assess the impact of traveller development on Willingham.)
2. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in paragraph 15 of the ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites. (Reason - The site is in a rural area where residential development will be resisted by Policy DP/7 of the adopted Local Development Framework 2007 unless it falls within certain limited forms of development that Government guidance allows for. Therefore the use of the site needs to be limited to qualifying persons.)
3. The residential use, hereby permitted, shall be restricted to the stationing of no more than two mobile homes, and the existing utility block at any time. (Reason - To ensure there is no adverse pressure on local infrastructure such as local schools created by further people living on the site.)
4. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site. (Reason - In order to limit the impact of the development on the area's rural character and the residential amenities of neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
5. No commercial activities shall take place on the land, including the storage of materials. (Reason - In order to limit the impact of the development on the area's rural character and the residential amenities of neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
6. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. (Reason - In order to limit the site's impact on the area's rural character in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

7. Within 3 months of the date of this decision, a scheme for the provision of foul and surface water drainage works shall be submitted to the local Planning Authority for its approval in writing. The approved scheme shall be constructed and completed in accordance with the approved detail and within a time period to be specified by the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul and surface water drainage in accordance with Policies DP/1, NE/10 and NE/11 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy and Development Control Policies 2007
- ODPM Circular 01/2006 (Planning for Gypsy and Traveller Caravan Sites)
- Circular 11/95: The Use of Conditions in Planning Permissions
- Gypsy and Traveller Site Consultation document July-October 2009
- Planning Files ref: S/1719/09/F, S/1919/08/F and S/0375/06/F

Contact Officer: Paul Derry – Senior Planning Officer
Telephone: (01954) 713159

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee3rd February 2010**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and Sustainable Communities)

S/1720/09/F - WILLINGHAM**Change of Use of Land for the Siting of Two Gypsy Mobile Homes, Two Touring Caravans and Shed (Temporary Three-Year Consent, Retrospective)
At Plot 5 Longacre, Meadow Road for Miss M Wenman****Recommendation: Approval****Date for Determination: 20th January 2010**

This Application has been reported to the Planning Committee for determination following a recommendation of refusal by the Parish Council that does not accord with the officer recommendation.

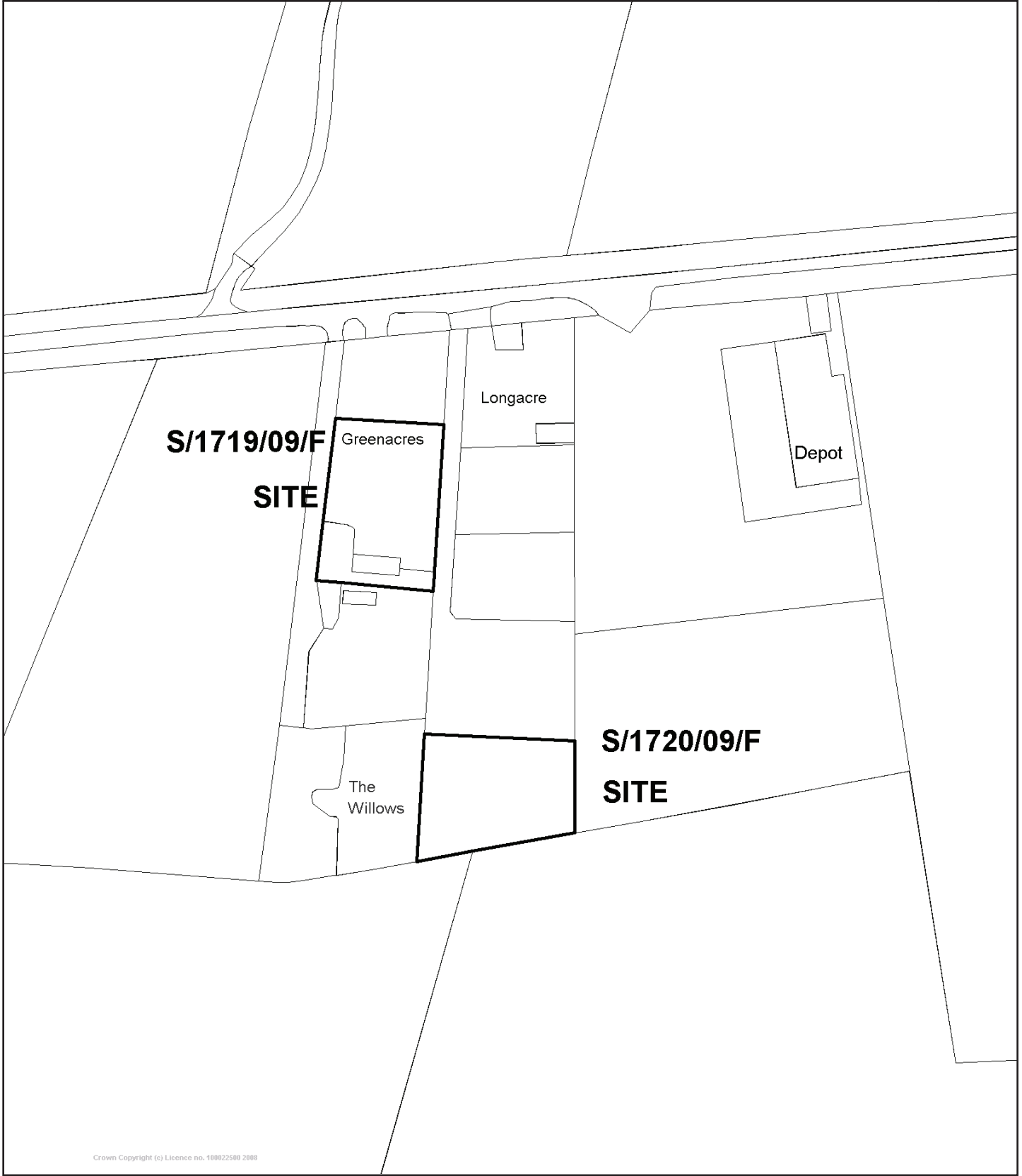
Site and Proposal

1. The site lies to the east side of the village of Willingham, and is outside the defined village framework, as identified in the South Cambridgeshire Local Development Framework 2007. The site measures approximately 35m by 25m, and is set back from Meadow Road. The plot is the last served by the access directly north of the site, which serves other Longacre pitches.
2. The southern boundary of the site backs onto open countryside, and the shared boundary is a 2-3m high deciduous hedge. Some of this planting continues along the east boundary, although there is an area that is open. The adjacent land is currently laid to grass and was the subject of a recently refused application for a further pitch. The northern boundary is a 1.8m high fence. The site is gravelled, and is divided into two areas by a 1.8m fence. There is no development on the eastern section of the site. There are currently two caravans on site, and a further van used as a fold down playroom with a shed.
3. The full application, dated 25th November 2009, seeks a temporary consent for the stationing of the two mobile homes, two touring caravans and a shed on site. The application is retrospective.

Planning History

4. Application **S/0402/06/F** granted consent dated 20th November 2006 for the siting of two gypsy mobile homes, two touring caravans and a utility block on the site. Condition 2 off this consent restricted the use until 1st November 2009, and gave a further 3 months for the land to be cleared. There have been other planning applications made on the site, although these are not considered relevant to the determination of this consent.
5. Members should be aware of a recent appeal decision relating to a site at 3 Cadwin Field, Willingham (**S/1919/08/F**). An application for temporary consent was refused by Members at the February 2009 Planning Committee, but allowed at appeal. The

S-1720-09-F



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Scale 1/1250 Date 20/1/2010

Centre = 541248 E 270747 N

February 2010 Planning Committee

Inspector noted the need for sites in the District and stated that planning permission should only be for a temporary consent to enable a proper evaluation of all potential sites identified through the Development Plan Document process.

Planning Policy

6. **ODPM Circular 01/2006 (Planning for Gypsy and Traveller Caravan Sites)** provides guidance on the planning aspects of finding sites for gypsies and travellers and how local authorities can ensure that members of that community are afforded the same rights and responsibilities as every other citizen. It advises that where there is an unmet need and no alternative gypsy provision, but there is a reasonable expectation that sites will become available within a given time scale to meet that need, Local Planning authorities should consider granting a temporary permission for proposed sites. It does not say that temporary permission should only be considered where the site is already occupied.
7. Advice on the use of temporary permissions is contained in paragraphs 108-113 of **Circular 11/95, The Use of Conditions in Planning Permissions**. 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 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.
8. 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. In some cases, it may be reasonable to impose certain conditions on a temporary permission such as those that require significant capital outlay.
9. The **South Cambridgeshire District Council Gypsy and Traveller Development Plan Document** is currently under review. A consultation process has recently ended on 9th October 2009 to assess 20 potential sites that performed best against the site criteria agreed after consultation in 2006. Given the requirements of the East of England Plan, drawn up by the East of England Regional assembly (EERA), South Cambridgeshire requires at least 88 new permanent pitches by 2021.
10. The site is currently included within the Gypsy and Traveller Site Operations and Policies consultation in preparation for the Development Plan Document. The site is number 13 in the consultation, which is assessment for three pitches, the application site and land to the north and northwest. The consultation document states "this existing temporary site is close to Willingham's services and facilities and is already meeting Gypsy and Traveller needs.
11. The relevant policies within the **Local Development Framework Development Control Policies 2007** are **DP/1** - Sustainable Development, **DP/2** - Design of New Development, **DP/3** – Development Criteria, **DP/7** – Development Frameworks, **NE/10** – Foul drainage – Alternative Drainage systems, and **NE/11** – Flood Risk.

12. Willingham is defined as a Minor Rural Centre under Policy **ST/5** of the **Local Development Framework Core Strategy adopted January 2007. Consultation**
13. **Willingham Parish Council** recommends refusal of the application on grounds of the scheme being a retrospective application on an illegal site which pre-judges the traveller consultation. If the application is supported, a maximum of 12 months is recommended.
14. The Council's **Environmental Health Officer** notes concerns regarding noise, and suggests conditions relating to power operated machinery, pile foundations and external lighting. He notes details of drainage provision should be provided. An informative regarding bonfires and burning of waste is also recommended.

Representations

15. No comments have been received at the time of preparing this report.

Planning Comments – Key Issues

16. By virtue of the guidance set out in Circular 01/2006, I consider that the main planning issues to consider in this case are the need to provide residential accommodation on the site relative to the applicants needs, including their status as Gypsies/Travellers, the visual impact of the site, and drainage. This should be balanced against the status of the Gypsy and Traveller Development Plan Document.

Need to Provide Residential Accommodation

17. The applicant has differed since the previous consent on the site was granted (S/0402/06/F). However, the applicant is a family relative to the former occupiers who remain in Willingham and has been on the site for approximately 5 to 6 years. The Planning Enforcement Officer has confirmed that from the information available to him, the applicant would meet the definition of a Gypsy/Traveller as set out in Circular 01/2006. I consider the applicant is in need of appropriate gypsy accommodation. The tests set out in the Circular state the Local Planning Authorities are expected to give substantial weight to the unmet need of travellers locally when considering whether a temporary planning permission is justified. The two children on site already attend Willingham Primary School, and as a result there would be no further strain on local infrastructure.
18. The site is set close to existing plots. Given the temporary condition on the site and the consultation regarding the Development Plan Document, the site is considered as an acceptable site for a further temporary consent, as requested by the applicant. A three year time period would allow the applicant to remain on site until the Development Plan Document is adopted. At this time, the suitability of the site for a permanent consent will have been assessed, and the applicant can then re-apply as necessary. I note the Parish Council recommends only a one-year temporary consent if the scheme is to be supported, but I feel three years is a much more reasonable time frame, to match other temporary consents granted in recent times including for application S/1919/08/F determined at appeal and the likely timescale for the adoption of the DPD.

Visual Impact

19. The site has good screening along its boundaries, particularly the southern boundary towards the open countryside. Some of the east boundary allows views through to the adjacent grassland, but this also has a strong hedge against the surrounding countryside. Given the boundaries, I am therefore of the opinion that the proposal would not represent an unacceptable visual impact upon the character and setting of the countryside. Members should be aware the site scored well in the assessments for sites to be included within the development Plan Document. I note that a landscape condition was added to application S/0402/06/F and it would appear to have never been discharged. However, there has been some planting on the site, although not to an agreed scheme. As the application is only recommended for temporary consent, I do not consider a repeat condition necessary at this point, given the potential capital outlay and the landscaping already completed, and this has been the case for other recent applications. If the site were granted a permanent consent in the future, this would be the time for consideration as to whether any further planting is required.

Drainage

20. I note the comments from the Environmental Health Officer regarding drainage. The applicant has noted a septic tank is being used for the foul water drainage, but no details are given regarding surface water drainage. The previous consent S/0402/06/F requested details to be submitted for both foul and surface water drainage, and again I cannot find evidence this condition was discharged. Given the lack of information regarding surface water drainage, such a condition can again be added to any consent to ensure appropriate methods are in use.

Other Matters

21. Members will be aware that at the January 2010 Planning Committee, two Traveller applications were approved subject to the addition of personal consents to the recommendation. Such a condition is again not suggested for this scheme as there are no personal circumstances that would differentiate the decision than if any other gypsy or traveller were the applicant.
22. Conditions restricting numbers of mobile homes, commercial activity and lighting were present at the previous consent, and these can be repeated here.
23. I note Willingham Parish Council's concerns regarding the application. The site has been previously occupied and the application seeks to regularise the site as the previous consent expired on 1st November 2009. Despite the current application being submitted after this time, I do not consider this would prejudice the determination of the current application. With regard to the time frame, The Inspector in the recent case at 3 Cadwin Fields (S/1919/08/F) took the view that the needs of the applicant were sufficient to justify a temporary consent to allow proper consideration of all the relevant factors in determining the appropriate site options. This application is similar to that won at appeal, and the application is supported in the short-term, with the date to tie in with that at no. 3 Cadwin Fields.
24. I note the comments from the Environmental Health Officer regarding the scheme. The application would not require the use of any power operated machinery or any construction, and would not require any foundations. I note the request for a lighting condition, which is standard for a site in a rural area. The informative is also not required as it relates to construction.

Recommendation

Approval for a temporary consent expiring 18th August 2012.

Conditions

1. The use, hereby permitted, shall be discontinued and the two mobile homes, two touring caravans and shed, hereby permitted, shall be removed and the land restored to its former condition on or before 18th August 2012 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.
(Reason - In accordance with the advice in Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites, the Council is preparing a Gypsy and Traveller Development Plan Document, and on a without prejudice basis to a permanent consent on this site, a time limited consent will enable the Local Planning Authority to properly assess the impact of traveller development on Willingham.)
2. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in paragraph 15 of the ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites.
(Reason - The site is in a rural area where residential development will be resisted by Policy DP/7 of the adopted Local Development Framework 2007 unless it falls within certain limited forms of development that Government guidance allows for. Therefore the use of the site needs to be limited to qualifying persons.)
3. The residential use, hereby permitted, shall be restricted to the stationing of no more than two mobile homes, two touring caravans and the existing shed at any time.
(Reason - To ensure there is no adverse pressure on local infrastructure such as local schools created by further people living on the site.)
4. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.
(Reason - In order to limit the impact of the development on the area's rural character and the residential amenities of neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
5. No commercial activities shall take place on the land, including the storage of materials.
(Reason - In order to limit the impact of the development on the area's rural character and the residential amenities of neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
6. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - In order to limit the site's impact on the area's rural character in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
7. Within 3 months of the date of this decision, a scheme for the provision of foul and surface water drainage works shall be submitted to the local Planning Authority for its approval in writing. The approved scheme shall be

constructed and completed in accordance with the approved detail and within a time period to be specified by the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul and surface water drainage in accordance with Policies DP/1, NE/10 and NE/11 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy and Development Control Policies 2007
- ODPM Circular 01/2006 (Planning for Gypsy and Traveller Caravan Sites)
- Circular 11/95: The Use of Conditions in Planning Permissions
- Gypsy and Traveller Site Consultation document July-October 2009
- Planning Files: S/1720/09/F, S/1919/08/F and S/0402/06/F

Contact Officer: Paul Derry – Senior Planning Officer
Telephone: (01954) 713159

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd February 2010
AUTHOR/S: Executive Director (Operational Services)/Corporate Manager
(Planning and Sustainable Communities)

S/1760/09/F - CASTLE CAMPS
Dwelling (Revised Design) (Retrospective Application) at Land to the South of
Fielde House, Haverhill Road for Mr C. O'Malley

Recommendation: Approval

Date for Determination: 26th January 2010

Notes:

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

Site and Proposal

1. The site is situated within the Castle Camps village framework. It measures 0.0435 of a hectare in area and formerly comprised the garden to Fielde House. The site was later subdivided to create a new plot and planning permission was granted for a dwelling in 2009. The site currently comprises the new dwelling but it has not been built in accordance with the approved plans under application reference S/0019/09/F.
2. This full planning application, received on 1st December 2009, proposes the retention of the dwelling currently under construction on the site. The main differences to the previously approved dwelling are its siting, a greater overall width; higher, wider and shorter front and rear gable projections; wider side gables; changes to the porch design; the loss of the garage to provide a family room; changes to window sizes and positions; a re-positioned chimney; addition of second floor accommodation; and roof lights to the rear elevation. The dwelling measures 7.7 metres in height to the ridge and 4.5 metres in height to the eaves. It is set back 8 metres from the road. Two parking spaces and a turning area are provided to the front. A tree would be planted in the north western corner of the site's frontage.
3. Fielde House is a two-storey dwelling that is situated to the north. It currently has a ground floor lounge window (secondary) and a first floor bedroom window in its side elevation facing the site. It should be noted that planning permission is likely to be granted for extensions to this property in the immediate future and this would result in a rearranged internal layout with ground floor study and lounge windows, and first floor bathroom and en-suite bathroom windows in its side elevation. Barton Villa is a two-storey dwelling that is located to the south. It has ground floor dining room, study and kitchen/diner windows and first floor bathroom and en-suite bathroom windows in its side elevation facing the site. The garden to 'Haling' lies to the east.

S/1760/09/F - Castle Camps



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Scale 1/1250 Date 19/1/2010

Centre = 563375 E 243680 N

February Planning Committee

Planning History

4. Planning permission was granted for one dwelling on the site in March 2009 (reference **S/0019/09/F**).
5. Planning permission was refused for one dwelling on the site and the adjacent plot of land at Fielde House in November 2007 (reference **S/1886/07/F**). The main reason for refusal related to the density of the development.

