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20 August 2010

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

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, 1 SEPTEMBER 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

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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

Members may wish to declare interests relating to specific agenda items at this stage but must do so again immediately before the Committee considers those items (or as soon as a declarable interest becomes apparent).

1 - 2

3. Minutes of Previous Meeting

To authorise the Chairman to sign the Minutes of the meeting held on 4 August 2010 as a correct record. These minutes are attached to the website version of the agenda.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

- | | | |
|------------|---|----------------|
| 4. | S/0506/10/F - Shepreth (Land between 26-58 Meldreth Road) | 3 - 12 |
| 5. | S/1057/10/RM - Great Abington (Land to the West of 1 Magna Close) | 13 - 20 |
| 6. | S/1275/10/F - Over (Land to the East of 9 New Road) | 21 - 26 |
| 7. | S/0975/10/F - West Wratting (Land to the North-West of The Causeway) | 27 - 36 |
| 8. | S/0457/10/F - Bassingbourn cum Kneesworth (155 The Causeway for NDR Contracting Ltd) | 37 - 46 |
| 9. | S/0982/10/RM - Cambourne (Land Parcel UC11) | 47 - 56 |
| 10. | S/0998/10/F - Cottenham (Land to the South-east of 88 Rampton Road) | 57 - 72 |
| 11. | S/0920/10/F - Haslingfield (Land to the West of Grove Farm, Harlton Road) | 73 - 78 |

INFORMATION ITEMS

The following items are included on the agenda for information only. If Members have any comments or questions relating to issues raised therein, they should contact the appropriate officers prior to the meeting.

- | | | |
|------------|---|----------------|
| 12. | Appeals against Planning Decisions and Enforcement Action | 79 - 82 |
| | Contact officer:
Gareth Jones - Head of Planning
Tel: 01954 713155 | |
| 13. | Cambourne Drainage Update | 83 - 84 |

OUR VISION

- We will make South Cambridgeshire a safe and healthy place where residents are proud to live and where there will be opportunities for employment, enterprise and world-leading innovation.
- We will be a listening Council, providing a voice for rural life and first-class services accessible to all.

OUR VALUES

We will demonstrate our corporate values in all our actions. These are:

- Trust
- Mutual respect
- A commitment to improving services
- Customer service

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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).
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South Cambridgeshire District Council

Planning Committee – 1 September 2010 – Declaration of Interests

Councillor

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villiage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villiage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villiage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villiage:

Reason:

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Personal / Personal and Prejudicial [delete as appropriate]

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

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

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

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

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

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee1st September 2010**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

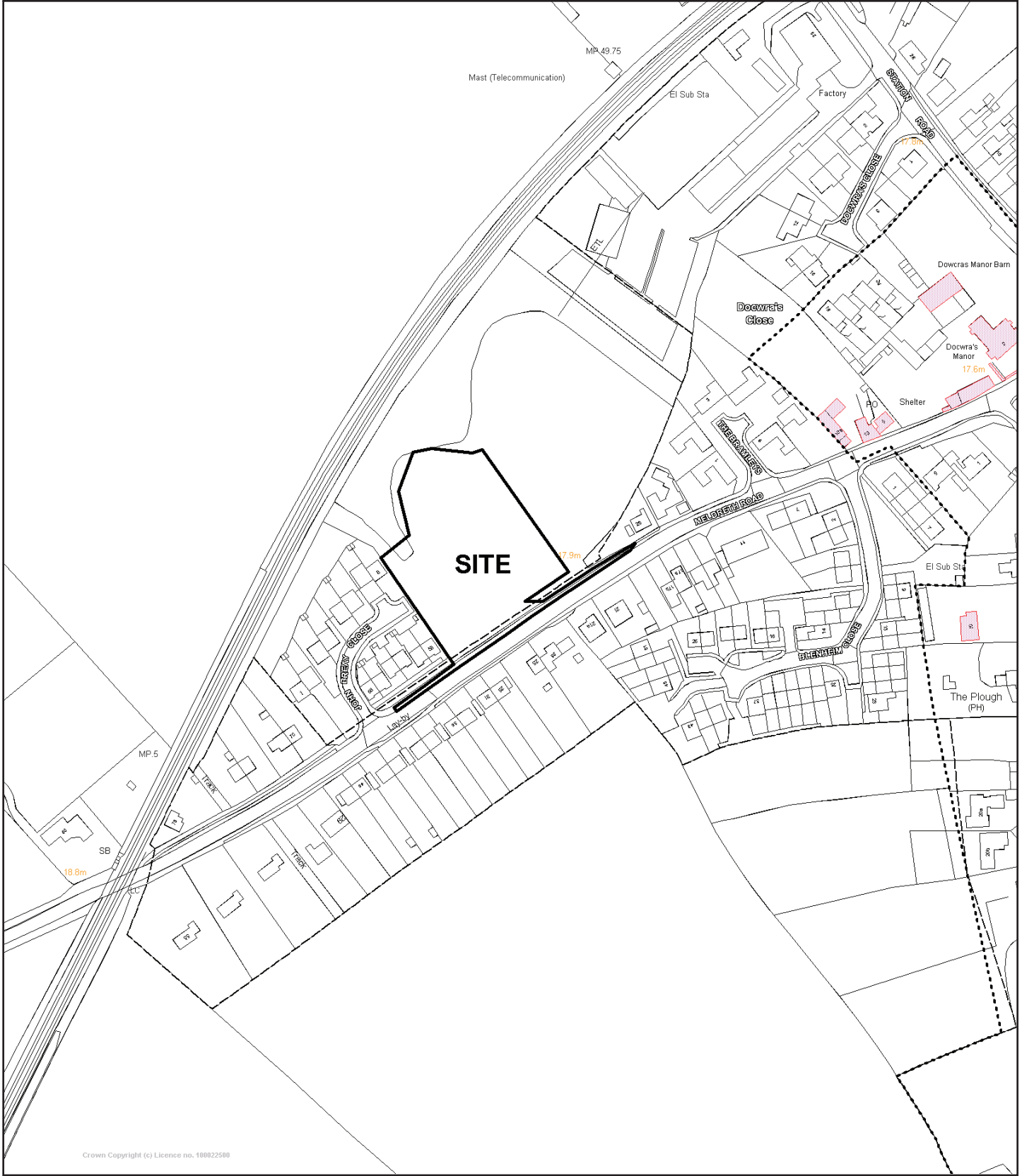
S/0506/10/F - SHEPRETH**Erection of 12 affordable houses and associated open space including BMX track
At Land between 26-58 Meldreth Road for Circle Anglia Housing Trust****Recommendation: Delegated Refusal****Date for Determination: 1st July 2010****This Application has been reported to the Planning Committee for determination because the recommendation of the Parish Council differs to that of the case officer.****Members will visit this site on 1st September 2010****Site and Proposal**