Planning Policy

Local Development Plan Policies

6. East of England Plan 2008:
SSS1 Achieving Sustainable Development
ENV7 Quality in the Built Environment
7. South Cambridgeshire Local Development Framework Core Strategy DPD 2007:
ST/6 Group Villages
8. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
NE/6 Biodiversity
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
9. South Cambridgeshire Local Development Framework Supplementary Planning Documents 2009:
Open Space in New Developments
Biodiversity

National Planning Guidance

10. Planning Policy Statement 3 (Housing)
- #### ***Circulars***
11. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
 12. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultation

13. **Castle Camps Parish Council** - Recommends refusal and makes the following comments:-

- (a) “Obviously our comments do not interest and are not required by South Cambs., as the property is almost finished and on the market for sale via Cheffins Estate Agents.
 - (b) As I read Mr Denn’s description of a building to fit in with the surrounding area it is a misinterpretation of height, position [and] car parking as he has made the original garage part of the house, he also forgot to say he has made this four bedroom house into a townhouse with rooms in the loft to make four bedrooms plus.
 - (c) It has also brought up the subject again about the drainage in the village as Mr Denn admits this property has been connected to the mains sewerage.”
14. **Local Highway Authority** - No objection subject to conditions in relation to the use of dropped rather than radii kerbs, the construction of the access in accordance with County Council specification, the provision of adequate surface water drainage measures, the prevention of the use of unbound material for the driveway, and the retention of parking and turning areas. Also requests dimensions of the garage and parking spaces on the plans and informatives with respect to works to the public highway and the relocation of public utility apparatus.
15. **Environmental Health Officer** - Requires a condition in relation to the working hours of power operated machinery during the period of construction and informatives with respect to the type of foundations and the burning of waste on site.
16. **Landscape Design Officer** - Requests a green beech or yew hedge along the front boundary and advises that there would not be enough room for a beech tree but a small tree would be acceptable.
17. **Trees and Landscapes Officer** - No objections.

Representations

18. Two letters have been received from occupiers of dwellings in Claydon Close. Concerns are raised regarding the visual impact of the development upon the surrounding area in terms of its scale, form, mass and siting and the loss of a view of the countryside.

Planning Comments – Key Issues

19. The main considerations in the determination of this application relate to the principle of development on the site and the impact of the development upon the character and appearance of the area, the amenities of neighbours, highway safety, and drainage.

Principle of Development

20. Castle Camps is identified as a Group Village. The site lies within the village framework. Residential developments of up to eight dwellings are acceptable in principle in the village frameworks of such settlements.
21. The erection of one dwelling on the site has already been established through planning consent reference S/0019/09/F. Although it is acknowledged that one dwelling equates to a density of 23 dwellings per hectare, which is below the requirement of at least 30 dwellings per hectare outlined in Policy HG/1, it is considered appropriate. A greater number of dwellings would result in a higher density that would not be in keeping with the character of the area and would result in a cramped layout.

Impact upon the Character and Appearance of the Area

22. The siting of the dwelling is considered acceptable. Although it is set forward of Barton Villa, it does not result in a prominent development within the street scene, as it is set back from the road by 8 metres and behind the forward most point of Fielde House to Haverhill Road. The staggered relationship and pattern of existing dwellings within the street scene is maintained. The loss of the existing open gap between Fielde House and Barton Villa does not have a significant and unacceptable visual impact, given the close-knit nature of dwellings to the south of the site.
23. The dwelling, by virtue of its height, width and design, is similar in appearance to the existing dwellings along Haverhill Road and is considered to relate well to the character of the surrounding area. The external changes to the proportions of the dwelling and the revised details such as the windows and chimney are not considered harmful. The use of render and plain tiles for the materials is appropriate.
24. Whilst it is acknowledged that the loss of the garage results in additional cars being parked to the front of the dwelling, this is not considered visually unacceptable, given that it is a common occurrence in the area.
25. An additional space has been created along the front boundary of the site as a result of the dwelling being sited further back. This will be able to accommodate a hedge that will soften the development.

Highway Safety

26. The proposal is not detrimental to highway safety. Although the access is close to the junction of Claydon Close, its use for one dwelling does not result in significant traffic generation that makes it dangerous. The provision of pedestrian visibility splays would be a condition of any consent. Adequate space is provided on the site for the parking of two cars in accordance with Council standards. There is also space for turning to enable vehicles to leave the site in forward gear.

Neighbour Amenity

27. Whilst it is acknowledged that the ground floor study and dining room windows, and first floor bathroom and en-suite bathroom windows in the side elevation of Barton Villa have an outlook of the two-storey side elevation of the new dwelling, it does not adversely affect that property through being unduly overbearing in terms of its mass or through a loss of light, as it is orientated to the north, set 5 metres off the boundary, the dining room window is secondary in nature, and the study and bathrooms are non-habitable rooms.
28. The impact upon the ground floor dining room window and first floor bedroom window in the front elevation of Barton Villa is not considered to be harmful, as a result of the positioning of the two dwellings.
29. Although the ground floor study and lounge windows, and first floor bathroom and en-suite bathroom windows in the side elevation of the neighbour at Fielde House face towards the two-storey side elevation of the new dwelling, it is not considered to seriously harm the amenities of that property through being unduly overbearing in mass or through a significant loss of light, as the lounge window is secondary in nature and the study and bathrooms are non-habitable rooms.

30. The impact upon the ground floor lounge French doors and the first floor bedroom window in the rear elevation of Fielde House is considered acceptable, due to the relationship between the two dwellings.
31. The first floor bedroom windows in the rear elevation and the roof lights in rear roof slope serving the second floor gamesroom do not result in a loss of privacy to the neighbour at Haling, as they are situated a distance of 14 metres from the boundary and do not overlook the main sitting out area in the garden of that property.
32. The loss of the view of the countryside from the front elevation of the dwelling on the opposite side of the road at No. 30 Claydon Close is not a planning consideration.

Other Matters

33. Foul water drainage will be disposed of via the main sewer, as was approved under the previous planning permission (ref. S/0019/09/F). The capacity of the sewer will be considered at the Building Regulations stage and is not a matter that would warrant refusal of the planning application. However, a condition to agree the method of disposal will be attached to any consent.
34. The South Cambridgeshire Recreation Study 2005 identifies a shortage of open space in Castle Camps. The development requires the on-site provision of 13 square metres of informal open space. No open space is provided on site, therefore, a financial contribution of £4,258.90 (index-linked) towards the provision and maintenance of open space 'off-site' would be required. The applicant's agent has confirmed that the applicant would be willing to pay a contribution towards such facilities and a condition will be attached to any consent securing such payment.

Recommendation

35. Approval, subject to the following planning conditions:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number DD 389.03C (except the block plan showing parking layout, landscaping and rear boundary treatment, details of which are to be agreed).
(Reason – For the avoidance of doubt and in the interests of proper planning.)
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the first floor side elevations 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 adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

3. Apart from any top hung vent, the proposed first floor bathroom windows in the side elevations of the dwelling, hereby permitted, shall be fixed shut and permanently glazed with obscure glass.
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. Within three months of the date of this permission, details of the treatment of the rear site boundary shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority and in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
5. Within three months of the date of this permission, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details 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. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
7. Within three months from the date of this permission, a plan showing space to be reserved on the site for the parking of two cars and turning to enable vehicles to leave the site in forward gear shall be submitted to and approved in writing by the Local Planning Authority. The space shall be laid out before the development, hereby permitted, is occupied and thereafter maintained for those purpose.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
8. Within three months from the date of this permission, a plan showing the provision of pedestrian visibility splays measuring 2.0 metres x 2.0 metres on both sides of the access within the curtilage of the dwelling shall be submitted to and approved in writing by the Local Planning Authority; the visibility splays shall be maintained thereafter free from any obstruction over a height of 600mm.

(Reason - In the interests of pedestrian and highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

9. Within three months from the date of this permission, a plan showing the provision of dropped kerbs rather than radii kerbs shall be submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - In the interest of pedestrian and highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
10. Within three months from the date of this permission, the access where it crosses the public highway shall have been laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
(Reason - In the interests of highway safety and to ensure satisfactory access to the site in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. Within three months from the date of this permission, details of surface water drainage measures to prevent run-off to the public highway shall 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 minimise the risk of flooding to the public highway in the interests of highway safety and to ensure satisfactory access to the site in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
12. During the period of construction, no power operated machinery shall be operated on the site before 08.00 hours and after 18.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
13. Within three months from the date of this permission, a scheme for the provision of recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure that the development contributes towards open space in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)

Informatives

1. A financial contribution of £4,258.90 as calculated at the date of this decision and to be index-linked will be required in relation to condition 13 above.
2. See attached Environment Agency advice regarding soakaways.

3. During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
4. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
5. Public Utility apparatus may be affected by this proposal. Please note that it is the applicant's responsibility and at their own cost to contact the appropriate utility service to reach agreement on any necessary alterations.

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - a) East of England Plan 2008:
Policy ENV7 (Quality in the Built Environment)
 - b) South Cambridgeshire Local Development Framework Core Strategy 2007:
Policy ST/6 (Group Villages)
 - c) South Cambridgeshire Local Development Framework Development Control Policies 2007:
Policy DP/2 (Design of New Development); Policy DP/3 (Development Criteria); Policy DP/4 (Infrastructure and New Developments); Policy DP/7 (Development Frameworks); Policy HG/1 (Density); Policy SF/10 (Open Space); Policy SF/11 (Open Space Standards); Policy NE/6 (Biodiversity); Policy TR/1 (Planning for More Sustainable Travel);
Policy TR/2 (Car and Cycle Parking Standards)
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:
 - Visual Impact
 - Foul Water Drainage
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents 2009
- Planning Policy Guidance Note 3 (Housing)
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)-
- Planning File references S/1760/09/F, S/0019/09/F and S/1886/07/F

Contact Officer: Karen Pell-Coggins - Senior Planning Officer
Telephone: (01954) 713230

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd February 2010
AUTHOR/S: Executive Director (Operational Services)/Corporate Manager
(Planning and Sustainable Communities)

S/1508/09/F & S/1509/09/LB - COTON
Extensions and Alterations to 66 High Street, Coton for Mrs Nicola Anderson

Recommendation: Refusal

Date for Determination: 14th December 2009

Notes:

This Application has been reported to the Planning Committee for determination because Cllr Burkitt requested that the application is considered at Planning Committee.

Members will visit this site on 3rd February 2010

Conservation Area

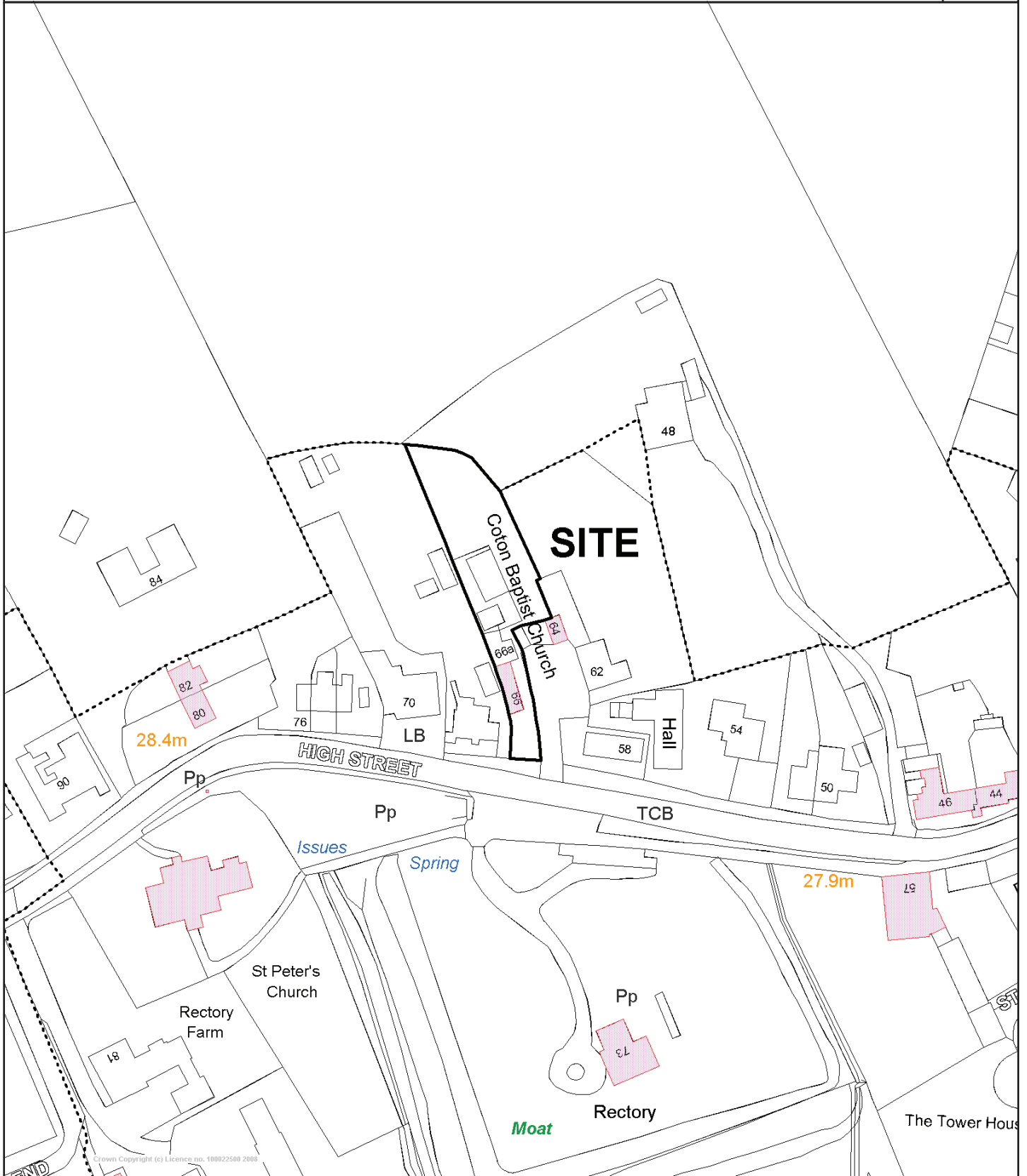
Site and Proposal

1. Rose Cottage, 66 High Street, Coton is a detached grade II listed cottage with associated buildings within its curtilage. It is located within the village framework and the Conservation Area.
2. The cottage is 1½ storey, linear in form with a mansard roof. There is a single storey element at the rear, which is currently being used as an annexe and has its own address point. Behind the dwelling is a single storey, flat roof brick built building, which is a former Sunday school building, and directly behind this is the former Baptist Chapel. To the east of the dwelling is a timber garage with a possible room in the roof space; a window on the front elevation indicates this.
3. The curtilage to the property is modest, with garden space at the front of the dwelling which is level and space at the rear of the Chapel; which is on a steep incline. The property has limited parking available and shares the access to the dwelling with nos. 64 and 62 High Street, all of which have limited curtilage to the front of the property.
4. The full application was received 19 October 2009 and proposes to add a single storey extension on the rear of the existing single storey element/annexe. This would follow demolition of the former Sunday School building for which consent to demolish has already been granted. The proposed extension measures 5.4m deep and 3.9m wide, it is not proposed to be any taller than the existing single storey, there is a change in levels between the annexe and the Chapel and the plans indicate that this is the case. The dwelling including the proposed extension would measure 25.7m in length.

Planning History

5. **C/0283/51** - Application for 'rebuilding' of a kitchen and bathroom extension on the south side (end gable to road) of the listed building. Not clear if this was implemented

S-1508-09-F & S-1509-09-LB



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Scale 1/1250 Date 22/1/2010

Centre = 540959 E 258959 N

February 2010 Planning Committee

or if it related to the old butcher shop mentioned in historic development information from agent. The proposed structure extends past the current building footprint. The location of the proposal is given as 'Chapel Yard' not 66 High Street. The building was not listed at this time. Old maps do show some kind of structure at this location, which no longer exists.

6. **S/1136/85/NLB** - Works to demolish and rebuild Coach House, curtilage outbuilding to the east of the Cottage.
7. **S/1439/85/LB** - Application is called 'extension' but also called 'alterations', which appears to be when the existing extension on the north gable end was reworked and a separate toilet and utility space within a lobby was added. There were no existing plans, only proposed, which makes it difficult to compare. The plans also indicate a new internal partition separating a large space outside the kitchen area. Listed building consent was applied for but not planning permission.
8. **S/2126/88/LB** - New window in north end gable of the main Cottage building.
9. **S/3021/88/LB** - Application for alterations, which apparently led to the creation of a self contained annexe. (Parish Council comments indicate concern in making '2 dwellings from 1' in addition to concerns about parking or garage space not being adequate.) Planning consent would have been required at the time but the planning history does not indicate that this was sought.
10. **S/0613/08/CAC** - Consent granted to demolish the Sunday school building to the north of the Cottage.
11. **S/0407/09/F & S/0408/09/LB** - Applications for an extension to listed building. The scheme was for a larger extension. The applications were withdrawn as a result of discussions between the owner, agent and the Council.

Planning Policy

National Planning Policy Guidance 15

Section 3.13

12. Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership should not be discounted. Nevertheless, listed buildings do vary greatly in the extent to which they can accommodate change without loss of special interest. Some may be sensitive even to slight alterations; this is especially true of buildings with important interiors and fittings - not just great houses, but also, for example, chapels with historic fittings or industrial structures with surviving machinery. Some listed buildings are the subject of successive applications for alteration or extension: in such cases it needs to be borne in mind that minor works of indifferent quality, which may seem individually of little importance, can cumulatively be very destructive of a building's special interest.

Section C.4

13. Information about the history and development of a building will be of value when considering proposed alterations. This may be gained from the physical evidence in the building itself - ghosts of lost features in plaster, rough edges where features have been cut away, empty peg-holes and mortices - which can elucidate the original form

or construction. There may also be documentary information, such as early photographs, drawings, written descriptions, or other documents relating to its construction or use.

14. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies adopted July 2007.**

Policy **DP/2** – Design of New Development

Policy **DP/3** – Development Criteria

Policy **CH/3** – Listed Buildings

Policy **CH/5** – Conservation Areas

Supplementary Planning Guidance

15. Listed Buildings SPD – adopted July 2009
Development Affecting Conservation Areas –adopted January 2009

Consultation

16. **Parish Council** - No recommendation.

Conservation Officer

17. The new application has not overcome the issues raised in the previous application, nor have the agents looked at reducing the extension, investigated the history of the building sufficiently, etc.
18. The building has already been extended several times and has reached its capacity for further extension. The proposal creates a larger footprint than the original listed building. The individual owner's needs do not outweigh the needs of the building and are not necessary for the continued use of the building. The overall design, including roof light, is of poor quality. The proposal would further erode the character and appearance of the listed building causing harm. The scale, form, mass and design of the proposal contribute to this harm. It is thought that because there are no works within the original and oldest part of the building there is no harm. The entire building is listed, including the more modern extensions and all contribute to the whole.
19. The team do not support increasing the footprint of the building. There is no justification or evidence that the work is necessary for the continued use of the building. There are also design concerns, including scale, form, mass, etc. as well as the number and location of rooflights. In addition, the proposal further erodes the garden amenity space creating awkward relationships with the chapel that forms part of the property.