1. The site is located outside the Shepreth village framework, and forms an area of grassland to the north side of Meldreth Road. To the west is the cul-de-sac of John Breary Close, a scheme of 14 affordable houses also located outside the village framework. To the north of the site is a treed area, beyond which runs the Cambridge to London railway. To the east of the site are residential dwellings, with factories set to their north, accessed from Station Road. To the south side of Meldreth Road are further residential dwellings stretching to the level crossing to the west.
2. A path runs across the frontage of the site along Meldreth Road, and there is an existing field access to the site. There is a low hedge across the front, and some individual trees have been planted. The boundary with 58 Meldreth Road (accessed from John Breary Close) is a 1.8m high panel fence, with a tall hedge growing above. The shared boundary with 8 John Breary Close is a lower hedge. 26 Meldreth Road has a garage closest to the site, and a picket fence as the boundary.
3. The application, validated on 1st April 2010, seeks the erection of 12 affordable houses and associated open space including a BMX track. The application is accompanied by a Noise and Vibration Assessment, a Tree Survey, a Desk Study Assessment, a Flood Risk and Run-Off Assessment, a Habitat Survey, a Code for Sustainable Homes Ecological Assessment, a Design and Access Statement, and a Housing Needs Survey Analysis. Amended plans date stamped 12th August 2010 have removed the proposed kick wall, and a Reptile Survey and Management Proposal were submitted on this date.

Planning History

4. Application **S/0261/96/F** granted consent for the erection of 14 dwellings on land adjacent 70 Meldreth Road for the Cambridge Housing Society. This development has been completed and forms the dwellings of John Breary Close and 58-68 Meldreth Road. This followed a previously withdrawn application for 15 affordable dwellings (ref **S/1226/92/O**).

S-0506-10-F



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September 2010 Planning Committee

Planning Policy

5. **Local Development Framework Core Strategy Development Plan Document 2007:**
ST/7 Infill Villages
6. **Local Development Framework Development Control Policies (LDF DCP) 2007:**
DP/1 Sustainable Development, DP/2 Design of New Development, DP/3 Development Criteria, DP/4 Infrastructure and New Development, DP/7 Development Frameworks, HG/1 Housing Density, HG/3 Affordable Housing, HG/4 Affordable Housing Subsidy, HG/5 Exceptions Sites for Affordable Housing, SF/6 Public Art and New Development, SF/10 Outdoor Playspace, Informal Open Space, and New Developments, SF/11 Open Space Standards, NE/1 Energy Efficiency, NE/3 Renewable Energy Technologies in New Development, NE/6 Biodiversity, NE/9 Water and Drainage Infrastructure, NE/10 Foul Drainage – Alternative Drainage Systems, NE/11 Flood Risk, NE/14 Lighting Proposals, NE/15 Noise Pollution, TR/1 Planning for More Sustainable Travel & TR/2 Car and Cycle Parking Standards.
7. **Open Space in New Developments SPD, Public Art SPD, Trees and Development Sites SPD, Affordable Housing SPD & District Design Guide SPD.**
8. **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.
9. **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

10. **Shepreth Parish Council** recommends approval and seek reassurance that the dwellings would be for local Shepreth residents or their relations. Individual comments by Parish Council members related to the need for affordable housing, the need for play facilities, community involvement, the lack of other sites in the village, and the loss of two dwellings in Frog End. Comments against the scheme related to the capacity of infrastructure, traffic concerns, anti-social behaviour and excessive affordable housing for the village.
11. The **Council's Housing Development and Enabling Manager** notes the last Needs Survey for Shepreth showed a need for an additional 15 affordable units, and the scheme is supported.
12. The **Council's Section 106 Officer** notes the Parish Council would maintain the play area. An open space payment will be required, to be paid prior to the occupation of the 6th dwelling.
13. The Council's **Environmental Health Officer** has no objection to the principle of residential development on the site but have concerns regarding the noise impact from the BMX track and kick wall, which is not included within the submitted noise report. If supported, conditions are recommended regarding a scheme to prevent future occupiers from disturbance from railway and road traffic noise, the period of construction, driven pile foundation use, artificial lighting, and operational waste/recycling provision. Informatives are also recommended regarding insulation

and ventilation schemes, bonfires and the burning of waste, and advice within the District Design Guide.

14. The **Environment Agency** notes that the scheme falls within flood zone 1 only, and the Council will be required to respond with respect of flood risk. It notes formal consent under the terms of Land Drainage Act 1991 will be required to cross the frontage ditch.
15. **Anglian Water** notes foul flows from the development can be accommodated within the foul sewerage network system that at present has adequate capacity. Connection to the sewerage network will require notice under Section 106 of the Water Industry Act 1991. Foxton Treatment Works at present has available capacity for foul drainage flows.
16. The **Local Highways Authority** notes that parking arrangements for plots 1-3 will lead to unnecessary manoeuvring on the adoptable public highway. It is requested parking spaces are located 1.5m from the adoptable public highway, and these parking spaces should be dimensioned on the plan. It is noted the access road would not be adopted. Conditions are recommended regarding pedestrian visibility splays, driveway materials, prevention of future gates, turning areas for vehicles, method statements for construction, vehicle-to-vehicle visibility splays, drainage, and wheel washing facilities. Informatives are proposed regarding works to the public highway and public utility apparatus. Further comments note they would be willing to adopt the access road if it serves a larger development in the future and the footway link between the site and John Breary Close.
17. The **County Council Assistant Archaeologist** recommends a standard condition regarding a programme of archaeological investigation on the site.
18. The **Council's Scientific Officer**, commenting on land contamination issues only, notes a condition relating to contaminated land investigation is not required.
19. The **Council's Landscape Officer** suggests the BMX track is moved closer to the railway, with the proposed area used for allotments. If the toddler area is to be equipped, the slide should not face the sun due to the heat, and cradle swings should be added. A landscape plan is requested showing planting and species types.
20. The **Council's Ecology Officer** notes the ecological assessment of the site highlights potential for reptiles on the site, especially as there are local populations nearby. A reptile survey is requested, as is details relating to Great Crested Newts. A better scheme of nest boxes and bat boxes is expected, which could be dealt with by condition. The boundary planting to the rear should be looked at as an asset. Any clearance from the frontage ditch should take place in a sensitive manner. On receipt of the Reptile Survey, the Ecology Officer has confirmed he is happy with the findings.

Representations

21. Former Cllr van de Ven, whilst in post as the Local Member, wrote in support of the scheme, noting the scheme has grown from a clear need for recreational play area in this part of the village. The BMX track is the result of large research into creating better community recreational space for children. It is also noted the Council sold two affordable houses at 74-76 Frog End onto the open market, reducing Shepreth's stock. The scheme has been the result of significant community involvement.

22. Cllr Soond, when addressing the affordable housing panel he was unable to attend, notes the scheme is well thought out given affordable housing demand in the village. He notes it in-fills between two existing residential areas, and aids the shortfall of play areas in the village.
23. The Cambridge Housing Society Limited, who owns the properties on John Breary Close, fully supports the provision of affordable housing, but notes concerns regarding the proximity of the BMX track. There are concerns about how potential anti-social behaviour and the evening closing of the facility would take place.
24. Nine objections letters and comments have been received from the occupiers of local dwellings. The objections relate to:
 - Noise disturbance from the kick wall and BMX track
 - Potential anti-social behaviour.
 - The increase in vehicle movements and highway safety.
 - Impact upon the road network in the vicinity, which is in already in disrepair.
 - Lack of parking.
 - Loss of privacy through overlooking of gardens.
 - Loss of rural character.
 - Lack of facilities within the village
 - The location of affordable housing next to an existing scheme.
 - The lack of alternative designs and quality of housing.
 - Pressures on the foul and surface water drainage infrastructure.
 - Loss of frontage trees
25. Six letters of support have been received supported the scheme. These are on grounds of:
 - The village recently losing two affordable units.
 - The need for affordable housing in the village.
 - The benefits to the youth in the village.
 - The increase in population to support local services

Planning Comments – Key Issues

26. The key issues to consider in this instance are the principle of development, the impact upon the amenity of occupiers of adjacent properties, design and the impact upon the street scene, flooding and drainage, highway safety, open space provision and ecological and landscape impacts.