Chairman's Delegation Meeting – 9th December 2009

20. Referred to February Planning Committee with site visit, Officers need to clarify lawful use of Chapel, ensure descriptions are correct and review possible unauthorised works.
21. In attendance were Cllr Turner, Cllr Loynes, Corrie Newell, Stacey Weiser-Jones, Laura Clarke, and Michael Jones.

Update on requests made at Chairman's Delegation Meeting

22. Letter received from Gawn Associates dated 16th December 2009 states that a change of use is not taking place and that the application is for extension and

alterations to the existing self-contained annexe. The annexe has been rented out since 1989. (Listed building application S/3021/88/LB granted consent for alterations to the dwelling to create a self-contained annexe.) Planning consent would have been required for such works. However, there is no evidence that this was sought and the annexe is now likely to be lawful considering the length of time that it has been used as such i.e. over 4 years.

Representations

Owner/Occupier of 62 High Street, Coton

23. No objections to the proposal provided that there is no increase in the capacity for occupancy at 66 High Street. If there were an increase in number of people having access to the property it would affect the privacy of the other houses in the courtyard due to the dwellings' close proximity. Vehicle access to the courtyard is limited to one car in total for no. 66 and 66A at present. Any new occupant would have to park in the parking area on the High Street.
24. If these assurances to these conditions can be met the proposal would receive the support of this neighbour.

Cllr Francis Burkitt

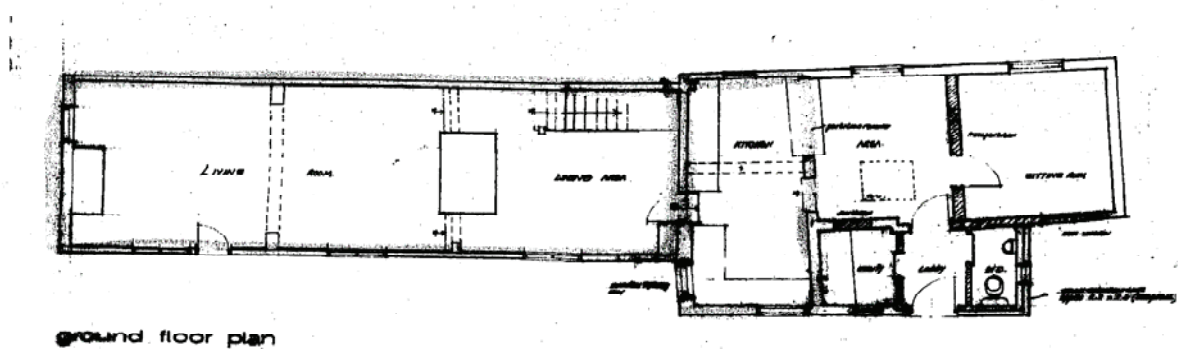
25. The proposal would significantly enhance and benefit the area; it is necessary and justifiable and is not detracting or damaging in anyway to the listed building.
26. It would not detract from the main historic part of the cottage; it would be in keeping with the plan formation, which is all in a straight line, in similar style to many old buildings in Coton. Looking on from the wider context it can be seen how the proposed extension would substantially enhance the plot and indeed why there is a need for this building.
27. The immediate location of the proposed development is a poor jumble, which currently detracts considerably from the Cottage on one side and Chapel on the other. The proposal would considerably enhance the area.
28. It is desirable because it would be an improvement to the area. Music students, villagers, and others for concerts use the Chapel. The proposal will have a wider community benefit.
29. Demolition of just the Sunday School building would leave a void in front of the Chapel. The design of the new extension is in keeping with the Cottage and Chapel, and would a courtyard style framing the other buildings and enhancing the aspect. There no incentive for the applicant to demolish the building unless it can be replaced with this proposed extension. The removal of the 1980s internal partition in the single-storey building will restore it to its original proportions. Being close to the Chapel, this room can then fulfil the function of an occasional informal green room for the educational activities in the Chapel, and the proposed bathroom will fulfil lavatory needs. The impact will be minimal and would not be visible from the main vantage point of the historic core.

Planning Comments – Key Issues

Impact on Listed Building and Conservation Area

- 30. The existing building sits gable end to the High Street and extends back into the plot. The building is two storey, with single storey extensions. The exact historic phasing of the building is unclear. There is a small front garden. To the east there is an outbuilding, formerly considered curtilage listed (known as the Coach House). In 1985 consent was granted to demolish the structure and rebuild it due to its poor condition. The building is substantially modern, although may still have some original historic fabric. The Coach House and Rose Cottage are located in close proximity, but their relationship is not known.
- 31. It is not possible to have a full understanding of all elements of the development of the historic development of the Cottage with the current level of information and investigation. Some aspects of development are reasonably clear but others are more uncertain. The Council believe that there are numerous phases, some of which no longer exist. The current structure is believed to have progressed like this:

PHASE III



**PHASE I
LATE 18th C**

PHASE II

**PHASE IV
1995**

- 32. The date of phase II (the kitchen extension) is unclear. Old maps submitted in support of the application show structures in this location but it is not possible to identify their exact nature. 18th century buildings often lacked an internal kitchen and kitchen extensions are fairly common. Such an addition may have been made here.
- 33. Phase III as shown above could also have been part of the original building, but in looking at the exterior of the building, as seen from the neighbours property, there is an obvious change in the buildings shape, and there is a different window style in the kitchen area which differs from the remaining extension. This could be an historic extension, but it is not clear.
- 34. Phase IV is understood as being works included in the 1985 application mentioned above. Drawings on file confirm this.
- 35. Further investigation may not resolve all the uncertainties, but English Heritage and national planning policy guidance stresses that a full understanding of the development and significance of a historic building is crucial before decisions on changes are made and all efforts should be made to try and achieve such an understanding. Gawn Associates has carried out valuable research into this building. (Analysis is

unfortunately limited by the scale and detail of the historic maps and the clarity and subject of the copies of historic photos submitted.)

36. Officers nonetheless believe that a full and complete historic investigation, possibly requiring some opening up and/or non invasive investigation to view fabric, and the involvement of an architectural historian, is required to gain the maximum understanding of the building possible.
37. **Benefits of the scheme** - The demolition of the Sunday school room and its replacement with the proposed extension would enhance the setting of the chapel, in particular the space in front of its southern, front elevation and immediate views of it.
38. **Disadvantages of the scheme** - Visually, the existing extensions are subservient to the main Cottage as they are single storey and have a lower roof. As these are already single storey, it is not possible to make an additional extension subservient to and differentiated from the existing ones by a further reduction in height.
39. The impact of the proposal is assessed in terms of the amount of modern change and extension and the visual impact of the grouping of the Cottage and its extensions.
40. Individual and cumulative extensions to listed buildings should be subservient to the historic structures. In this case the cumulative historic and modern extensions would be more than twice the length and footprint of the main Cottage. The cumulative impact of modern extensions and rebuilding would also be significant.
41. As well as its form and footprint, the new extension would be read as a continuation of the existing one, for example, when seen in raking views from the south-west and south-east. The Sunday school room is generally not visible in these views. In addition, the full length of the cumulative extensions is larger than the original historic cottage.
42. Having compared the existing situation, which includes the Sunday School room, and that proposed, the Historic Buildings Officer considers the disadvantages of the scheme outweigh the advantages. This view takes into account the fact that the benefits are largely to the setting of the chapel, which is an important local building, while the disadvantages mainly affect a listed building.
43. **Justification for the proposals** - The net negative impacts of the scheme have been reviewed against the needs of the applicant and other justifications for the changes. Policy planning guidance is clear that individual needs should not outweigh the consideration that must be given to the special architectural and historic interest of listed buildings. Section 3.4 of PPG15 states that a Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which would affect the character of a listed building, are desirable or necessary.
44. Original discussions with the current owner suggested that she wanted to extend the existing annexe, move into it and let out the original listed building. This was the basis of the last application for an extension, which was withdrawn (S/0408/09/LB).
45. The second application was initially thought to be based on the same need, however, a letter from the local Council Member in support of the proposal stated the use was for ancillary accommodation for the adjacent Chapel, acting as a 'Green Room' so that students could have a place to change, use the toilet, etc.

46. The existing extension (or annexe) already contains a self-contained lobby space, which includes a toilet, for the use of students (granted consent in 1985). This enables the occupier of the annexe to still lock their section off for privacy and security purposes. A separate building (replacing the Sunday School Room) or the conversion of the School Room, which are suggested as alternative options below, could provide 'Green Room' facilities.
47. The proposals are therefore not considered essential in terms of meeting the needs of the owner, as other alternatives are available. In addition, the proposal is not necessary in terms of the viable and reasonable use of the listed building. They are not desirable because their impact on the listed building will be negative.
48. **Alternative options** - The best option for the listed building and Chapel and their settings would be for the implementation of the consent for the demolition of Sunday School. This would restore a larger area of open space in front of the chapel, provide additional amenity space to both the chapel and the listed building and reinstate the views of the front façade of the chapel. The council cannot of course require or expect this to take place.
49. In terms of alternative options, which will provide accommodation, there may be scope for a freestanding building with an appropriate design. The structure's location would need to be discussed and it should not be possible to linked it physically to the listed building.
50. Another option would be the conversion of the existing Sunday school room to provide accommodation, for example for toilets, kitchenette, seating and waiting area, etc.
51. Conclusions - The impact and harm from the current proposal is as follows:
 - (a) The proposals would detract from the Listed Building and its curtilage and setting in scale, form, massing and appearance;
 - (b) Every building has a finite capacity for extension and this building has reached its limit
 - (c) The proposal further extends the already extended building resulting in a cumulative overall increase in overall size making the cumulative extensions larger than the original cottage
 - (d) The proposal neither preserves nor enhances the character and appearance of the conservation area as a result of the harm to the Listed Building.
 - (e) The proposal is not necessary to ensure the continuing use of the building;
 - (f) The need and justification are insufficient to outweigh the harm
 - (g) The original historic building becomes ancillary to the annexe and the main living functions are within the annexe. This reverses the historic hierarchy of the building and is undesirable.
 - (h) There are concerns about the design, form and scale

Impact on Neighbour Amenity

52. The proposals would therefore be contrary to Policies CH/3 and CH/4 which seek to protect the character, appearance and setting of the listed building.
53. The proposed extension is located away from nearby dwellings; however, it is located on the shared boundary with no. 68 High Street. The only openings proposed on the elevation to no. 68 High Street is a roof light near the ridge serving the bathroom. Due to its location it is considered that this roof light would not be unacceptable to

neighbour amenity. The guttering is no longer over hanging the boundary as it was on the previous application and has been addressed by introducing a parapet wall.

54. The neighbour at no.62 High Street expressed concerns regarding loss of privacy if more people would be using the site as a result of the proposed works. The proposal is for an extension to the existing annexe to make the living space bigger as indicated on drawing no. 208/268/P/02 Rev D date stamped 19th October 2009. It remains an one-bedroom unit and as such there should not be an increase in the number of people using the site. The neighbour also expressed concern regarding parking. Again, as the number of bedrooms to the property is not increasing, it is not considered that additional parking spaces would be required for the dwelling. Parking is also available on the High Street. The proposal is therefore considered to be acceptable in terms of neighbour amenity.

Recommendation

55. Refusal

1. The proposal would detract from the special character and appearance of the listed building by virtue of its scale, form and appearance and would increase the massing of the existing extensions thereby further eroding the historic plan and form of the listed building. The cumulative effect of the extensions means that the original character of the rear elevation would be lost and although a limited restoration of certain features is proposed, this is not considered to outweigh the harm caused by an additional extension. It is considered that the proposal would visually and physically dominate the rear elevation of the property and as such would significantly change the appearance of the building to its detriment. In addition the design of the proposed extension, in particular the roof form, is considered to be inappropriate and not in keeping with the simple character of the rear elevation. As a result, the proposal is contrary to Policies CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 which seeks to prevent development that would affect the retention and preservation of local materials and details on listed buildings in the district or affect the special architectural or historic interest of the listed building, and CH/4 which seeks to prevent any works that adversely affect the curtilage or wider setting of a listed building. The applicant has failed to show that the proposal is justified in the light of this harm. Consequently it is contrary to the advice in Para 3.4 of Planning Policy Guidance Note 15.

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Planning References: S/0407/09/F, S/0408/09/LB, S/0613/08/CAC, S/3021/8/LB, S/2126/88/LB, S1439/85/LB, S/1136/85/NLB and C/0283/51
- Cllr Burkitt's letter dated 29th November 2009 (date stamped received 2nd December 2009)
- Additional Historic Information from Gawn Associates dated 24th November 2009 (date stamped received 30th November 2009)
- Letter from Gawn Associates dated 16th December 2009 (date stamped received 18th December 2009)

Contact Officer: Laura Clarke-Jones – Planning Officer
Telephone: (01954) 713092

Stacey Weiser-Jones – Historic Buildings Officer
Telephone: (01954) 713178

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	3 rd February 2010
AUTHOR/S:	Executive Director (Operational Services)/ Corporate Manager (Planning and Sustainable Communities)	

S/1397/09/O – Caldecote
Outline Application for 97 Dwellings including Access and Layout at Land to the East of 18-28 Highfields Road for Banner Homes

Recommendation: Delegated power to approve or refuse scheme subject to housing mix and planning contributions being adequately addressed before the date of determination.

Date for determination: 18th February 2010
(Major Application)

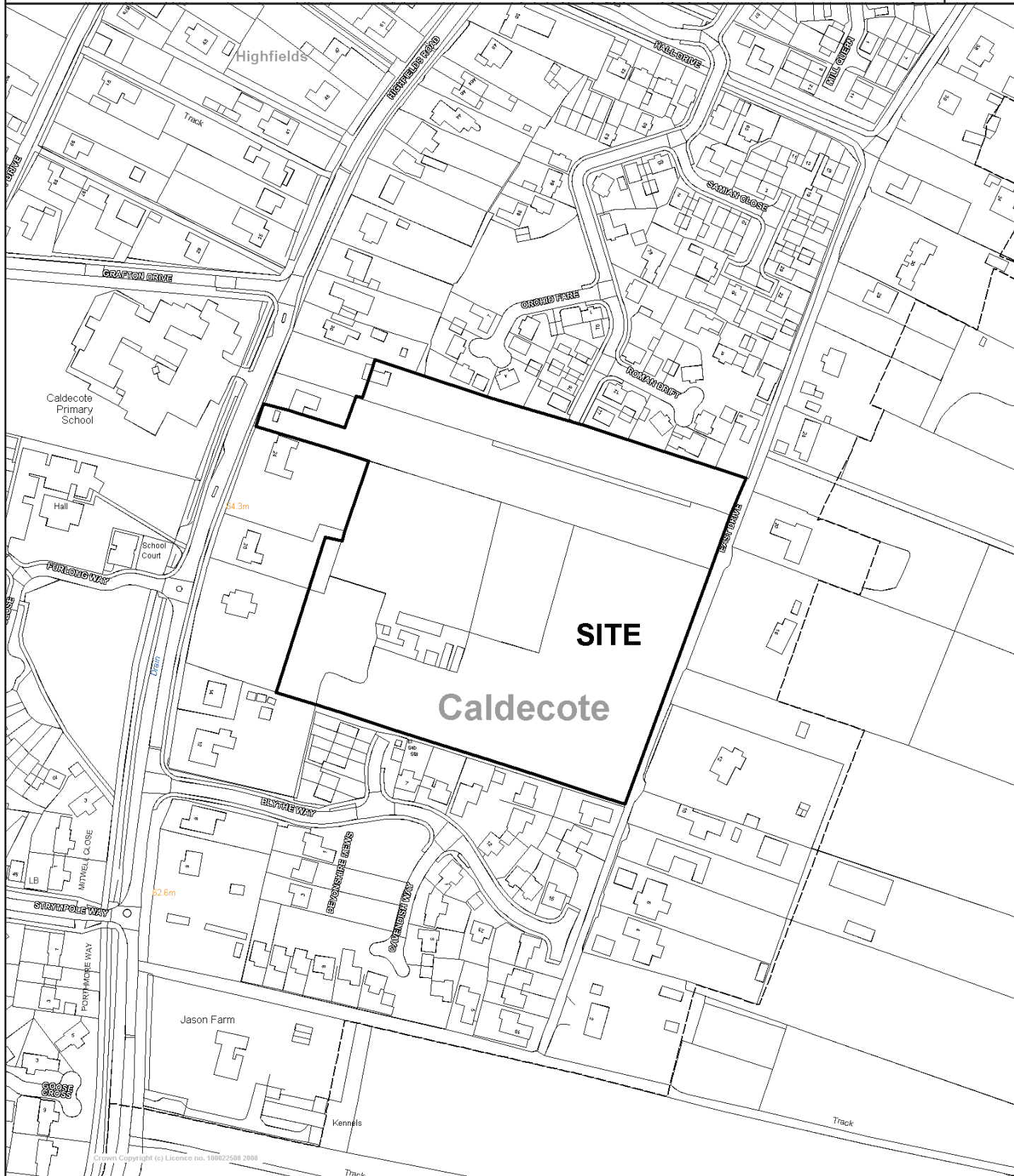
Notes:

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

Site Description

1. This 2.9-hectare site is located in the centre of Caldecote to the east of Highfields Road on predominately undeveloped land. The site is bounded on all sides by existing residential development. To the North and South is development that was approved under the allocation site 'Caldecote 1' in the Local Plan 2004. To the East are loosely developed plots with relatively larger garden curtilages. The properties along the eastern boundary predominately face towards the application site and are accessed via East Drive. There is a substantial mature tree boundary that runs along the eastern edge of the site. To the west are residential properties that face towards Highfields Road, their rear gardens backing onto the proposed development site. The site is separated from the neighbouring residential developments by close-boarded fence and mature hedgerows.
2. The outline application, received 25th September 2009, proposes the erection of 97 dwellings and associated access. The matters to be considered are layout and access only leaving appearance, landscaping and scale to be considered as reserved matters.
3. The land is currently accessed from Highfields Road and the existing outbuildings that are located in the southwest corner of the site are proposed to be demolished. The proposed access to the site from the south via Blythe Way with pedestrian links from Highfields Road. An 'emergency only' access is also proposed from Highfields Road. The development also shows the siting for one Local Equipped Area of Play (LEAP).
4. The original application proposes 97 dwellings. 57 of which are market dwellings and 40 affordable units. The market mix comprises 45 x 4 bed units, 10 x 3 bed units, and 2 x 2 bed units. The affordable mix comprises 1 x 4 bed unit, 21 x 3 bed units and 18 x 1 bed units. A revised market mix now comprises 11 x 2 bed, 1 x 3 bed and 45 x 4 bed.