The Principle of Development

27. The application site is located outside the designated Shepreth village framework, and the application is therefore an exceptions site to allow 100% affordable housing to meet the identified local housing needs. This need has been confirmed by the Council's Housing Development and Enabling Manager. Shepreth is classified as an In-fill village, due to the poor range of services within the village. Development on any scale is considered unsustainable, as it would generate a disproportionate number of additional journeys outside the village. Policy HG/5 of the LDF DCP 2007 states that exceptions sites for affordable housing should be on small sites within or adjoining villages. The Affordable Housing SPD quotes "rural exceptions sites that have been approved in South Cambridgeshire since the requirement for "small" sites, having regard to local circumstances, typically range from about 6 to 20 dwellings".

28. The scheme relates only to 12 dwellings, and therefore in itself would be considered “small”. However, there are serious concerns regarding the cumulative impact of the scheme when combined with the adjacent site of 14 dwellings, owned by the Cambridge Housing Society. This creates a scheme of 26 affordable dwellings in one location. This is above that considered a “small” site. As a result, the scale of the development is considered inappropriate to the size and character of the village
29. Notwithstanding the above, the site as a whole measures approximately 0.538 hectares. A scheme of 12 dwellings would represent development at 22 dwellings per hectare. This is below the 30 dwellings per hectare sought for residential development. The main reason for the lower density is the large open space including the BMX track. Given this provision on site and the concerns discussed above, I consider the density for the site is adequate in this instance.

The Impact Upon the Amenity of the Occupiers of Adjacent Properties

30. The application as originally submitted included a BMX track and kick wall to the western boundary of the site, adjacent to the existing dwellings of John Breary Close. The Council’s Environmental Health Team commented upon this, and as a result, a meeting was held between the applicant, planning officers and Environmental Health Team. There were concerns that the kick wall in particular would create an audible noise throughout the day and into the evening of warmer months. Whilst a built-in silencer was proposed, the frequent and unpredictable noise remained a concern. The kick wall was removed from the amended plan.
31. The BMX track remains in the amended plan. This is located 5m from the boundary shared with the occupiers of 8 John Breary Close, although the dwelling itself is set further away. The local concerns regarding the potential noise from the BMX track are noted. The amended plans shows additional planting along the shared boundary. The plans for the BMX track are flexible, with local children likely to create a finished circuit on the site. This would constitute soft earthworks and obstacles, but with no physical additions to the track that may cause additional noise disturbance. It would be surrounded by a fence of no more than 1.2m in height to form a barrier without making the track into an institutional compound area. The management proposals also add it would be leased by Cambridgeshire County Council (the current landowner) to the Parish Council, who have confirmed they would be responsible for checking the area and ensuring the gates are locked at night. Details of the rules and responsibilities will be positioned by the track.
32. The Environmental Health Officer sought clarity of potential noise concerns from the track, with regard given to the Open Space in New Developments SPD which seeks a minimum buffer zone of 5m for Local Areas of Play. The amended plan removing the kick-wall and showing the additional landscaping, and the management plan have been sent back to the Environmental Health Team. Members will be updated on any comments received, particularly related to the potential impact upon 8 John Breary Close. Potential noise disturbance and ground-borne vibrations from the railway are considered acceptable, subject to a condition relating to the submission of a noise insulation and ventilation scheme to protect future residents from rail noise.
33. 58 Meldreth Road does not have any first floor windows in its side elevation facing onto the site. Plot 1 is located approximately 5m from its eastern elevation, but this should not cause any serious harm to the occupiers of 58 Meldreth Road. A landing window is shown in the facing side elevation of plot 1, but a condition can ensure this is obscure glazed to prevent overlooking to the rear garden of 58 Meldreth Road. The closest rear window in plot 1 serves a bathroom, which it is assumed would be

obscure glazed. I do not consider any serious harm would occur to the occupiers of 58 Meldreth Road.

34. The relationships between the plots themselves are considered acceptable, except between plots 5 and 6. A rear facing bedroom window to plot 5 would directly overlook the rear garden of plot 6. The applicant is aware of this concern and has agreed to remove this window, and allow light to this bedroom from an east facing first floor window. This would require the removal of the false window shown in the east elevation, and may lead to the relocation of the ground floor kitchen/diner window to allow symmetry in this elevation, which will be visible in the street scene.

Design and the Impact Upon the Street Scene

35. Meldreth Road has a variety of different styles and designs of dwelling, and there is no obvious strong character trait in the locality. The dwellings to the west of the site that form the Cambridge Housing Society scheme are more uniform in their design, with buff brick finishes and pantiled roofs. These dwellings do have a red brick feature between floors. The dwellings on John Breary Close have ridge roofs, whilst those along Meldreth Road have hipped roofs.
36. The key relationship is between the proposed frontage plots and 58-68 Meldreth Road. Proposed plots 1-4 are shown with ridged roofs, and therefore they would be of a slightly different design to the existing hipped roofs. I do not consider that this change would cause a significant impact upon the street scene. Plots 1-3 would be accessed from Meldreth Road rather than from the rear, and therefore the frontage hedge would be broken up, but again, I do not consider this would cause any serious harm. The existing frontage hedge would need to be removed. Whilst unfortunate, it is not considered worthy of retention in its current form.
37. Plots 5 and 6 would be visible when approaching from the east. A landscape belt is shown on the amended plan, which would provide some screening. Plot 5 would face Meldreth Road and the low canopy between the two is set at a low height and would be a lightweight structure that would not create a visible mass linking the two dwellings. The frontages of dwellings in the proposed cul-de-sac are shown with hedges. This would create an open character that would create a pleasant street scene for this new area. A condition can prevent fencing to the front of the dwellings to retain this character for the future.

Flooding and Drainage

38. The application is located within Flood zone 1 of the Environment Agency matrix. The Environment Agency has confirmed there are no other Agency related issues in respect of the application. The submitted Flood Risk Assessment concludes "the development will yield a significant increase in the rate and runoff anticipated from the site and it will be necessary to provide a robust system to collect and control this runoff". The applicant has shown that surface water would be disposed of through a Sustainable Drainage System. However, no details of this system are provided. A condition can ensure that an adequate surface water drainage system be used on the site.
39. The applicant states that foul sewage would be connected to the mains sewer, the existing drainage system in the area. Anglian Water has confirmed that there is sufficient capacity in the area to treat the additional discharge created as a result of the proposal.

40. The application does not make reference to a Water Conservation Strategy. In line with policy NE/12 of the LDF DCP 2007, this can be conditioned to demonstrate all practicable water conservation measures.

Highway Safety

41. The comments from the Local Highways Authority are noted with regard to the scheme. The key issue relates to plots 1-3, all of which have access directly from Meldreth Road. The Local Highways Authority note this would lead to unnecessary manoeuvring on the public highway. Given the lack of on-site turning, vehicles would reverse onto the Meldreth Road rather than leave the site in forward gear. Clarity is sought from the Local Highways Authority as to whether this constitutes a reason for refusal, and Members will be updated verbally on this matter. Whilst there is no turning on-site for the other plots, these are accessed from the cul-de-sac, which would have significantly lower traffic movements.
42. The Local Highways Authority also request that parking spaces are located 1.5m from the adoptable public highway. Plots 4, 5 and 7 show parking closer than this. However, in order to fit the spaces, I do not consider any serious harm would result. The request for highways conditions as noted in the consultations paragraph is noted, and should conditions and informatives could be added to any approval on the site.

Open Space Provision

43. The application provides a large area of open space on site, above the 300 square metres required or a scheme of this size. The applicant is aware of the requirements of contributing towards the future maintenance of this open space, and negotiations are currently taking place as to the precise figure to be required. If the scheme is refused, the commitment to contribute should be added as an informative. If the application is approved, this should be added as a condition.
44. The open space would be afforded natural surveillance from the nearby properties. Plots 1-4 each have a rear facing bedroom window that would allow views over the BMX track. Front facing windows from plots 7-12 all allow some views into the site from habitable rooms. The open character of the cul-de-sac allows views from ground floor windows of these dwellings too. There would also be some views from front windows at 8 John Breary Close and rear windows at 58 Meldreth Road.

Ecological and Landscape Impacts

45. The comments from the Ecology Officer are noted, and as a result, a Reptile Survey has been produced. Its findings are considered acceptable, and no mitigation measures are considered necessary.
46. I note comments from the Landscape Officer regarding the works. The issue of the BMX track is covered above. The applicant has expressed no desire for allotments on the site, and no justification of need has been proven. I do not consider the site should be reserved for allotments. The amended plans show various landscaping areas, and a condition is required to ensure appropriate species are used.
47. The landscaping plays an important role in the functioning of the site. The eastern boundary of the site shows a landscape belt that would screen countryside views of the site when viewed from the east. This would also allow use of 1.8m panel fences required for Secured by Design for the rear boundaries. The landscaping to the rear of plots 1-4 provide an important role in screening the rear of these properties from

users of the proposed footpath as requested by the Police Liaison Officer during pre-application discussions. The landscape plan does show individual trees and hedges planted. These will create greenery in the area, to the benefit of occupiers of the proposed dwellings. The treed area to the north that screens the site from the railway would be unaffected by the development. Its retention would retain the green surroundings whilst protecting residents from some noise disturbance from the railway.

48. I note comments that the frontage trees, recently planted, would be removed to allow access to the dwellings along Meldreth Road. Whilst this is unfortunate, these trees are immature and are not considered a serious loss to the street scene. The proposed frontages to these units will allow some greenery. The new footpath would also allow a large green verge to the frontage.

Other Matters

49. The Design and Access Statement provides details as to how renewable energy and energy efficiency would be used on the site and the desire to achieve a minimum of level 3 of Code for Sustainable Homes. This includes the windows to be made as large as possible to maximise solar gain, thermal efficiency to standards in excess of Building Regulations, heating through gas-fired heating systems with A-rated boilers, and solar hot water panels on the roofs. It is stated photovoltaic panels will be investigated although no firm commitment is given. In line with policy NE/3 of the LDF DCP 2007, a condition can be added to any approval to ensure renewable energy does provide at least 10% of predicted energy requirements.
50. I note the comments from the County Council's Assistant Archaeologist regarding the need for investigation on the site. A condition can be attached to any approval on the site.
51. Policy SF/6 of the LDF DCP 2007 encourages the provision or commissioning of publicly accessible art, craft and design works. Whilst the applicant is aware of the policy, no commitment has been made regarding such works.