S-1397-09-0



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Scale 1/2500 Date 20/1/2010

Centre = 535227 E 258424 N

February 2010 Planning Committee

5. Accompanying the outline application is the following:
- (a) Design and Access Statement
 - (b) Affordable Housing Statement
 - (c) Renewable Energy Statement
 - (d) Water Conservation Strategy
 - (e) Foul Drainage and Utilities Report
 - (f) Waste Design Code Tool Kit
 - (g) Transportation Assessment and Green Travel Plan
 - (h) Heads of Term for S106 Agreement
 - (i) Flood Risk Assessment
 - (j) Sustainability Statement and Health Impact Assessment
 - (k) Ecological Appraisal and Update
 - (l) Phase 1 Land Contamination Assessment
 - (m) Arboricultural Implications

Policy Background

6. This site has been allocated for housing development since its designation as a Rural Growth Settlement in the 1989 Cambridgeshire Structure Plan. The South Cambridgeshire Local Plan 1993 designated this area (and neighbouring sites approx 11.8ha) for residential development under Caldecote 1. In 1993 a Development Brief for Caldecote/Highfields was adopted as supplementary planning guidance. However, this allocation was not carried over into the newly adopted 2007 Local Development Framework, though it is saved until the Site Specific Policies Development Plan Document is adopted, proposed January 2010.

Planning History

7. For the purpose of this application I will refer only to the history of the site after its allocation in the Local Plan 2004 under 'Caldecote 1' as it is apparent this site has been intended for residential development for some time.
8. **S/0360/07/F** – Erection of 25 Dwellings – Withdrawn.
9. **S/1242/07/F** – Erection of 25 dwellings and construction of new access – Refused and later dismissed at appeal. It was considered by the Inspector that the development proposed a piecemeal, unsatisfactory form of development that would materially detract from the character and appearance of the surrounding area.
10. The above applications considered only 0.84ha of the current application site for development.

Planning Policy

11. **PPS1** (Delivering Sustainable Development)
12. **PPS3** (Housing)
13. **PPS 7** (Sustainable Development in Rural Areas)
14. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

15. **Circular 02/99 - Environmental Impact Assessments:** provides guidance on the Town and Country Planning (Environmental Impact Assessment (England and Wales) Regulations 1999 for Local Planning Authorities.
16. **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respect.

South Cambridgeshire Core Strategy 2007:

17. **ST/6** Group Villages includes Highfields Caldecote. Development or re-development up to a maximum scheme size of 8 dwellings is allowed within village frameworks with a maximum of up to 15 dwellings where this would make best use of a Brownfield site.

South Cambridgeshire Development Control Policies 2007:

18. **DP/1** Sustainable Development, **DP/2** Design of New Development, **DP/3** Development Criteria, **DP/4** Infrastructure and New Developments, **DP/7** Development Frameworks, **HG/1** Housing Density, **HG/2** Housing Mix, **HG/3** Affordable Housing, **SF/6** Public Art and New Development, **SF/10** Outdoor Play Space, Informal Open Space and New Development, **SF/11** Open Space Standards, **NE/1** Energy Efficiency, **NE/3** Renewable Energy, **NE/9** Water and Drainage, **NE/12** Water Conservation, **TR/1** Planning for More Sustainable Travel, **TR/2** Car and Cycle Parking Standards **TR/3** Mitigating Travel Impact, **TR/4** Non Motorised Modes
19. Adopted Supplementary Planning Documents (January 2009) provide details on how relevant Local Development Framework Policies will be implemented.

- (a) **Open Space in New Developments**
- (b) **Public Art**

20. **South Cambridgeshire Site Specific Policies Submission 2009**

Consultations

21. **Caldecote Parish Council** - Recommends Refusal for the following reasons:
 - (a) Insufficient places at primary, secondary, nursery and 6th Form schools in the area.
 - (b) The sum proposed in the section 106 is not sufficient to meet the need for primary school places.
 - (c) The 2 extra homes opposite the school entrance and not part of the current application should be accessed from this development as discussed at pre-application talks.
 - (d) There is insufficient public transport in the village (only 2 buses a day), resulting in high car use; this is ignored in the travel plan report.
 - (e) Access has not been provided for pedestrians to Clare Drive; adjacent properties will be cut off from each other.
 - (f) Poor road crossing provision on Highfields Road to the school, a central refuge is required.
 - (g) Despite assurances from Anglian water the foul water system is already overloaded with blockages and frequent discharge from the pumping station when heavy rain occurs, resulting on one recent occasion to tankers being deployed for 48 hours.

- (h) The entrance to Blythe Way is unsuitable – design safety concerns.
- (i) The junction between Blythe Way and Highfields Road is unsuitable for the extra traffic.
- (j) Increase in traffic past the school is likely to be a safety issue, the school has limited parking.

If the application is approved:

- (a) Agreement should be reached on Community payments via an agreed section 106 legal agreement **before permission is granted**, and to include contributions to the Primary school, Secondary School and pre-school. Contributions to village amenities as per new method of calculation
- (b) Contribution for POS maintenance and as the proposed POS sites is smaller than required an extra sum of money to be paid to offset this.
- (c) Wildlife, all development should make due consideration of problems associated with wildlife disturbance – survey required. The area also has rare orchids.
- (d) Archaeology survey required.
- (e) With such a large proportion of social homes the community will require assistance from a community development worker, something that has been lacking previously with the growth of the village.
- (f) Roads should have kerbs to prevent footpath parking
- (g) Efforts should be made to secure a pedestrian access from Clare Drive
- (h) Local equipped area for play (LEAP) to be provided, and defined so that cars cannot park on the paths or grassed areas. Check ROSPA for guidance on fencing and gates, planning would prefer open with mounds or planting. Dog fouling more likely with open access and less control to keep dogs out. Residents to be consulted on what is provided in the way of play equipment.
- (i) Storage and site compounds to be specified, parking to be controlled while construction is taking place.
- (j) No access for site traffic near the school, all traffic to be direct from Blythe Way to the A428, not the old village of Caldecote as the road system would not be suitable.

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 to be agreed before any construction is started to ensure existing planting is preserved if possible.

Caldecote Parish carried out a survey of its residents regarding future development. 42% of the village responded and the results are detailed below.

- a) 58% of the respondents wished for no further homes in the village.
- b) What kinds of housing do you think Caldecote needs?
 - (a) Homes for people with special needs 11
 - (b) Homes for single people 31

- (c) Housing associations 18
 - (d) Large family homes 34
 - (e) Local authority (rented) 18
 - (f) No further homes are needed 133
 - (g) No opinion 25
 - (h) Sheltered housing 28
 - (i) Small family homes 40
- c) What types of housing developments would be acceptable in Caldecote?
- (a) Carefully designed larger groups 19
 - (b) Conversion of redundant buildings or redevelopment of existing dwellings 93
 - (c) Expansion on the village's edge, within the planning envelope
 - (d) Object in principle to further housing developments in Caldecote 105
 - (e) No opinion 15
 - (f) Single dwellings in controlled locations 66
 - (g) Small groups of less than ten dwellings 57

With regard to the amended plans dated 20th November 2009 the Parish Council still recommend the scheme for refusal.

22. **Local Highway Authority** – following submission of amended plans, which were, changed solely to the address comments of the Local Highway Authority, it has the following comments:

The submitted plan showing the proposed road, footway and shared use area widths is acceptable to the highway. The proposed surface types though generic are also acceptable to the Highway Authority. The finished levels and definitive surface types will be subject to a section 38 agreement with the Highway Authority.

I appreciate that the Parish Council has requested that the footways be protected by full-face kerbs. Our standards will require a minimum kerb face of 115mm to the carriageway, except where there is a vehicular access or a pedestrian crossing point, where the kerbs will be 25mm and 6mm respectively. The kerb face to the shared use areas will be 25mm.

A condition requiring that two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of each new dwelling. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access, as per the attached drawing. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

23. **New Communities - Principal Transport Officer** – has the following comments:

(a) **Trip Generation**

The developer has provided daily trip rates for the development, as requested. This has also been broken down by mode and peak hour. The tables below show the accepted estimated trip generation of the site. The assumed mode split of these development related trips has been derived using the TRICS database and the observed counts information.

	Am Peak (8-9am)		Pm Peak (5-6pm)		Daily Total
	Arrivals	Departures	Arrivals	Departures	2 way trips
Pedestrians	3	16	7	4	114
Cyclists	0	3	3	1	29
Public Transport	0	3	1	0	12
Vehicles	14	37	32	18	416

(b) Traffic impact and traffic modelling

Further information has now been supplied, demonstrating the impact of the development on the local road network. The Highfields Road/Blythe Road junction has been modelled during the peak hours using the PICADY modelling package. The results of this modelling demonstrate that there should be a minimal impact on the operation of this junction and it should continue to operate within its capacity once the development has been added.

The A428/St Neots Road junction has also been modelled, using the ARCADY modelling package. The results of this modelling shows that the additional traffic generated by the development should be able to be accommodated by the existing road network whilst remaining to operate within capacity.

(c) Car Parking

The Transport Assessment now states that the parking for the dwellings is provided either on plot or in conveniently located parking courts in accordance with the Council's standards. They are proposing to provide 117 spaces for the 97 dwellings, which is within South Cambridgeshire district Council's guidelines. The cycle parking must also be provided to South Cambs standards.

(d) Public Transport

Since our previous correspondence we have discussed the lack of accessibility by public transport with the developers transport consultant and have agreed a package of mitigation measures that will improve the access of this site by public transport. The developers have agreed to contribute £140,000 towards improving public transport in Caldecote. This also includes a contribution to upgrade the existing bus stop on the A428 to real time standards. Further information on what the contribution is likely to be spent on has already been sent to the case officer at South Cambridgeshire District Council. This contribution should be secured through a S106 legal agreement should this planning application be granted permission.

(e) Residential Travel Plan

An outline draft of a Green Travel Plan has been provided as part of the Transport Assessment. This development is of a size where a residential travel plan is required. We welcome the proposals to provide a welcome pack to all new homeowners including information on ways to travel by more sustainable modes and the discount that can be used to purchase a bike and safety equipment. The contribution towards improved public transport accessibility will also form a good basis for the residential travel plan. The initial residential travel plan and measures should be agreed with the Council prior to development.

(f) Mitigation Measures and S106 Contributions

In order to make this development more sustainable the developer should contribute £140,000 towards public transport service improvements for Caldecote. Real-time facilities should also be installed at the bus stop on the A428 along with secure covered cycle parking near the bus stop on the A428. A plan detailing the proposed location of this has been sent to Highways and Access for agreement.

In conclusion, further information has been supplied to enable a more detailed assessment to be made of the impact of these development proposals and New Communities is now in a position to lift the holding objection. The items detailed in the mitigation measures and S106 contributions section should be secured should any planning permission be granted

24. **Urban Design Panel** - The key observations made were on the proposed layout is as follows: - We appreciate the proposed legibility and permeability of the development through well-connected pedestrian routes into the village core of Caldecote and across to existing residential schemes on either sides via Blythe Way and Clare Drive respectively.

Urban Design Team feels that there is a strong need for the dwellings to relate to those existing in Clare Drive to which a footpath access should be facilitated although it is known that this cannot be implemented at the present stage owing to the 'ransom strip'. We appreciate the developer's response to our approach in their revised layout where they have provided frontage of property and probability of future linkages onto Hall Drive. However, we are not pleased with the treatment of links to East Drive and would like a pedestrian route to be positive and welcoming with clear visual links to the rest of the development.

Urban Design Team has previously suggested that proposed blocks at the edge of the development need to line up with the existing units on Blythe Way and create a continuous effect of building frontage on this street. This has been amended to effect.

It is also felt that the two 'public amenity area' proposed at end of Hall Drive and that on pedestrian link to Highfields Road emphasises the importance of visual impact and creates quality environment for adjacent blocks.

In previous discussions the developers were asked to check overlooking/privacy issues together with the need for 21 m back-to-back distance between properties particularly plots 79, 80 and all properties backing onto the northern boundary of the site. The revised layout shows satisfactory improvements to our concern.

We appreciate the fact that all parking courts have been replaced by on-plot / off street parking in the revised layout.

The Urban design Team suggested that there was a possibility to improve on the parking arrangements for plots 1 & 2 and refine the street layout by staggering its alignment to reduce impact of surface car parking and also to break up the monotonous built form of proposed terraces whilst providing natural surveillance over the adjoining open space. This has been amended to satisfaction.

The hammerhead layout towards the eastern boundary was to be rearranged to reduce the cul-de-sac approach and generate a through vehicle route with increased connectivity across the site. This has been amended in the revised layout and the urban design team feels confident that it has been improvised on, by creating stronger 'build frontage' focus at the end of key vistas.

The terms of the scale, form and massing of the 2 storey and 2 ½ storey across the site is acceptable and has been designed in response to its surrounding location i.e. respecting long views across the north of the site. However, a detailed 3D massing model of the site will be required to understand how key vistas and street scenes have

been addressed with the slope across the site i.e. eye level perspectives of a proposed street with some eye level perspectives of the street scenes within the layout.

The developers were suggested that where side boundaries to properties were overlooked from the public highway or public areas, these should be demarcated in high quality brick walls and not fencing. This would enable planting either alongside or up the walls.

Bins and cycle storage should be visually permeable for security reasons and sufficient storage space should be designed in to the units.

A commitment for 10% renewable provided on site by solar panels on roofs, rainwater harvesting, orientation, sustainable drainage systems etc should be made evident through design layout.

25. **County Archaeological Unit** – Consider the site is in an area of high archaeological potential. It is requested that the site should be subject to a programme of archaeological investigation and recommend this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition in any planning consent.
26. **Cambridgeshire Police Architectural Liaison Officer** – In terms of the proposal, the layout is fine with most dwellings facing each other, parking and green spaces appear well overlooked, it's nice to see an application with no flats over garages (FOGs). In crime reduction terms, surveillance is good, permeability is not a problem. It would have been nice within the DAS [Design and Access Statement] to see some mention to crime reduction measures being taken into account albeit with the layout they quite clearly have been.

There is some comment within DAS about a footpath being opened up into Clare Drive (yet to be resolved). Opening up this area opens up one other access point to and from the site; I have no concerns regarding this. I would like to see the developer attempt to achieve full Secured by Design for this scheme. In terms of the affordable homes this will be required. If the whole development were required to achieve Level 3 CFSH [Code for Sustainable Homes] then SbD [Secured by Design] would be required.

27. **Cambridgeshire Fire and Rescue Service** – Request that adequate provision is made for Fire Hydrants through legal agreement or condition.
28. **Environment Agency** - Has no objection and includes suitable conditions if minded for approval.
29. **Anglian Water** – The foul flows from the development can be accommodated within the foul sewerage network system that at present has adequate capacity, subject to agreed drainage strategy i.e. not to Highfields Road system. If the developer wished to connect to our sewerage network they should serve notice under S106 of the Water Industry Act 1991.

The applicant has indicated on their application that their method of surface water drainage is not to a public sewer. Therefore, this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency to gauge whether the solutions identified are acceptable from their perspective.

30. **Awarded Drains Manager** – I have checked the FRA and feel happy the surface water design for the development is fairly robust **and** I believe should not present problems.

Please be aware the design involves the use part of the two open space areas as temporary storage facilities for flood water during the high return period floods - i.e. from 30 to 100 year return. Up to the 30 year event, surface water is designed to remain within the piped system being offered for adoption by Anglian Water.

The standard surface water condition on any approval such that no development commences on site until suitable surface water design details have been agreed and approved by the Council's Drainage Manager.

31. **Cambridge Water Company** – A letter received 18th November 2009 from the Network Development Manager at Cambridge Water states that there is sufficient capacity to service a development consisting of 97 dwellings not yet received.
32. **Ecology Officer** – ‘Whilst I accept the findings of the ecological assessment (i.e. that the site has little in the way of intrinsic value expect for its boundary features), I am disappointed at the proposed layout as I do not feel that it tries to retain or enhance the sites features.

When I visited the site the hedge line across it had been lowered and partially removed. This feature could have been retained and further strengthened to provide a habitat linkage across the developed area. Due to the site's allocation for development I do not wish to object outright, however if there are any other concerns at the general layout or density then I feel that the application's current lack of consideration for biodiversity enhancement and retention of landscape features could be re-considered. Furthermore, no areas of retained natural grassland are proposed thus all of the site's current biodiversity value will change.

A scheme for nest box provision to be attached should the application be approved’.

33. **Trees and Landscape Officer** - The trees on the back of the site are ‘on the boundary’ and I am of the opinion that the legal boundary no doubt would run through the trees. The structural integrity and longevity of the trees in relation to the proposed development of the site will be questionable; if pressure is place upon these trees for their removal then there must be replacements to retain for the future the rural treed aspect of the lane. The trees must be specimens that will reach a significant height e.g 15m minimum. If this is the outcome the foundations of any structure will have to be designed to accommodate the trees. No objection to the proposals.
34. **Landscape Officer** - This layout seems to address the issues that were raised earlier and I have no objections. I note that the two houses that would have faced on to Highfields Road have been omitted, although their garages may have been included. Planting details and the design of the LEAP and open space will follow in Reserve Matters
35. **S106 Officer** - Disappointed to see that a detailed heads of terms had not been submitted with the application. The applicant has; however, acknowledged that the Council will be seeking to apply policy to achieve planning obligations in respect of affordable housing, education, open space and any other reasonable payments in line with circular 05/2005.
36. **Housing Development and Enabling Manager** - This scheme provides for 40 affordable units, which is in line with policy HG/5 for the provision of affordable housing. I am aware that Banner Homes have sought input already from Granta Housing, who in turn has sought advice from me regarding the proposed affordable mix and tenure for the site. The affordable housing statement indicated proposed mix of units and I can

confirm that I am in support of the mix. I also agree that we need to be able to provide some flexibility over the tenure type for the affordable units given the uncertainty in the housing market at this time.

37. **Environmental Health Officer** – Raises no objection in principle and has recommended conditions and informatives to be included in the decision notice if recommended for approval. It is noted that officers state that the Health Impact Assessment is inadequate and further information is required.
38. **Scientific Officer (Contaminated Land)** – has no objections subject to the site being fully investigated for contaminated land prior to development.
39. **Strategic Sustainability Officer** – welcomes a relatively consistent and considered approach to tackling the LPA's climate change and sustainable energy related LDF policies – although it must be noted that there are several matters of concern. The following comments relate specifically to these areas of concern within the fields of climate change and sustainable energy:

(a) **Sustainability Statement**

Overall: the applicant should be encouraged to include attaining Code for Sustainable Homes Level 3 as a minimum for all the residential properties across the site.

Detailed application and delivery of the energy hierarchy (conservation, efficiency and renewables) should be specifically worked up and demonstrated in the final full/reserved matters application.

Installed electrical appliances should endeavour to be the *highest* energy efficiency available.

The statement that “subsoil conditions prohibit infiltration methods of surface water drainage” is questioned and it should be fully demonstrated/proven that a comprehensive or partial sustainable drainage system is incompatible with the site.