Recommendation

Delegated Refusal, subject to further consultation responses following the submission of amended plans including those of the Environmental Health Officer, and comments from the Local Highways Authority regarding the individual accesses onto Meldreth Road, for the following reason:

The development would seek 12 affordable units on a site adjacent to an existing site of 14 affordable units, and the developments are physically linked by footpaths and the proximity of dwellings. This would create a cumulative scheme of 26 affordable dwellings in the locality. A scheme of this size is above what could be considered "small", and as a result, the scale of the combined developments would be inappropriate to the size and character of Shepreth.

The development is therefore contrary to Policy HG/5 of the Local Development Framework Development Control Policies 2007, which states planning permission for 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages is appropriate provided the scale of the scheme is appropriate to the size and character of the village; and paragraph 6.6 of Local Development Framework Affordable Housing Supplementary Planning Document

March 2010, which states rural exceptions sites that have been approved since the requirement of “small” sites typically range from about 6 to 20 dwellings.

Should no amended plan be received regarding the relationship between plots 5 and 6, a further reason for refusal can be added highlighting this inappropriate relationship that would be detrimental to the amenity of the future occupiers of plot 6.

Informative

An informative regarding open space contributions will be added subject to the negotiations with the applicant regarding the figure. Members will be updated on this matter.

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007).
- Local Development Framework Development Control Policies (LDF DCP) 2007.
- Open Space in New Developments SPD, Public Art SPD, Trees and Development Sites SPD, Affordable Housing SPD & District Design Guide SPD.
- Circular 11/95 – The Use of Conditions in Planning Permissions.
- Circular 05/2005 - Planning Obligations.
- Planning File refs: S/0506/10/F, S/1226/92/O and S/0261/96/F

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 1st September 2010
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1057/10/RM – GREAT ABINGTON

Submission of Reserved Matters for the Approval of Layout, Scale, Appearance, Landscaping and Access of Outline Planning Permission S/0576/08/O for the Erection of a Dwelling Following Demolition of Existing Outbuilding at Land to the West of 1 Magna Close for Mr I. Kingsley and Mr D. Homer

Recommendation: Approval

Date for Determination: 23rd August 2010

Notes:

This application has been reported to the Planning Committee for determination as the officer recommendation conflicts with the Parish Council recommendation.

Site and Proposal

1. The site is located within the Great Abington village framework. It measures 0.023 of a hectare in area and currently comprises a parking area providing two spaces, an oil tank, garden, and single storey outbuilding that belong to No. 1 Magna Close. This is a two-storey, semi-detached, painted brick and tile house that is situated immediately to the east. It has a lounge window in its rear elevation adjacent the boundary.
2. No. 1B Magna Close lies to the west of the site. It is a two-storey, semi-detached dwelling that is set slightly forward of No. 1 Magna Close and has an access driveway/ parking area to its eastern side with a detached garage set back behind the rear elevation. This dwelling has a blank side elevation. No. 127 High Street is a listed building that is situated to the south west of the site.
3. This reserved matters planning application, received 28th June 2010, proposes the erection of a two-storey dwelling with a single storey attached element to the rear, and a single storey bin and cycle store to the front. One parking space would be provided.