Whilst welcoming the commitment to achieve a minimum of 10% reduction in carbon emissions over the 2006 Building Regs (although this should be superseded by a 25% reduction in the new 2010 Building Regs) it is of vital importance that buildings are “designed and positioned to enhance the potential for the use of roof mounted Photo Voltaic cells and solar water heating panels” (as opposed to ‘*could*’ in the current text). The reference in the subsequent paragraph to balancing solar gain against the need for summer cooling is welcomed and will require very careful and considered design.

The homeowners’ guide should include advice and guidance on all the property’s sustainable energy features, high energy rating and assessment under the Code for Sustainable Homes. It would be a tremendous shame if the environmental sustainability qualities of the properties were inadequately put across by achieving anything less than Level 3.

Safe cycle links to the ‘wider community’ should include those to bus stops on the key bus routes within and beyond the district. The applicant may look to consider approaches to other prospective partners to secure cycle parking provision at any such identified bus stops.

(b) **Additional**

Issues to consider that are likely to add value and increase sustainability credentials of the new development:

- i) Include a broad range of more environmentally sustainable building specific options to demonstrate and display in the development's show home(s). Such options would include renewable energy technologies such as photovoltaic and solar thermal roof panels and more eco-friendly materials, surfaces, finishes and white goods. These 'options' would be available to prospective buyers to purchase 'off-plan' at a cost, which would make them attractive when compared to retrofitting.
- ii) All properties with appropriately orientated roof areas should be supplied with basic conduits, plumbing and wiring in place to readily facilitate the installation of photovoltaic and/or solar thermal roof panels at a later date (if not already included as part of the LPA's 10% onsite renewables policy or ordered as an 'off-plan' option by the original purchaser).

(c) **Renewable Energy Statement**

The LPA would expect to see the 10% on site renewable energy requirement expressed as a 10% saving in CO2 emissions from the total emissions from onsite energy use – as included within the regulatory standards and the current LPA protocol for Merton-style renewable energy supply.

The application should include detail on the predicted baseline energy consumption of the site (using indicative house types).

Even though there is a case for "detailed solutions for each phase of works" ...to... "be considered as the scheme progresses" the application should include an overall strategy to be submitted which covers what would currently be considered the most appropriate solution for renewable energy across the site. This is very important to ensure that the design implications of an optimal solution are included within the layout and masterplanning for the site. Although it is accepted that there is a possibility that the optimal technology solution may vary between application and build-out dates it seems unlikely (especially from the assessment provided with this outline application) that the changes will be very significant.

Should air source heat pumps (ASHPs) be included within the renewable energy solution for the site then extreme care should be taken to ensure the correct sizing and system layout. There remain significant industry concerns over the efficacy and efficiency of ASHPs as optimal delivery options, especially for new build. The authority will expect any subsequent more detailed submissions that include ASHPs to be very clear on these issues and to draw upon independent industry evidence to support such proposals.

40. **Environmental Services Manager** - As a waste minimisation measure SCDC has a waste collection policy of only emptying SCDC procured and authorised containers. SCDC will seek to require the developer to fund the procurement of relevant household waste and recycling containers (the relevant containers) by SCDC, during each phase of the development.

SCDC will seek to require the developer to be responsible for the delivery of relevant containers to each dwelling, ensuring that as soon as each dwelling is occupied it has

received delivery of the requisite number and type of relevant containers and provided SCDC with appropriate confirmation.

Representations

41. An email received from Sustrans received 9th December notes that the bridleway is linked directly to another bridleway along the sites eastern boundary and that this could create a link for walking and cycling to the village of Coton (4 miles), west Cambridge (5 miles) and the centre of Cambridge (6 miles). It also considers it important that the developer should be required to pay for the laying of a high quality sealed surface along a large part of the length of this bridleway towards Coton, so as to make cycle commuting to Cambridge a realistic option direct from the eastern side of the development. The Council should require this as part of its implementation of national, District and County Access and Transport Policies.
42. There has been one letter of support received from the occupier of 18 Highfields Road who states the development is long overdue as the site has been allocated for residential development for more than 10 years, it is the result of long ongoing discussion between local and district authorities, it includes and promotes affordable housing and provides much needed housing for the Cambridgeshire area. Additionally the legal agreement can secure much needed infrastructure for the village and district.
43. There have been 52 letters of objection received summarised as follows:
 - (a) Only 1 access onto the site
 - (b) No school capacity
 - (c) The existing infrastructure is not capable of taking more dwellings
 - (d) Lack of amenities
 - (e) Unfair distribution of affordable housing (loss of value to existing properties)
 - (f) Traffic increase and implications on highway safety
 - (g) Biodiversity report inaccurate
 - (h) Cavendish Way residents not notified
 - (i) The emergency access is unacceptable
 - (j) Not enough green space
 - (k) Access road is too narrow
 - (l) Retention of trees and screening very important along East Drive
 - (m) Loss of light and outlook to some properties on the site – not enough information regarding house details
 - (n) Caldecote is not a commuter village and currently has very poor public transport services (only 2 services in the village, other services are located some distance from the development site on St Neots Road)
 - (o) It estimated that an additional 175 cars will occupy the site
 - (p) Completely out of character with existing density and design of existing units
 - (q) Monetary contribution for education is pointless as there is nowhere for the money to be spent as local schools have developed and increased in size to their capacity
 - (r) Monetary input is not a solution to the problems this development will cause
 - (s) Continued development in Caldecote will have an adverse impact on existing village and its occupiers.
 - (t) Consideration of the effect on the local digital infrastructure should be given high priority given that the existing service is limited and more properties will only exacerbate the problems. Important for those who regularly work from home.
 - (u) There is no market for housing in this area and no finances in the current economic climate to justify a development of this scale

- (v) Sure Start facilities soon start at the school will increase parking along Highfields Road further.
- (w) Highfields road does not get gritted in the winter
- (x) The roads to the south of the village are not capable of taking more traffic

Planning Comments – Key Issues

44. The key issues to consider in determining this application are the principle of development, layout, access and planning obligations.

Principle of Development

45. Policy - Under policy ST/6 of the Core Strategy adopted 2007 this site is restricted to development of up to 15 dwellings. With this in mind, development of that proposed would not normally be supported. However, a site specific allocation of this site for residential development still remains.
46. The residue of the Caldecote allocation was not carried forward from the LP2004 into Site Specific Policies because during plan preparation as it was understood that the site was not going to be delivered, therefore it could not be relied upon to contribute towards the delivery of the dwellings required by the Core Strategy. The policy was saved until Site Specific Policy (SSP) adoption.
47. Subsequent to SSP submission, it became clear that the site was likely to come forward. The housing shortfall work for the SSP did acknowledge this and its potential contribution to supply during the plan period. This was captured in the consultation document as a pending planning application:

'Caldecote 1 (saved housing allocation) - Land between Highfields Road and East Drive - approximately 90 dwellings. This a 'saved' housing allocation from the South Cambridgeshire Local Plan 2004, and currently forms part of the development plan. A planning application is anticipated in November (2008).'

48. The site was allocated for residential development under the saved 'Caldecote 1' policy from the Local Plan 2004 and therefore the basic principle of developing this site for housing is considered acceptable.

Infrastructure

49. From the consultations received it is apparent that there is no capacity in the existing local educational system at pre-school, primary or secondary levels to accommodate the development. A financial contribution has been requested by County Council for this shortfall and referred to in detail under the Planning Obligations heading of the report.
50. It is argued that there is not enough available public transport to accommodate 97 additional households and the Principal Transport Officer requested further information to help better assess the impact this development will have on the wider area, in addition to £140,000 financial contribution towards infrastructure.
51. The parking provision proposed is marginally above that required in the Local Development Framework Development Control Policies - equating to 1.8 spaces per dwelling.

Density

52. The development brief for Caldecote adopted 1993 sought a density of between 25-30 dwellings per hectare. This is relevant to the existing developed land to the north and south of the application site and the site itself that was then part of a much larger scheme. It is now a national requirement that 30 dwellings per hectare is a minimum level of development for residential schemes and the proposed 33 dwellings per hectare for this scheme would be within the prescribed limits and indeed towards the lower end of the limit. I consider the density proposed is suitable for this site.

Housing Mix

53. The scheme proposes 97 dwellings, 57 of which are market dwellings. The mix of affordable units complies with the housing need. The mix of market dwellings originally (as submitted) comprised 45 x 4 bed units, 10 x 3 bed units and 2 x 2 bed units. The developer has amended the scheme to adjust the mix to better meet the requirements of HG/2 by proposing 11 x 2 bed, 1 x 3 bed and 45 x 4 bed.
54. For developments of more than 10 dwellings Policy HG/2 requires the market mix to provide a range of accommodation including 1 and 2 bed dwellings with, as a starting point, the target requirements of at least 40% of homes with 1 or 2 bedrooms, approximately 25% with 3 bed and approximately 25% with 4 or more bedrooms. Policy HG2 further states that the requirement for an appropriate mix will be assessed 'having regard to economic viability, the local context of the site and the need to secure a balanced community'.
55. Even with the changes made to the market housing mix I am concerned that with only 11 x 2 bed, 1 x 3 bed units and the large majority proposed at 4 bed the proposed market mix is too heavily weighted in favour of large dwellings and at odds with the starting policy targets.
56. The developer is aware that supportive evidence is required in light of any variations to the HG/2 starting point and officers are informed that this will be submitted, along with an independent assessment, commissioned by SCDC, prior to the meeting. At present the application fails to assess economic viability, the local context of the site and the need to secure a balanced community and therefore fails to justify the proposed mix. Members will be updated at or before the meeting.

Layout

Permeability

57. The scheme is designed to get the best out of the site by way of permeability as sustainably as possible, with existing neighbouring residents and the new occupiers in mind. The scheme has been discussed at length during pre-application to ensure the layout allowed for linkages to neighbouring development without creating potential 'rat runs'. The site promotes sustainable methods of transport such as walking and cycling by introducing shared pedestrian and cycle paths. It also allows these modes to manoeuvre throughout the site via links within the development. The vehicular access through Blythe Way only was to discourage traffic using the site as a 'through-road' and to promote more sustainable modes of transport when travelling around the village. Initially, and in previous applications, access was straight onto Highfields Road and not supported by the Parish Council due to the safety of the users of the school that is directly opposite. The amended drawing (20 November 2009) shows the inclusion of Blythe Way as part of the application site and is already currently owned by the applicant.

58. Vehicular links are restricted in the layout whilst pedestrian links allow for complete pedestrian/cycle permeability within the site, Blythe Way and Highfields Road
59. There is a question mark over the linkage potential from Clare Drive onto the development site as this land is currently owned by a third party. The scheme has been designed in such a way that should the issue be resolved in the future the layout could include the residents of Clare Drive by allowing vistas of the proposed open space and the potential for a pedestrian link. If this does not evolve, the development context has tried to compliment that of the neighbouring properties in Clare Drive by following the development pattern and allowing more open views through Clare Drive when approaching the site from the north. Original drawings saw this vista closed. The Parish Council would like to see the pedestrian link open as part of this scheme, however, with the land issue being a civil matter the developer can only accommodate for its future use in the best way possible, whilst not compromising the development of the site. Whilst it is agreed this will enhance the schemes permeability it would not warrant a reason for refusal.
60. The emergency/ pedestrian/cycle link is in place for exactly those uses and is supported by the Parish Council for these purposes only. It allows quick access to the site for those who truly need it and provides a safe route from the site to the heart of the village.
61. Preliminary discussions with the Parish Council and local residents have always suggested that a link onto East Drive is not supported. Whilst this would achieve even greater permeability through the site, and the Councils Urban Design team is in support of additional links, the applicant does not include any links through the site onto East Drive and does not intend to do so. Footpaths shown on the layout drawing are for the access to the properties within the application site only. It is understood that the driveway is privately owned and maintained, the owners of which would not allow for access to be permitted.

Road Layout

62. The road layout has been designed to create linkages and not vehicular loops or 'rat runs'. The majority of the footpaths and roads are to be adopted by the LHA allowing for a mixture of surfaces that will need to meet highway specifications. The vehicular to pedestrian links help to promote walking through the site, as it is far easier to park and take short cuts through the site than it is to drive around. This in turn creates natural surveillance. Whilst there is objection to having only one vehicular access to the site, it is reasonable to say that there are no other means of vehicular access that are supported, given the objections to access onto Highfields Road and East Drive. Vehicular access from Clare Drive would ultimately create a through road that officers, urban designers and the applicant have been trying to avoid. The LHA has not raised any highway safety concerns regarding the access onto the site or the intensification of use of the junction from Highfields Road onto Blythe Way.
63. The revised plan changes, amended 20 November 2009, took on board comments from the Local Highway Authority aiming to address various discrepancies with dimensions and use of surfaces. The LHA is now supportive of the proposed layout

Building layout

64. The building layout has been thought out just as comprehensively as the road layout. In every vista into the site, focal points and positive fascias have been encouraged.

This is apparent in the building layout where frontages look over shared spaces or public footpaths. This is also evident for the properties that overlook the LEAP and green spaces within the site. Private gardens back onto each other from adequate distances to allow for natural surveillance rather than promoting overlooking.

65. The LEAP has been located in such as away so that it can be viewed from the north, east, south and west; providing a visual degree of open space from various different viewpoints when entering the site. This is also apparent between plots 10 and 12 close to Clare Drive; the layout here is designed so as not to have the back of a new dwelling facing into Clare Drive. If civil matters regarding the aforementioned ransom strip do not amount to any change, there are still open views from Clare Drive into the development site.
66. Space is provided around each plot for private amenity, bin and cycle storage. Each space is adequate to provide for additional planting by future owners.
67. The affordable units in the layout have been pepper potted throughout the site. Objectors state it is unfair to have affordable units located close to already existing market units on neighbouring sites as this will decrease property value, however, in order to ensure sustainable communities, affordable housing must be distributed through the development in small groups or clusters, in line with the requirements of Policy HG/3 of the LDFDCP 2007.
68. Off road parking is provided for all units using both garaging and off road parking bays. Some of the distances between properties are short. Pre-application discussions sought a 21m back-to-back distance between elevations. Some of these fall marginally short of this requirement, particularly plots 16 and 17 along the northern boundary. In light of the application being outline finer details regarding potential overlooking can be addressed at the reserved matters stage.
69. A preliminary scheme included two properties in the most northern corner of the site, fronting Highfields Road and shown dotted on the layout plan. The Parish Council asked that these units be accessed from the within the site rather than onto Highfields Road. It was agreed by the developers that this was possible. This scheme, however, does not include these units although the garaging and off road parking provision is still in place on the proposed building layout. On further discussion with the agent it was confirmed that although parking is in place for the two units they are not part of this application and the plot in which they are dotted may come forward in the future.
70. The build layout has been improved since the involvement of the Councils Urban Design Team, however, there is still room for improvement particularly where side boundaries to properties face roads or public areas. It is suggested the boundary treatment should be demarcated in high quality brick walls and not fencing allowing planting alongside or up the walls. These matters can be considered in more detail at Reserved Matters stage and/or through any conditions of an Outline Permission.

Landscaping

71. Detailed landscaping for this scheme is not being considered at outline stage; however, indicative planting is marked on the layout drawing showing trees to help separate building plots and to improve privacy. There is more than adequate space on individual sites to allow for planting and in the green spaces provided. A tree survey for the site includes information on the existing trees on site and an indication of possible retention.

72. There is a question mark over the trees on the eastern boundary. Evidence of the accurate boundary details has been requested for clarification.

Highway Safety/Access

73. Following discussions between the developer and the Principal Transport officer all previous areas of concern have been addressed in the revised Transportation Assessment and Green Travel Plan.
74. As mentioned above access to Clare Drive from the development site is limited due to land ownership, however it is unlikely that this would be open to vehicular traffic in the future. The design of the layout has accommodated the potential for future pedestrian access only.
75. It has also been suggested by the Parish Council that a central refuge is located in Highfields Road to aid pedestrians crossing the road, particularly as the school is opposite the emergency/pedestrian/cycle link. This has not been confirmed by the LHA as being necessary.
76. With regard to the requests made by Parish Council regarding the use of kerbs to prevent footpath parking this has been discussed with the LHA and it is confirmed that as adoptable surfaces the roads will be subject to a section 38 agreement with the LHA.
77. At present, there is a bus service that runs through Caldecote, however, buses are not frequent and comprise one bus in the morning and one in the evening. This is supported by a regular bus service that is located on the A428, approximately 1.37km north of the application site. The financial contributions that have been requested from CCC are to improve this service and the bus stop on the A428. Contributions towards a shelter for the storage of bicycles is included as part of the wider scheme.

Planning Obligations

78. The developer has agreed to meet all of the requirements of the Councils on and off site contributions, the majority of which were discussed at length during pre-application discussions. Some figures may have changed since these discussions. Following the submission of the application the Draft Heads of Terms have been assessed by the Councils S106 Officer who has asked for a revised draft to take on board all requirements in line with advice from Circular 05/2005. In total all contributions equate to over £1 million.
79. Officers have been working hard to ensure that a S106 Agreement is in place and agreed to before development is approved. This has incurred additional administrative costs for the developer that will still need to be paid should the scheme be refused. The developer has agreed to this.

Education

80. It is confirmed by Cambridgeshire County Council that there is insufficient pre-school provision in the area and insufficient primary and secondary provision at Caldecote CP and Comberton Village College. CCC has required financial contributions towards pre-school, primary school and secondary schools totalling £527, 680.

Affordable Housing

81. Of the 97 dwellings proposed the scheme comprises the development of 40 affordable units. The mix comprises 1 x 4 bed unit, 21 x 3 bed units and 18 x 1 bed units. It has been agreed that this mix is reflective of the affordable housing need and is seen as acceptable in meeting the requirements of the affordable housing policy.
82. It is requested by Caldecote Parish Council that a Community development worker is required for the new social housing that is to be provided. On further discussion with the Community Development Worker for New Communities it has been requested that further information from the Parish with regard to its specific requirements is submitted. Members will be updated accordingly.

Open Space

83. The application proposes both an area for one Local Equipped Area of Play (LEAP) and other green spaces within the site edged red. The requirement for a scheme of this size equates to 3153m² of on site space. The scheme provides 1510m² and agrees to a commuted off site contribution, the sum of which equates to £179,390.35. It was agreed that the principle of this was acceptable at pre-application discussions due to the presence of significant open space facilities in the vicinity of the site. It is requested by the Parish Council that it is actively involved in the detailing of the LEAP. Open Space maintenance equates to £122,903.32

Community Facilities

84. It is calculated that a contribution to the value of £53,000 would be necessary to alleviate the additional pressure as a result of this development.

Public Art

85. In accordance with the adopted public art SPD the Council will be seeking to secure a public art scheme. The applicant is invited to consider the policy and propose a scheme in collaboration with the Councils Arts Development Officer.

Highways

86. It has been requested that the developer pay £140,000 towards Highway Infrastructure. With regard to the representation made by Sustrans this would be part of the CCC requirement should they consider it necessary.