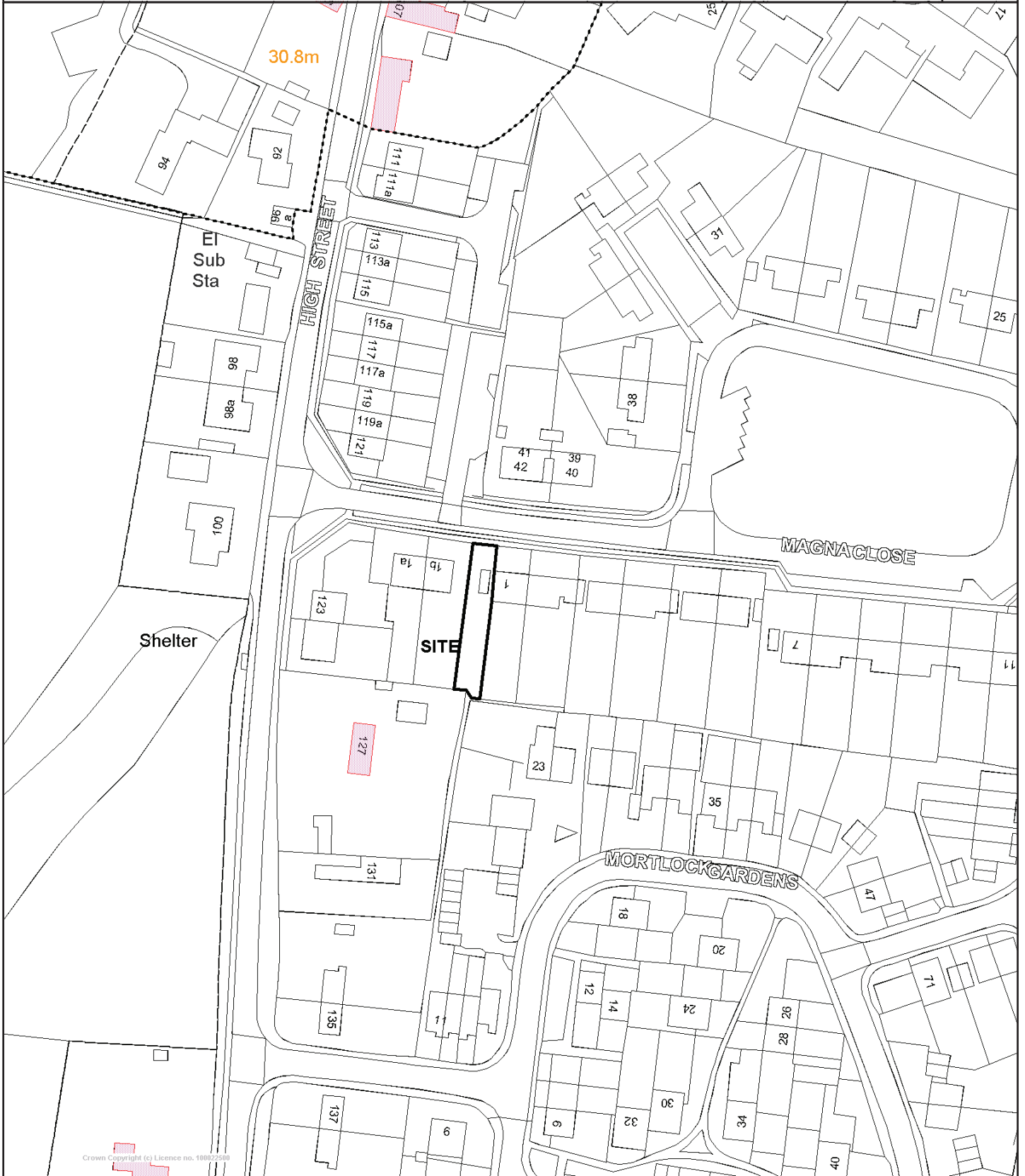
Planning History

4. Planning permission was refused for a dwelling under reference **S/0647/10/RM** on the grounds of the siting and scale of the single storey rear element of the proposal and subsequent impact upon the amenities of the neighbour at No. 1 Magna Close when viewed from its rear windows and garden.
5. Outline planning permission was granted for a dwelling under reference **S/0576/08/O**. All matters were reserved for later approval.

Planning Policy

6. ***Local Development Plan Policies***

S-1057-10-RM



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September 2010 Planning Committee

South Cambridgeshire Local Development Framework Core Strategy DPD 2007
ST/6 Group Villages

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

CH/4 Development Affecting the Setting of a Listed Building

SF/10 Outdoor Playspace, 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

7. ***Supplementary Planning Documents***

South Cambridgeshire Local Development Framework Open Space in New Developments 2009

Listed Buildings 2009

District Design Guide 2010

8. ***National Planning Guidance***

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

Planning Policy Statement 5 (Planning for the Historic Environment)

9. ***Circulars***

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

10. **Great Abington Parish Council** – Recommends refusal and comments that the Council's concerns still remain about overdevelopment of the plot. It is concerned about the lack of daylight in the sitting room and that access to the rear garden will be impossible to the new dwelling and No. 1, so oil storage will be an issue.

11. **Conservation Officer** – Has no objections as the development would have a minimal impact upon the setting of the listed building. Comments that 1 Magna Close is within the setting of 127 High Street, a grade II listed building. The proposal involves infill and extension of a modern terrace and the rear extension towards the listed building is single storey.

12. **Local Highways Authority** – Requires conditions in relation to the provision of 1.5 metre x 1.5 metre pedestrian visibility splays either side of the accesses to the new and existing dwellings, that the parking areas shall be hard surfaced with adequate drainage measures, that temporary facilities are provided clear of the public highway for the storage of materials during the period of construction, and that any new vehicular access is constructed in accordance with the Cambridgeshire County Council construction specification. Requests informatives in relation to works to the public highway and the relocation of public utility apparatus.

13. **Environmental Health Officer** – Concerned that problems could arise from noise and requests conditions in relation to the hours of use of power operated machinery. Also suggests informatives in relation to the use of pile driven foundations and the burning of waste on site.

Representations

14. The occupiers of No. 1B Magna Close object to the application on the grounds of its scale and density, adequate technical material has not been submitted to be able to judge the impact of the proposal upon the adjacent listed building, that the development does not incorporate appropriate access from the highway network that does not compromise safety as a result of an increased number of vehicles reversing, turning and crossing the pavement in such a small area, that the roof extension to No. 1 Magna Close should be shown on the plans, and that some works such as the erection of a 1.8 metre high fence, dropped kerb and creation of the parking areas have already been carried out.
15. The occupier of No. 127 High Street has concerns regarding the proposal and comments that the plot is small and any dwelling should be built commensurate with the land available and the buildings in the vicinity, any increase in size should be resisted as it would result in a loss of privacy, and the building on this plot together with the works to No. 1 Magna Close will result in a loss of light and sun on the adjoining property. Also considers that safety is an issue with regards to fire risk due to lack of rear access and that the proximity of the site with a different character of properties is seriously impacting upon the potential value of the property.