Waste

87. Details of the waste requirements were not present at the time of writing the report and Members will be updated accordingly prior to the meeting.

Biodiversity

88. Concern has been raised with regard to the biodiversity on the application site. Specifically rare orchids on site, least disturbance to wildlife and a planting scheme prior to development commencing on site. The comments of the Ecology Officer have been received and though he would have liked to secure more, much of the site has already seen a high level of clearance. Orchids are not legally protected and though of high interest it has not been possible, in this instance, to secure their retention.

Conditions have been suggested to ensure there is minimum disturbance to existing wildlife on site and a scheme of ecological enhancement required for nesting boxes.

Environmental Impact Assessment

89. A Screening Opinion has been undertaken and it has concluded that an EIA is not required for this scheme.

Water and Drainage

90. Drainage has been raised as a major concern by local residents and this has been cross-referenced with both the Awards Drainage Manager (whose comments are included) and the Environment Agency. Confirmation has been received from the EA stating that the FRA submitted demonstrates that there will be no additional surface water run off from the site post development than that which currently discharges as green field run-off and it accepts the approach proposed. Ground levels are not to be raised and a condition requiring finished floor levels to be agreed is suggested.

Renewable Energy

91. The level of detail included in the submitted Renewable Energy Statement is minimal. It is agreed by the Sustainability officer that further information regarding the 10% on site renewable energy requirements should be submitted at the reserved matters stage and should show much more detail; particularly with reference to the different house types included in the scheme and finer detail of each property. A commitment for 10% renewable energy provided on site by the range of different methods proposed should be made evident through the design layout.
92. It is required that Level 3 sustainable homes are provided across the site. This is a basic, standard level of energy efficiency that all house builders should be achieving within their developments. It is also suggested that the developers use the 'show homes' as an opportunity to promote sustainable living to potential buyers.

Archaeology

93. It has been requested that an archeological survey be carried out on site prior to development. As appropriate condition is, accordingly, suggested.

Health Impact Assessment

94. The application includes a Sustainability and Health Impact Assessment / Statement. However the Health Impact Assessment is wholly inadequate considering the number of properties proposed with the village of Caldecote. A Health Impact Assessment should:
- (a) Appraise the potential positive and negative health and well-being impacts of the proposed development on planned new communities and the adjacent existing communities in the development area.
 - (b) Highlight any potential differential distribution effects of health impacts among groups within the population by asking 'who is affected?' for the impacts identified.
 - (c) Suggest actions / mitigations that aim to minimise any potential negative health impacts and maximise potential positive health impacts, referencing where possible the most affected vulnerable groups.

95. It is recommended that a more detailed Health Impact Assessment be submitted in any subsequent application for this site.

Construction traffic

96. The Parish Council raises concern that the development, if minded for approval, will have an adverse impact on its existing residents due to traffic, noise, dust and general site mess throughout the construction period. These concerns have been addressed by the comments made from the Environmental Protection Team Leader and the concerns raised by the Parish Council can be appropriately addressed via condition.

Other issues

97. Cavendish Way residents were not notified directly of the application. However, notifications to all those properties that immediately abut the site were sent out and 3 separate site notices were erected in places close to the application site in Blythe Way, Highfields Road and Roman Drift. The application has also been advertised in the local press in the standard format.
98. A concern has been raised by a local resident regarding digital infrastructure and the disruption new development will have on the level of speed provided by his Internet server. This is not a material planning consideration and should be referred to individual internet service providers.

Conclusion

99. The site is allocated for residential development and the relevant policy saved to allow development on this site to proceed. The proposal for 97 units meets the density requirements that are required by national and local government guidelines and the developer has informed officers that it is prepared to enter into a S106 agreement to meet planning obligations for a development of this size.
100. The layout of the scheme is the result of long and even ongoing discussions between officers and the applicants to ensure a high standard of design. It has been amended a number of times to take further account of the requirements of Parish Council and planning officers. Sufficient parking is provided at an average 1.8 spaces per dwelling.
101. The housing mix is the remaining point of contention. The applicant is providing additional information to justify why the proposed mix does not better meet with the policy requirements. This document was not available at the time of writing. Officers are of the opinion that the proposed mix, albeit an improvement on the original mix proposed, is not reflective of the requirements in policy HG/2 and it is necessary for members and officers to assess whether this justification is acceptable in meeting the aims of the said policy.
102. For the above reasons I make the following recommendation:

Recommendation:

103. Delegated powers to approve or refuse subject to the outcome of a financial assessment of the viability of the proposed housing mix.

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. No development shall commence on the development until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:
 - (a) Appearance
 - (b) Landscaping
 - (c) Scale(Reason - The application is for outline permission only and gives insufficient details of the proposed development.)
3. 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 and roof.
(Reason – To ensure that visually the development accords with neighbouring buildings and the development not incongruous.)
 - (b) Surface Water Drainage.
(Reason - To ensure satisfactory drainage of the site.)
 - (c) Foul water drainage.
(Reason – To ensure satisfactory drainage of the site)
 - (d) Finished floor levels of the building(s) in relation to ground levels.
(Reason - To ensure that the height of the building(s) is well related to ground levels and is not obtrusive.)
 - (e) Details of materials to be used for hard surfaced areas within the site including roads and car parking areas.
(Reason - To ensure the appearance of the development is satisfactory in accordance with the requirements of policy DP/2 of the adopted Local Development Framework 2007.)
4. Prior to the installation of lighting, full details of a lighting scheme for the site and/or lighting of plots within the site shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include a site plan(s) showing the location of all external lighting, details of the various types of lighting to be erected, height, type, position and angle of glare of any final site lighting / floodlights, the maximum ground area to be lit, the luminance of the lighting including an isolux contours plan and measures to prevent light spillage from the site. No external lighting shall be installed anywhere on the site other than in complete accordance with the approved lighting scheme and maintained thereafter.
(Reason - In the interests of the amenity of nearby residents and to help prevent light spillage from the site, to ensure the appearance of the development is satisfactory in accordance with the requirements of policy DP/2 and NE/14 of the adopted Local Development Framework 2007.)

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
7. No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains.)
8. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the buildings are occupied or the development is completed, whichever is the sooner.
(Reason - To enhance the quality of the development and to assimilate it within the area in accordance with the requirement of Policy DP/2 of the adopted Local Development Framework 2007.)
9. During the period of demolition and construction no power operated machinery shall be operated on the site 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 agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason – To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction in accordance with the requirements of Policy NE/15 of the adopted Local Development Framework 2007.)
10. Before development commences, a plan specifying the area and siting of land to be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction shall be submitted to and approved in writing by the Local Planning Authority; such space shall be maintained for that purpose during the period of construction.
(Reason – In the interests of Highway Safety.)
11. No development approved by this permission shall be commenced until:
 - a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

- c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.
(Reason - To prevent the increased risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)
12. No demolition, removal of vegetation or development shall be carried out on site between 14th February and 14th July inclusive in any year, unless otherwise agreed in writing by the Local Planning Authority and a scheme of mitigation implemented.
(Reason – To avoid causing harm to nesting birds and in compliance with the adopted Local Development Framework 2007.)
13. No development shall commence until details of a scheme for the provision of educational, recreational, community, waste and highways infrastructure, to meet the needs of the development in accordance with Local Development Framework Policy DP/4 and SF/10, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure the development makes a gain for local infrastructure provision as required by Policy DP/4 and SF/10 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)
14. No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
- (a) The numbers, type and location of the site of the affordable housing provision to be made;
 - (b) The timing of the construction of the affordable housing;
 - (c) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - (d) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.
- (Reason - To ensure the provision of affordable housing in accordance with Policy HG/3 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)
15. Before development commences, 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 shall be submitted to and approved by the Local Planning Authority. No development shall take place otherwise than in accordance with the approved scheme.
(Reason - To ensure adequate water supply is available for emergency use.)

16. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Tree Officer following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.
(Reason - To protect trees, which are to be retained in order to enhance the development and the visual amenities of the area.)
17. Prior to the commencement of development (including any pre-construction, demolition or enabling works) a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The Construction Management Plan shall include:
 - (a) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures.
 - (b) Details of haul routes within the site.
 - (c) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the site and siting of the contractors compound during the construction period to be agreed on phase basis.
 - (d) Dust management and wheel washing measures.
 - (e) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228:2009 Code of practice for noise and vibration control on construction and open sites – Part 1 and 2.
 - (f) Concrete crusher if required or alternative procedure.
 - (g) Details of odour control systems including maintenance and manufacture specifications along with
 - (h) Maximum noise mitigation levels for construction equipment, plant and vehicles
 - (i) Site lighting
 - (j) Screening and hoarding details
 - (k) Access and protection arrangements around the site for pedestrians, cyclists and other road users
 - (l) Procedures for interference with public highways
 - (m) External safety and information signing notices

- (n) Liaison, consultation and publicity arrangements, including dedicated points of contact
- (o) Complaints procedures, including complaints response procedures

All development shall take place in accordance with the approved Construction Management Plan unless formally agreed in writing with the Local Planning Authority. (Reason - To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with the requirements of Policies NE/13, NE/14, NE/15, NE/16 and DP/2 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)

- 18. No construction work and or construction collections from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority.
(Reason - To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction in accordance with the requirements of Policy NE/15 of the adopted Local Development Framework 2007)
- 19. No development shall take place until details of the provisions to be made for nesting birds have been submitted together with details of the timing of the works, and are subsequently approved in writing by the planning authority. The works shall be completed in accordance with the approved details.
(Reason - LDF policy NE/6 Biodiversity seeks biodiversity enhancement and restoration. Planning Policy Statement 9, Key Principals ii & v also support the inclusion of appropriate biodiversity features within new developments.)

Informatives

- 1. 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.
- 2. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.
- 3. To satisfy the recommended noise insulation condition, the noise level from all powered plant, vents and equipment, associated with this application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing concurrent lowest representative background level $\text{dB } L_{A90}$ by more than 3 dB(A) (*i.e. the rating level: the specific noise level of source plus any adjustment for the characteristic features of the noise, needs to match the existing background noise level*). This requirement applies both during the day 0700 to 2300 hrs over any 1 hour period $\text{dB } L_{A90}^{1\text{hr}}$ and the existing lowest background level dB

$L_{A90'5mins}$ (L_{90}) during night time between 2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and at each of the proposed residential premises (or if not practicable at a measurement reference position / or positions in agreement with the LPA). Noticeable acoustic features and in particular tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to existing and proposed premises.

4. To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.
5. Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations (background L_{90}) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.
6. A separate statement on Renewable Energy Statement prepared by Woods Hardwick accompanies the application. It states that the 10% renewable provision will be by either:
 - Air Source Heat Pumps (ASHP)
 - Photovoltaic's or
 - Solar Heating Panels

If ASHPs are installed they will generate noise which has the potential to cause noise disturbance to the proposed residential themselves and existing residential. To ensure this noise impact is adequately considered and controlled it is advised that should ASHP be used the following condition is recommended at Reserved Matters:

Before the development/use hereby permitted is commenced, an assessment of the noise impact of plant and or equipment including any renewable energy provision sources on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

(Reason - To protect the amenity of nearby properties in accordance with policies NE/15 and DP/2 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)

7. A drainage contribution will be required by the Council to offset the cost of future maintenance to the award drain being proposed as the outlet for surface water from the development.

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

- Core Strategy 2007
- Development Control Policies 2007
- Site Specific Policies
- Planning file Ref: S/1397/09/O

Contact Officer: Saffron Garner - Senior Planning Officer
Telephone: (01954) 713252

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd February 2010
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and Sustainable Communities)

S/1524/09/F – TOFT
**Construction of a Three Storey Sixth Form Block, Construction Design Facility,
Gymnasium and Drama Building and Demolition of Existing Gymnasium for
Comberton Village College, West Street**

Recommendation: Delegated Approval

Date for Determination: 11th February 2010

Departure Application

Members will visit this site on 3rd February 2010.

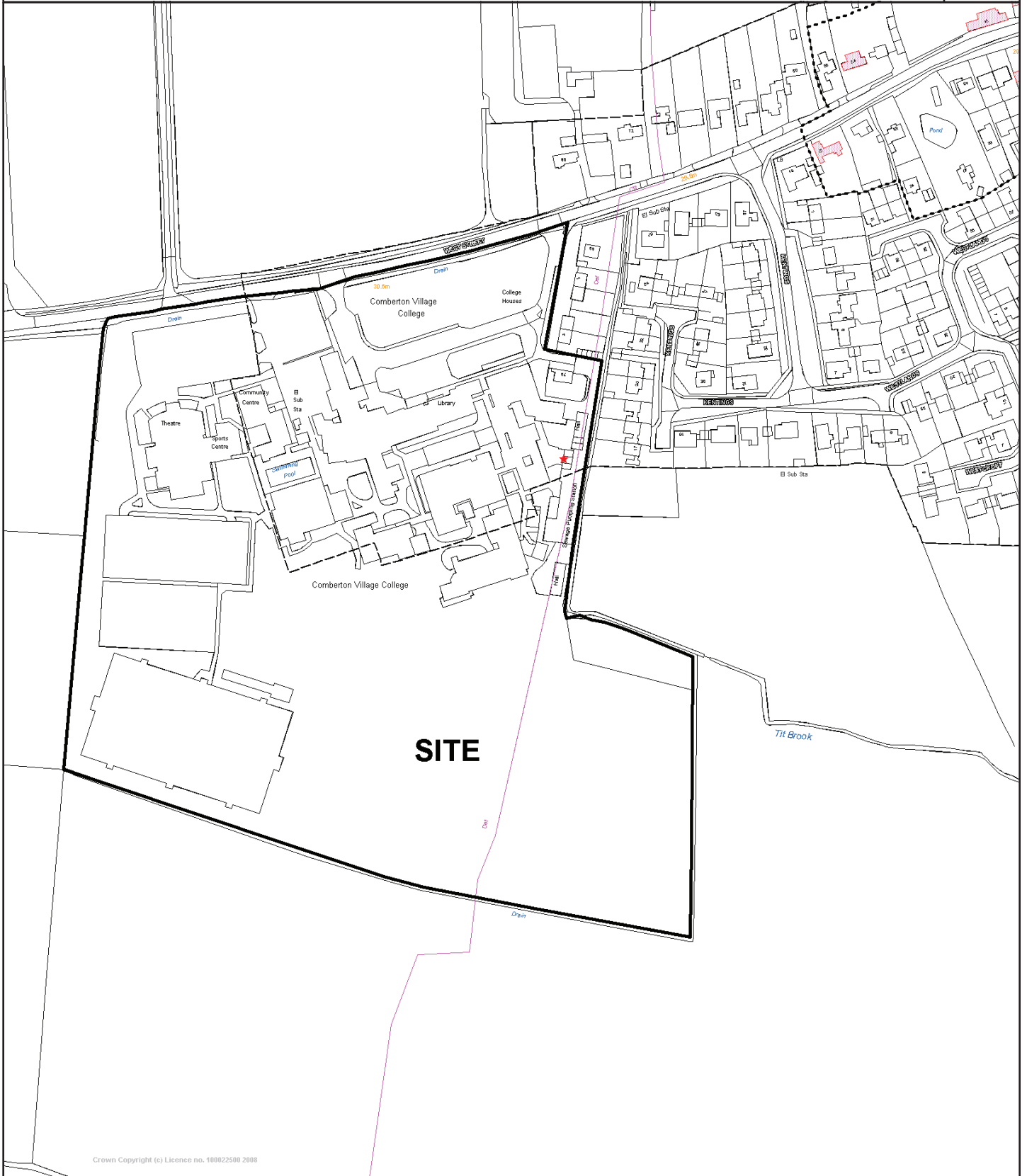
Notes:

This Application has been reported to the Planning Committee for determination as the recommendation to approve conflicts with the recommendation of the Parish Council.

Site and Proposed Development

1. Comberton Village College occupies a site at the Western end of the village of Comberton on West Street, however it is located across the parish boundary within the parish of Toft. The site accommodates both the existing secondary school as well as the village library and buildings housing Comberton Leisure which provides leisure facilities for members of the public. Part of the site is within the Green Belt, including the car parking area to the front of Comberton Leisure, the Comberton Leisure buildings themselves and tennis courts, sports pitches and playing fields to the rear of the site. The Northern boundary of the site is with the main road and further to the North is Bennell Farm and the Bennell Court commercial units. To the West of the site is a single residential dwelling and further West and South of the site is open land. To the East of the site are the residential properties on Kentings.
2. The full application, registered on 29th October 2009, proposes the following:
 - (a) Erection of an extension to the front (North) of the site in place of the existing gym to provide the main block of Sixth Form accommodation. The building is three storeys in height and would provide accommodation comprising a lecture hall, library, classrooms, staff offices and a reception area. In total 2590 sqm of accommodation is provided in this building.
 - (b) Erection of a single storey building to the rear (South) of the site, to provide approximately 300 sqm of drama and performing arts accommodation.
 - (c) Erection of a single storey building to the East side of the site, to provide approximately 160 sqm of design and construction accommodation.

S-1524-09-F



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February 2010 Planning Committee

- (d) Erection of a gym building to the rear of the Comberton Leisure buildings providing a double height gymnasium space as well as changing facilities, classroom, office space and stores over two floors and a single storey element housing weight training equipment.
- (e) The provision of additional areas for car and minibus parking on site as well as extending the existing drainage capacity on site and landscaping.

Relevant Planning History

- 3. The planning history for the site is extensive, however many of the applications relate to small extensions and developments which are not significant with regard to the determination of this application. The planning history for the major developments on site is as follows:
- 4. **C/57/371** – Planning permission granted for the erection of the Village College.
- 5. **S/1631/00/CM** – Planning Committee recommended to the County Council (the determining Authority), that the application for the creation of the dual-use sports facilities (now known as Comberton Leisure) was granted, subject to the application being referred to the Secretary of State. The application was subsequently granted by Cambridgeshire County Council.

Planning Policy

- 6. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:

DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/6 – Construction Methods
DP/7 – Development Frameworks
GB/1 – Development in the Green Belt
GB/2 – Mitigating the Impact of Development in the Green Belt
GB/3 – Mitigating the Impact of Development Adjoining the Green Belt
NE/1 – Energy Efficiency
NE/3 – Renewable Energy Technologies in New Development
NE/6 – Biodiversity
NE/11 – Flood Risk
NE/12 – Water Conservation
NE/14 – Lighting Proposals
TR/1 – Planning for More Sustainable Travel
TR/2 – Car and Cycle Parking Standards
TR/3 – Mitigating Travel Impact

- 7. **Circulars**

Circular 11/95 (The Use of Conditions in Planning Permissions) – Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Circular 05/2005 (Planning Obligations) – Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respects.

Consultation

8. **Toft Parish Council** – has recommended refusal on the following grounds:
 - (a) The Travel Plan is considered to be inadequate as it allowed for insufficient parking for the increased number of staff and pupils.
 - (b) The poor quality of local bus services and their gradual erosion would not be able to meet the increased demands of the enlarged college and the resultant traffic increase would adversely affect local people.
 - (c) The Parish Council also commented that the design of the proposed development was considered to be good and in character with existing development.

9. **Comberton Parish Council** – has recommended refusal as it considers that the proposed development would result in an adverse impact on the community which would not be outweighed by the benefits of a sixth form. The Parish Council does not object to the principle of a sixth form provided it is accompanied by necessary infrastructure improvements. The specific concerns of the Parish Council are as follows:
 - (a) The parking provision on site is currently inadequate, causing overspill parking in the surrounding streets and congestion and inconvenience to residents and visitors to the college.
 - (b) The proposal would remove more or less the same number of parking spaces as it would create. There would appear to be little or no net increase in parking provision.
 - (c) All of the parking on site is stated as being for Comberton Village College use, however no allowance has been made for the parking needed for the leisure centre.
 - (d) Sixth Form students would be more likely to drive than existing pupils and will tend to arrive and leave at different times. This would encourage car use and proposed parking would not meet the probable need.
 - (e) Many more parking spaces would be required than are proposed. These would need to be additional spaces and must not include spaces needed by Comberton Leisure.
 - (f) Existing modal splits for transport for years 7 to 11 are not comparable to Sixth Form students for the above reasons (see 5).
 - (g) School buses would be less convenient than other forms of transport for students with varying start and finish times.
 - (h) More than half of students would live more than three miles from the college and would be unlikely to walk or cycle. The most convenient method of travel would be the car.
 - (i) Relatively few pupils cycle to school and cycling from most of the catchment area is considered dangerous. It is unrealistic to expect that many Sixth Form students would cycle.

- (j) Traffic in Comberton is already considered to be hazardous to school children and a high proportion of traffic is generated by the college. Additional young drivers would significantly increase this hazard.
 - (k) Measures would be needed to counter the increased traffic hazard created by the Sixth Form.
 - (l) Some of the proposed development would be within the Green Belt and may also generate the need for further expansion of facilities such as parking and playing fields. This encroachment into the Green Belt would be regrettable and the Parish Council is unhappy with further encroachment into the Green Belt.
 - (m) The proposed development would cast a shadow on the swimming pool, which is a community facility. This would be detrimental and the Parish Council is unhappy with any proposal which diminishes the amenity of the swimming pool.
 - (n) The prominent North elevation would be clad in wood. The long term appearance and durability of that cladding is a concern.
 - (o) The advertising and consultation on the application has been criticized by some residents. Very few residents received direct notices and street notices were not placed near the most affected streets.
10. **Local Highways Authority** – raises no objections, but has requested the upgrading of pedestrian safety features and vehicle speed reducing features in the immediate vicinity of the college.
11. **Environment Agency** – was consulted on the proposed development, however no comments have been received from the agency to date. The Council's Drainage Manager has been consulted and his views are reflected in the conclusions drawn in the Drainage and Flood Risk section (below).
12. **SCDC Ecology Officer** – has no objection to the proposed development, but wishes to see a condition applied to any permission to ensure a scheme of ecological enhancement (as recommended in the Ecological Assessment submitted with the application) can be secured.
13. **SCDC Landscapes Officer** – has no objection to the proposed development but expresses disappointment that no designated outdoor space has been provided for the informal recreation of Sixth Form students. A detailed landscape plan showing areas which provide the setting for recreation areas should be requested from the developer.

Representations

14. Representations have been received from 22 households in the village of Comberton as well as from three of the companies occupying units in Bennell Court.

Kentings

- (a) No. 1 – objects to the proposed Sixth Form college on the grounds that it would lead to an increase in traffic congestion and nuisance on street parking in the surrounding area. The traffic survey submitted with the scheme did not properly address this issue.

- (b) No. 6 – Objects to the proposed development on the grounds of highway safety on the B1046, flood risk to residential properties, additional on street parking in Kentings and Westlands. In addition concern is expressed regarding the principle of a Sixth Form college in Comberton and the inadequacy of public consultation on the proposals.
- (c) No. 12 – raises concern regarding traffic management on site and in the wider area and that it would be difficult to enforce the proposed permit scheme and that it may be open to legal challenge. Off site parking in neighbouring streets may result, impacting on residential amenity and emergency access. Also expressed concern with regard to flooding in the area and the potential for the Sixth Form to worsen that problem.
- (d) No. 14 – raises concern that the existing traffic and parking issues would be worsened by the proposed Sixth Form college. Concern is also raised regarding the lack of community consultation by the college and its agents.
- (e) No. 17 – Raises concern regarding overspill parking on the B1046 and Kentings, the accuracy and assumptions of the Transport Assessment, the level of parking to be provided on site and the drainage information within the application. Concludes that the provision of a Sixth Form college should be part of a coherent education plan, a secondary school in Cambourne would ease pressure for parking on site, that insufficient parking has been shown on site, that a vehicle pass for Sixth Form students should be implemented and questions what sanctions would be in place for those students who park in adjacent streets.
- (f) No. 22 – Objects to the proposed development on grounds of increased traffic, increased need for parking for students and that the application relies on the legal age for driving being raised to 18 and the worsening of drainage problems in the area. Believes that Sixth Form college should be located in Cambourne. Concerned about the lack of involvement of the Village College in the local community.
- (g) No. 24 – No objection to Sixth Form college in principle, however concerned that should overspill parking could occur in Kentings and arrangements should be made as part of the development that would ensure emergency access to Kentings. Would like to know what can be done to ensure driveways are not blocked. Assurance needs to be given that the drainage facilities would be adequate to cope with development and that ditches would not overflow and flood houses.
- (h) No. 27 – Raises concern regarding exacerbation of existing parking issues in the area which overspill onto B1046 and Kentings, limiting access for emergency vehicles, refuse lorries and oil tankers.
- (i) No. 34 – Objects to the proposed Sixth form on the grounds that on street parking in the area and pedestrian safety.
- (j) No. 36 – Objects to proposed development on grounds of lack of motorcycle parking for students, exacerbation of existing parking problems, increased traffic on B1046 and impact on local drainage. Believes that Sixth Form college should be located in Cambourne.
- (k) No. 37 – objects to the Sixth Form college on the grounds of inadequate parking provision.

Westlands

- (a) No. 10 – Raises concerns over the impact of parking that would occur around Kentings and Westlands by students attending the Sixth Form which could disrupt access for emergency services and deliveries. Notes parking levels at Hills Road Sixth form as a indication of what could happen.
- (b) No. 19 – raises concern regarding the level of parking provision on site and the potential for off site parking to result in congestion and inconvenience.
- (c) No. 20 – objects to the application on the grounds of the lack of on site parking provision which would result in parking on residential streets and problematic drainage of the site.
- (d) No. 21 – raises concern regarding parking in the surrounding streets impacting on access and highway safety. Suggests that more parking be provided on site, in the area currently grassed and treed to the front of the school entrance.
- (e) No. 23 – objects to the proposed development on the grounds that the net increase in parking spaces is 7 rather than 30, the lack of control of on street parking, the issue of flooding in the local area.
- (f) No. 25 – expresses concern regarding the lack of public consultation, the potential drainage problems and the increase in congestion and parking problems in the area.
- (g) No. 30 – expresses concern regarding the level of proposed on site parking and a resultant increase in congestion and parking on local streets.
- (h) No. 32 – raises concern regarding parking provision and on street parking in the surrounding streets, additional traffic in the village as well as the problem of cyclists on the pavements.

West Street

- (a) No. 70 – raises concern over the impact on the road network and parking in the area which is already problematic, the issue of students without parking passes from parking in nearby streets and suggests the secondary school at Cambourne should be built first.
- (b) Bennell Farm – objects on the grounds of impact on the amenity of Bennell Farm and Bennell Court and highway safety in the area. In addition, it is suggested that it would be inappropriate to grant the application in the absence of a wider review of the Green Belt in the area which could allow the creation of car parking area and potentially other enabling development to meet the needs of the villages of Comberton and Toft.

Green End

- (a) No. 39 – objects citing concern that students will not stay on college grounds for all of the day and may choose to congregate around the village pond.

Bennell Court

- (a) Nos. 3 & 4 – Overspill car parking on West Street opposite Bennell Court entrance making access difficult and inconveniencing staff. The Sixth Form college would worsen the problem.
- (b) No. 6 – Visitors to college have been parking on the driveway to Bennell Court in the evenings for functions at the college and at afternoon school pick up time. Hopes that Sixth Form College would not mean a continuation or increase of that problem parking.
- (c) No. 7 – Overspill parking on both sides of West Street and the driveway to Bennell Court is preventing business staff and deliveries gaining access to units on Bennell Court.

Planning Comments

- 15. The main planning considerations in this case are the impact on the Green Belt; design and visual impact; sustainable modes of transport, parking and highway safety; residential amenity; drainage and flooding; renewable energy and energy efficiency; ecology and landscaping.

Impact on the Green Belt and Countryside

- 16. The majority of built development on site falls within the Village Framework, including the areas proposed for the main Sixth Form block, the Drama and Performing Arts building and the Design and Construction building. However the Comberton Leisure buildings, the car parking in front of them and the sports courts and pitches to the rear of the site are all outside of the framework in the countryside and also within the Green Belt. This is also true of the area of land where it is proposed to site the replacement gymnasium and the area proposed for car parking on the Western boundary of the site.
- 17. The impact of the proposed buildings which are within the Development Framework and not in the Green Belt are considered to be acceptable in terms of their impact on the openness and character of the Green Belt and are therefore considered to comply with the requirements of policy GB/3 – Mitigating the impact of development adjoining the Green Belt. The buildings to the North and East of the site are generally separated from the Green Belt by existing buildings on site and are considered to be far enough away from it that they would not adversely impact on its character or openness. Given the character of the element of Green Belt within the Western boundary of the site has already been affected, it is not considered necessary or practical to require further landscaping in addition to the tree line which exists down the Western boundary.
- 18. The building closest to the Green Belt boundary which is not screened by existing buildings is the Drama and Performing Arts building. This is a single storey building which, when viewed from the Green Belt would sit against the existing two storey buildings behind it, and it is therefore considered that it would not significantly impact on the character of the Green Belt. Again, as part of the developed site is within the Green Belt, it is not considered necessary to further

divide the site with additional landscaping to provide additional screening in excess of that provided by the existing tree line to the West.

19. The proposed gymnasium building would be located in an area that is designated as Green Belt and is outside the Development Framework. As regards the Development Framework, whilst the proposed area is designated as being in the countryside, it actually relates entirely to the school complex in visual terms due to the present of the Comberton Leisure buildings further to the West. Although the gym would not comply with policy DP/7 – Development Frameworks, it is considered that the erection of the gym would not conflict with the purposes behind that policy. The purposes are to protect the countryside from gradual encroachment and to prevent development in unsustainable locations. Given that the area proposed for the gym is on the existing college site, located between two other buildings on the site and as the site is no more or less accessible by public transport than the existing college and Comberton Leisure, it is not considered that the erection of the gym would compromise the aims and objectives of policy DP/7.
20. The proposed gym building would be situated on part of the site close to existing buildings however that land is within the Green Belt. The applicant has submitted a statement of justification for the gym building with regard to its location in the Green Belt.
21. In terms of Green Belt policy, only development for agriculture, forestry and essential facilities for outdoor sport and outdoor recreation are considered to be appropriate. Whilst the gym is for the purposes of recreation and sport it is largely indoor and the proposed development is therefore considered to be inappropriate by definition.
22. In addition to the harm by virtue of its inappropriateness any harm to the character and openness of the Green Belt also has to be considered. Although the gym is within the Green Belt it is situated in an area with existing buildings on either side and would relate closely to them. Whilst the erection of the building would result in the loss of the openness of the physical footprint of the building it is considered that it would have a negligible impact on the openness and character of the Green Belt in the immediate area around the site.
23. The applicant's statement of justification seeks to show that very special circumstances require the building to be located in the Green Belt and that these circumstances outweigh the harm caused by virtue of its inappropriateness. The statement details the need for the new gym due to the inadequacy of the current facilities to meet the demands of the schools current curriculum, the provision of a sports science laboratory to satisfy the requirements of the new Diploma in Sports and Active Leisure following the recent award of Specialist Sports College status and the fact that the demolition of an existing gymnasium to the front of the college to make way for the Sixth Form block would lessen the available gym and changing facilities on site. Other parts of the college site have been considered for the siting of the gym, however the other two possible locations were not considered feasible. The development of the grassed area to the front of the school would have a serious harmful impact on the visual amenity of the surrounding area and the area currently occupied by the squash club buildings would negatively impact on the provision of those facilities to the school and local community.
24. Given the above, it is considered that the need for the gym has been demonstrated and the need to locate the building on the part of the site currently proposed has also been adequately demonstrated. Although there is harm by virtue of the inappropriate development in the Green Belt, on balance, it is

considered that the need for improved gymnasium facilities and the lack of another feasible location on the site are sufficient very special circumstances to outweigh such harm, particularly as there is no significant additional harm to the character and openness of the Green Belt caused by the building given its location between two existing buildings on the site.

25. The proposed development also proposes a small amount of additional hardstanding for car parking in the Green Belt in the area currently given over to the pedestrian access and bicycle storage. It is considered that the additional operational development required for this car parking is so small and the impact of the car parking on the character and openness of the Green Belt so minimal that the development is not inappropriate by definition and the impact on the Green Belt would be negligible.

Design and visual impact

26. *Main Sixth Form building* – This building would be the most prominent when viewed from the public domain and would also provide the bulk of the accommodation for the Sixth Form College. The building is three storeys high with projecting first floor elements to the front and side. The projecting element to the front would be semi-circular in appearance and would house the lecture theatre. The element to the side would house the library and provide a covered area in front of the revised entrance to the building. The materials specified would be brickwork and cedar boarding with some rendering. The main roof covered in a 'green' sedum roof while the smaller elements of other parts of the building would be covered in zinc.
27. The proposed building would replace the existing gym and changing rooms and overall it is considered to be a more interesting design than the buildings it would replace. Broadly the design is considered to be in scale and character with the existing school buildings, whilst incorporating some more interesting design features such as the projecting first floor elements, curved lecture hall, light wells on the top floor and sedum roof. The building would provide a more obvious focal point for the entrance to the school and it is considered that it would enhance the overall impact of the school on the surrounding area.
28. It is considered that it may be possible to revise the North elevation of the library element somewhat, in terms of the fenestration and the way in which that ties in to the existing school buildings and this will be investigated with the applicant and reported as a verbal update to the planning committee. It is considered that the design would be acceptable in any case, although it could be improved by incorporating slight revisions.
29. *Drama and Performing Arts building* – The design of this element is a simple single storey building in yellow brick and metal roof which is in keeping with the character and appearance of the existing buildings against which it would be seen. The area is not highly visible from the public domain and the impact of the building on the character and appearance of the area is considered to be acceptable.
30. *Design and Construction building* – The design of this building is a simple single storey building with a glazed canopy to the Northern end and an additional element on the roof providing a North Light to the work area. The appearance of the building is considered to be functional with points of interest which refer well to the surrounding classroom areas. The materials would largely match those used on adjacent buildings, being yellow brick, zinc roof and cedar boarding and samples of these materials would be controlled by condition. The proposed design and construction building would not be particularly visible in long distance

views and the design would therefore be mainly appreciated in oblique glimpses, however it is considered to be acceptable in terms of its design, its relationship to other buildings around it and its overall impact on the character of the area.

31. *Gymnasium* – The gymnasium has been designed to reflect the form and proportions of the existing Comberton Leisure building further to the West. The materials used, yellow brick and metal roof covering would again match those on the surrounding buildings. The roof of the building would be seen from the public domain to the front of the site over the existing slightly lower buildings, however it is considered that its curved form, reflecting that of the adjacent main Comberton Leisure building, is an acceptable addition to the streetscene and would not cause any harm to the overall visual amenity of the area. The proposed building is therefore considered to be acceptable in terms of its impact on the character of the area.
32. Some concern has been expressed that the gym would overshadow the swimming pool in the evenings and while the siting of the gym approximately 10 metres from the pool would have the potential to create some overshadowing of the pool, the height of the facing wall of the gym (approximately 6.5 metres) is not considered to be so high that it would cause any serious overshadowing to the pool.

Transport, parking and highway safety

33. The impact of the proposed Sixth Form on parking in the area immediately around the college is the single biggest concern raised by local people. It is accepted that overspill parking from the existing school use as well as the Comberton Leisure facility does cause an overspill of cars onto West Street in front of the college and also onto roads immediately adjacent to the site, most notably Kentings but also Westlands and the accesses to Bennell Court and Bennell Farm opposite the site. This overspill parking, which appears, albeit anecdotally, to be at its worst when there are evening events on at the college but also occurs during school arrival/departure times and at other times of the day, can cause congestion on the main road outside the college and inconveniences local residents especially those on the streets listed above.
34. Given the existing issue with overspill parking, it is therefore important that the application demonstrates that the proposed development would not worsen the existing situation. It is not reasonable to require measures to ease the existing problem as part of this application, but it can be required not to make the existing situation worse. In addition, the application needs to demonstrate that it would be accessible by sustainable methods of transport and would mitigate its travel impact on the environment, noise, pollution and amenity. Policy requires that the College formulates and adopts a suitable Travel Plan which demonstrates how these aims would be achieved on an ongoing basis.
35. The application proposes the rearrangement of some of the existing parking areas and the creation of some additional bays on the Eastern and Western fringes of the site (as shown on drawing 3903 Rev P). This would result in a net increase of 37 car parking spaces. This is in excess of the maximum parking standards set by the Council for Non-Residential Colleges of 1 space per 2 staff and 1 space per 15 students which would equate to a maximum of 30 spaces. It is also in excess of the stated aims in the written information supplied with the application. Although it is considered, for reasons detailed below, that 30 spaces would be adequate to address the additional impact of the proposed Sixth Form, given the strength of local concern as well as those of elected members for Comberton and Toft regarding the existing parking problem, it would seem

sensible to allow the additional parking which is in excess of the maximum standard to remain part of the application.

36. To ensure that parking spaces are available to those for whom they are intended, they would be clearly marked. Whilst it has not been formally suggested in the application, it would make sense to restrict the parking for staff and student use up to a certain time in the day, for example 3pm or 4pm for student spaces, which would allow the spaces to be occupied by others in the evenings and at weekends. This arrangement would help to alleviate some of the existing parking problems at other times of the day, which would be an additional benefit of the scheme. The implementation and enforcement of this approach by the College would be conditioned as part of the Travel Plan.
37. As parking available to students on site is less than the total number of students who may conceivably wish to drive to the site, the college has proposed a permit system for students wishing to park on site, such permits being allocated based on the students need to drive and their willingness to car share. The concern expressed locally regarding the impact of the Sixth Form College centres around the likelihood of students of legal driving age, who do not have parking permits, driving to college in any case and parking on the surrounding streets creating a harmful impact on highway safety, residential amenity and access of emergency and delivery vehicles. To mitigate the potential for such disruption, the college is proposing that students enter into an agreement with the school, effectively making it a condition of their attendance that they do not drive to college unless they are allocated a pass. The college has undertaken that they will enforce the observance of this contract, by monitoring travel themselves and by working with any local residents affected by on street parking to identify those students not adhering to their agreement. In the first instance, a student travelling by car without a permit would receive a written warning and should that warning be ignored they would be required to leave the Sixth Form. This procedure would be conditioned to be included in the College Travel Plan and adopted in practice.
38. Whilst car use would be discouraged through the above measures, sustainable transport such as bus travel, would be encouraged and provided, to allow a high proportion of Sixth Form students to travel by bus, as is currently the case among Secondary School pupils. The Transport Assessment calculates that in addition to using larger buses for the existing services, three additional bus services would be required to meet the increase demand. In addition, the college would also propose to run minibuses to locations which are not easily accessed by the main school and public bus services. These positive measures, in concert with the restriction on students driving to the college, are considered to be satisfactory in ensuring that the current high level of bus use continues across Years 12 and 13 at broadly the same level that is currently achieved for Secondary School Pupils. This provision of public transport would be conditioned to be included in the College Travel Plan and adopted in practice.
39. Some additional car trips to the site would be generated by the Sixth Form in the form of parents/guardians bringing Sixth Form students to the site. Given the bus provision and on the basis of the Transport Assessment, it is not considered that this is likely to be at a higher level than at present and the additional vehicle movements would not result in a significant impact upon highway safety in the area (subject to the additional provisions for highway safety set out below).
40. Significant concern has been expressed locally regarding the additional traffic flow and pedestrian and cycle trips to the site that would be generated by the proposed development and the potential for an increase in the conflict between vehicles and pedestrians and cyclists close to the site. The Local Highways Authority is of the view that the new development could impact on highway safety

in the vicinity, but that the potential harm could be effectively mitigated by the implementation of additional highway safety measures close to the school. This would include improving the existing pedestrian access facilities to the school including a pedestrian refuge on West Street close to the Eastern entrance to the site. In addition, 'wig-wags' (school warning signs with flashing amber lights) and potentially other speed reducing features would be required to be installed on West Street, close to the North Eastern and North Western corners of the site. This would be required by condition through any planning permission and the applicant would have to agree a scheme with the Local Planning Authority and the Local Highways Authority and fully implement it in order to comply with the condition. Were these additional safety measures to be implemented, it is considered that the impact of the development on highway safety is acceptable.

41. On the basis of the information submitted and the additional undertakings to which the College has committed, it is considered that the impact of the Sixth Form College on the local highway network and highway safety in the area is acceptable. In addition, given the measures to control off site parking, it is considered that the proposed development would not result in a significant increase in congestion in the area or nuisance or inconvenience to local people. The necessary measures detailed above would be conditioned to be provided as part of a revised Travel Plan and the highways improvements would be achieved through the requirement for a legal agreement to be entered into by the college.

Residential amenity

42. The proposed buildings are considered to be far enough away from neighbouring properties that they would not result in any loss of light or overshadowing to neighbours or be visually intrusive. Nor would they result in any significant overlooking of neighbouring properties.
43. Concern was raised by one resident regarding the level of noise pollution which could be generated by use of the covered area outside the Design and Construction building close to the Eastern boundary of the site. It is considered that the existing buildings and trees to the East would be likely to screen the noise created by the use of this area, but that there is potential for the use of power-operated machinery in the covered outdoor area to have some impact on the amenity of neighbours in Kentings. The Council's Environmental Protection Team Leader has recommended taking a precautionary approach and has requested a condition be applied to any permission restricting the use of power operated machinery in the outside area. It is considered that this condition would mitigate any harm to the residential amenity of neighbours to the site.

Drainage and flooding

44. Although the site lies within Flood Zone 1 (low risk), during the course of the public consultation on the application, several residents raised the issue of occasional flooding in the area, particularly in relation to the ditch adjacent to the Eastern boundary of the site. The surface water drainage implications of the Sixth Form college have been considered and the applicant has submitted a drainage statement which describes the existing system and the impact of the proposed development.
45. The statement explains that the existing surface water drainage is handled by a traditional gravity surface water drainage system running in various diameter pipework which discharges, via a flow control with associated balancing pool, to the existing Award Drain to the southeast of the built area.

46. The Council's Drainage Manager is of the view that the existing downstream systems are at or close to capacity and that they would not be able to handle increased flows generated by the proposed Sixth Form College. It has therefore been proposed that the existing surface water drainage infrastructure be extended and adapted to accommodate the proposed extensions and the existing balancing facility extended, as required, to accommodate surface water runoff from increased impermeable areas. The existing flow control would remain unaltered to maintain the current surface water discharge rate and to mitigate potential downstream impact from any increased flows generated from the proposed development.
47. This method has met with the approval of the Council's Drainage Manager and precise details of the required work would be secured by planning condition.
48. The applicant's drainage consultant has confirmed that it is not proposed that any surface water drainage systems discharge directly onto any of the adjacent open watercourses and the proposals would therefore not increase any flood risk to adjacent properties.
49. With regards to foul water drainage, the drainage statement explains that the new buildings would be connected into the existing system which would be adapted and extended on site to accommodate the increased demand. Some concern was raised during the consultation process as to the capacity of the foul water drainage systems in the village to cope with the increased demands that the Sixth Form College would place on them, based on anecdotal evidence of capacity issues in relation to the pumping station in the village. Whilst it is not anticipated that there would be a capacity issue which could not be resolved, Anglian Water has been consulted and its comments will be presented as an update to the Planning Committee.

Renewable energy, energy efficiency and water conservation

50. As a Major development, the proposed Sixth Form College would be expected to comply with policies NE/3 – Renewable Energy in New Development and NE/12 – Water Conservation.
51. Policy NE/3 requires that the Sixth Form College includes renewable energy technology capable of providing at least 10% of its predicted energy requirements. The applicant has provided supporting information showing that the proposed buildings would exceed the standards set for new buildings in Building Regulations Part L. This information includes figures showing the amount of energy that would be provided by renewable energy technology exceeds the requirement of the policy. The proposed renewable energy technologies are a Ground Source Heat Pump as well as photovoltaic solar panels. Further information on the location and detail of the technologies has been requested and will be presented as a verbal update to the Planning Committee. The implementation of the technology would be ensured through an appropriate planning condition as part of any permission.
52. Policy NE/12 requires that the Sixth Form College must incorporate all practical water conservation measures. The application provides limited information on water conservation, mainly focusing on the type of sanitary ware used in toilets, stating that it will be specified to reduce water consumption. No rainwater harvesting technologies have been specified in the application, however this would be conditioned to be investigated and implemented where possible through a planning condition, as per the requirements of the policy.

Ecology and landscaping

53. As the proposed buildings are either built on existing hardstanding or areas laid to grass, it is not considered that they would have any significant harmful effect on ecology on site or more widely in the local area. The Ecological Assessment conducted on behalf of the applicant has identified several measures which would benefit wildlife in the area, through changes to the current management of the site. As the development would not harm ecology on site, it is considered to comply with the requirements of policy NE6 – Ecology and it is not, therefore, considered reasonable to require these measures be implemented through the use of a planning condition. However as the measures would be inexpensive and given the college's role in education, an informative would be added to any permission, requesting that the Village College engage with the Council's Ecology Officer in implementing the measures identified in the Ecological Assessment.
54. The Council's Landscapes Officer has requested that areas of informal outdoor recreation for students be identified by the applicant and appropriately landscaped and equipped. Whilst this is considered beneficial, it is not considered that there is a policy requirement on the applicant to provide these areas and it is not, therefore, reasonable to require those areas by condition. An informative detailing the benefits of such areas would be applied to any permission, inviting the applicant to engage with the Council's Landscape Officer in the provision of informal outdoor recreation space.

Other Matters

55. Cambridgeshire Fire and Rescue Service has been consulted and its comments will be presented as a verbal update to the Planning Committee.
56. Concern has been expressed by some local residents regarding the lack of consultation on the proposed development by the applicant and also regarding notification of the planning application by the Local Planning Authority. With regard to the former, a consultation exercise was undertaken by the applicant, however the Local Planning Authority does not have detailed information regarding the breadth of that consultation or the extent to which the scheme was revised in line with the opinions of local people. Whilst it is good practice for the applicant to consult locally prior to the submission of a planning application, it does not form a material planning consideration for the Local Planning Authority.
57. With regard to the publicity of the planning application itself, the receipt of the application was advertised in the Cambridge Evening News on 24 November 2009 and through site notices posted in the local area, namely at either end of the College frontage, at the entrances to Kentings and Barrons Way (which also serve Westlands), as well as on the Village Library noticeboard. Letters of notification were sent out to Barlicia on West Street and to each household in Kentings, as well as each property on West Street between Bennell Farm and the entrance to Kentings. In addition, deadlines for responses from both Parish Council's were extended at the request of local elected members. The Local Planning Authority is content that its publicity of the application more than satisfies its statutory responsibilities.
58. The development proposed in the application represents a departure from Green Belt policy and has been advertised as such. The application has demonstrated very special circumstances and whilst it is a departure application, it is not considered to seriously injure Green Belt policy. Members are therefore free to make a decision on the application without referring it to the Secretary of State.

Recommendation

59. Taking all relevant matters in to consideration it is recommended that delegated approval subject to no new material planning considerations are raised as a result of the advertising of the application as a departure from Green Belt policy and the following conditions:

Conditions

1. Sc1 – Full planning permission time limit
2. Sc5 – Landscaping
3. Sc6 – Landscape Implementation
4. Sc8 – Tree protection
5. Sc12 – Boundary Treatment
6. Sc13 – Materials
7. Sc15 – Car Parking to be provided and retained in accordance with plans prior to occupation of the development
8. Travel plan
9. Highways improvements
10. Drainage details
11. Renewable Energy
12. Water Conservation
13. Sc16 – Cycle parking to be provided and retained in accordance with plans prior to occupation of the development
14. Sc38 – Noise during construction
15. Sc93 – Site waste management plan
16. Highways method statement during the construction period#
17. No power-operated machinery to be used in covered work area of the design and construction building

Informatives

1. Ecology
2. Landscapes
3. Informal Outdoor Recreation Space
4. No Bonfires
5. Demolition Notice required

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)

Contact Officer: Dan Smith - Planning Officer
Telephone: (01954) 713162

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee3rd February 2010**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and Sustainable Communities)

S/1510/09/F - FOXTON**Extension and Conversion of Garage and Workshop to Form Annexe
At 59 Fowlmere Road, for Mrs Payne****Recommendation: Approval****Date for Determination: 4th January 2010****Notes:**

This Application has been reported to the Planning Committee for determination at the request of the Local Member Cllr Mrs Deborah Roberts.

Members will visit this site on 3rd February 2010

Site and Proposal

1. No. 59 Fowlmere Road is located on the edge of the village framework, the Green Belt and is adjacent a public footpath, which all runs along the south/southeast of the site. The property is the last building on the left hand side of the road heading towards Fowlmere.
2. It is a semi-detached two-storey dwelling with a single storey extension going from the front line of the building and wrapping around to the rear of the dwelling. The front section of the extension has a ridge roof while the rear projection has a flat roof and projects beyond the two-storey section of the building.
3. Within the curtilage of the dwelling is a detached double garage/workshop, which is located 17m from the rear of the main dwelling. The garage is flat roofed, measures 3.2m tall and is located within close proximity to the shared boundary with no. 57 Fowlmere Road. There is an existing domestic window and door located on the elevation facing the main dwelling while the garage door faces to the south of the site overlooking farmland and the Green Belt. The boundary treatment on the boundary to rear of the garage consists of 1.8m high close-boarded fencing.
4. The full application, received 19 October 2009, proposes to convert and extend the existing garage/workshop to form an annexe. The garage/workshop has a depth of 6.3m and width of 10.3m, these dimensions would increase to 6.8m and 10.8m. It is proposed to add a pitched roof to the building increasing the height from 3.2m to 4m to the ridge. A Design and Access Statement accompanies this application.

Planning History

5. There have been several attempts to extend and convert the existing garage/workshop into residential accommodation. The first planning application that was submitted was **S/1253/03/F**, which was for a detached 1½-storey dwelling in the

S-1510-09-F



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rear garden of no 59 Fowlmere Road, Foxton. It proposed two bedrooms and en-suites in the roof space one bedroom and bathroom at ground floor level along with dining room, kitchen and a lounge, plus a double garage. The existing garage would have remained as part of the main dwelling. The vehicular access to the dwelling would have been directly next to the main dwelling at no. 59 Fowlmere Road, Foxton. This was refused for the following reasons "The rear garden forms an important visual transition from the built up area of the village to the surrounding countryside and Green Belt. There would be adverse impact on the visual quality of the surrounding countryside and appear out of character with the linear pattern of development on this side of Fowlmere Road, contrary to policy. The amenities of the occupiers of no.59 Fowlmere Road would be adversely affected by reason of undue noise and general disturbance through the use of this access."

6. **S/0579/04/F** followed the above application; it proposed a single storey three-bedroom dwelling with en-suite, bathroom, kitchen/utility, dining and lounge, with detached garage. The application was refused for the same reasons as above and was also dismissed at appeal for the following reasons "The proposal would cause harm to the character and appearance of the area, including the adjacent Green Belt."
7. **S/1957/08/F** – Rather than the addition of a new dwelling this application proposed to convert the existing garage/workshop into an annexe. This would create a two-bedroom annexe; it proposed to extend at the side to create a lounge area. The annexe would have a pitched roof, there would be a gable facing the agricultural land/Green Belt, two gables on the rear elevation and on what is called the front elevation facing the main dwelling. Although the building would be lower and smaller in scale than the previous proposals it was still recommended for refusal by the Parish Council. This was for the same reasons as before, but now included highways concerns as this would create a new access onto a busy road; overbearing and overlooking adjoining properties; back land development; larger than the existing building on the site; and out of character with existing buildings in the vicinity, creating a precedent for back land development. Officer recommendation was to refuse the application due to visual appearance of the surrounding area. However, the application was withdrawn before determination.

Planning Policy

8. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted January 2007**

Policy **DP/2** – Design of New Development

Policy **DP/3** – Development Criteria

Policy **DP/7** – Development Frameworks

Policy **GB/3** – Mitigating the Impact of Development Adjoining the Green Belt

Consultation

9. **Parish Council** – Recommend Refusal, no further comments were received.

Representations

10. Cllr Mrs Deborah Roberts – Having spoken to Foxton Parish Council Cllr Mrs Roberts would like the application to go to Planning Committee because the annexe is too distant from the original property to be classed as anything other than a separate and independent dwelling and note the previous refusals on the site. Personal

circumstances cannot be considered in determining the application. The family member who is to move into the main dwelling already lives in Foxton in very adequate accommodation in the village and would possibly then have extra money by way of selling that property and moving to this new one. Cllr Roberts takes the Parish Council's views seriously on this matter and therefore, asks that this is placed on the agenda for the Planning Committee and requests a site visit.

Planning Comments – Key Issues

Neighbour Impact

11. The existing garage is located within close proximity to the shared boundary with no 57 Fowlmere Road, with 0.9m gap between the back wall of the garage and the close-boarded fencing. The application proposes two windows on the rear elevation one serving the bathroom and the other serving the kitchen. The existing boundary fence will prevent any material overlooking of the neighbour's garden.
12. The application proposes to convert the existing garage/workshop, the footprint of the building does not increase; however, there is a slight increase in height from 3.2m of the flat roof structure to 4m to the proposed ridged roof. This is considered to be a modest increase particularly when compared with previous planning applications on the site, which were much taller and covered a larger footprint. The height of the proposed annexe is in line with outbuildings, which could potentially be constructed at residential properties through permitted development. The proposal would also be of a similar height as the outbuilding, which is present, near the garage/workshop in the neighbours' garden at 57 Fowlmere Road. It should also be noted that no comments have been received from adjoining properties regarding the proposal.
13. The Agent has indicated that the applicant is willing to sign a Section 106 Agreement to ensure that the annexe remains incidental to the main dwelling. With the access to the annexe being so close the main dwelling, the impact on neighbours should be minimal as the use of the access is going to be in the control of owner of 59 Fowlmere Road, Foxton. It is therefore considered that the proposal complies with Policies DP/3(2j) and DP/7(2b).

Impact on the Green Belt/Countryside/Public Footpath

14. The boundary treatment on the south/southeast boundary consists of close-boarded fencing with some parts of the fence covered with hedging, shrubs or trees. Some of this planting is located within the application site and some of it is located on the side of the agricultural land. When viewed from the field/Green Belt there are only views of the top section of the garage/workshop and the existing soft landscaping helps to soften it impact.
15. The scale of the development is modest as it is using an existing building and the only addition to the building in terms of volume will be the increase in roof height. Planning Application S/0579/04/F which was dismissed at appeal, proposed a three-bedroom bungalow with a detached double garage. Therefore, the footprint was much larger and would project further above the fence line. The Inspector concluded that the "...generally open, undeveloped character of the appeal site contributes to a transition between the built-up area of the village and the countryside beyond. The site plays an important part in the character of the village at this point and that in this context the proposed development would be harmful to the adjacent countryside and the visual amenities of the Green Belt". The Inspector also concluded that the

proposal would have amounted to backland development, which is out of character with the area.

16. This proposal is for an annexe, which is to be used incidental to the main dwelling. It is not considered that the proposed re-use of the garage/workshop to provide an annexe would be harmful to the openness of the Green Belt. The building is adjacent and not within the Green Belt, the building is located on the boundary with the neighbour and not the boundary shared with the Green Belt. There is to be a modest increase in height, which is not considered to have a materially greater impact than the present on the openness of the Green Belt. It is of a permanent and substantial construction that is capable of conversion, it is in keeping with surrounding properties and the materials are proposed to be similar that of the main dwelling. The proposal is therefore considered to comply with Policies GB/3, DP/2 and DP/3 of the South Cambridgeshire Local Development Framework, Development Control Policy, adopted July 2007.

Recommendation

17. Approve.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development, hereby permitted, shall be carried out in accordance with the following approved plans: P-1410-01 Rev A.
(Reason - For the avoidance of doubt and in the interest of proper planning of the area.)
3. No windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in side elevation adjacent to no. 57 Fowlmere Road, Foxton of the proposed annexe unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of the occupiers of no. 57 Fowlmere Road, Foxton in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. The extension/annexe, hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 59 Fowlmere Road. (Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework, Development Control Policies, adopted July 2007
- Planning Files Reference: S/1957/08/F, S/0579/04/F, S/1253/03/F, and S/0558/79/F
- Appeal Decision from Planning Application S/0579/04/F

Contact Officer: Laura Clarke-Jones – Planning Officer
Telephone: (01954) 713092

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