Planning Comments – Key Issues

16. The main issues to be considered during the determination of this application relate to the impact of the dwelling upon the character and appearance of the area, the setting of the adjacent listed building, the amenities of neighbours, and highway safety.
17. The principle of the erection of one dwelling on this site has already been established through the outline planning permission. Therefore, this application purely relates to the siting, scale, appearance, access and landscaping of the development.

Character and Appearance of the Area

18. Magna Close is a modern development with a varied character that comprises pairs of semi-detached two-storey dwellings, some of which have had two-storey side extensions (Nos. 13 and 29) and some of a different and wider design (Nos. 39 to 42), a group of two-storey terraced dwellings (Nos. 16 to 19), a detached bungalow (adjacent No. 25), and a two-storey detached house (adjacent No. 34). The majority of the dwellings have a simple design and are constructed from painted bricks and plain tiles. The section of the High Street to the north west of the site consists of groups of three two-storey terraced dwellings two of which are attached (Nos. 115A to No. 121).
19. The proposal would result in the addition of a dwelling on to the side of the existing pair of semi-detached dwellings. This would create a terrace of three properties. Whilst it is acknowledged that the plot is narrow and the development would project right up to both side boundaries, it would be similar in scale and appearance to the existing dwellings that have been extended in Magna Close, the semi-detached dwellings in Magna Close of a different design, the existing terrace in Magna Close, and the existing terraces of dwellings in the High Street. It would have a simple design and be constructed from materials that would match existing dwellings in the

area. The development would not therefore have an unacceptable visual impact upon the street scene or harm the character and appearance of the area.

Setting of the Adjacent Listed Building

20. The dwelling would be located a distance of approximately 15 metres from the boundary of the site with the listed building and 30 metres from the listed buildings itself. The two-storey main section would continue the existing row of two-storey dwellings along the southern side of Magna Close and the rear section would be single storey in scale. It is not therefore considered to damage the open setting of the listed building as a result of its siting a substantial distance away and scale that matches existing dwellings.

Neighbour Amenity

21. The dwelling is not considered to seriously harm the amenities of neighbours through being unduly overbearing in mass, through a loss of light, or through a loss of privacy. The two-storey main element and single storey bin and cycle store to the front of the dwelling would be sited adjacent the parking area and blank side elevation of No. 1B Magna Close, and the single storey rear element would be situated adjacent the garage to that property. The two-storey element of the dwelling would be attached to the side elevation of No. 1 Magna Close and the single storey rear element would be situated adjacent the rear garden to that property. Given that the rear element would only project 3 metres from the rear elevation of the two-storey section of the dwelling and it would not obstruct a 45 degree/ 25 degree angle of view from the ground floor sitting room window in the rear elevation of No. 1 Magna Close, it would not harm the amenities of that property. The first floor windows in the rear elevation of the dwelling would be located a distance of 20 metres from the boundary with No. 127 High Street and No. 23 Mortlock Gardens and would not result in overlooking or a loss of sunlight to the gardens of those properties, given the considerable distance, orientation to the north, and existing first floor windows of dwellings along Magna Close.

Highway Safety

22. The proposal is not considered to be detrimental to highway safety. One parking space has been provided for the new dwelling and two parking spaces retained for the existing dwelling. This would be in accordance with the Council's parking standards that require an average of 1.5 spaces per dwelling and would be unlikely to result in significant on-street parking that would adversely affect the free flow of traffic along Magna Close. The provision of adequate pedestrian visibility splays would be a condition of any consent.

Other Matters

23. Conditions were attached to the outline consent in relation to the provision of adequate pedestrian visibility splays, retention of parking, landscaping, hours of use of power operated machinery and the requirement for a contribution towards open space. These conditions still stand.
24. Whilst it is acknowledged that the sitting room is located in the central area of the dwelling and that there is no direct window serving that room, it is not considered to provide an unacceptable standard of accommodation as it would be open plan to the kitchen and dining room and light would filter through from the patio doors and windows in the rear elevation.

25. The agent has stated that the new dwelling and existing dwelling at No. 1 Magna Close will have electric heating. This negates the need for access to oil storage tanks at the rear of the dwellings.
26. The drawings and supporting information submitted with the application is adequate to enable a proper assessment of the proposal in relation to the setting of the adjacent listed building. The drawings do not relate to development to the dwelling at No. 1 Magna Close so this does not need to be shown on the plans.
27. The works that have been carried out to date including the new fence, dropped kerb and parking areas are defined as permitted development that do not require planning permission.
28. The issue raised by the neighbour with regards to fire risk is a building control matter that cannot be considered in the determination of this planning application. The loss of potential value to a property is also not a planning consideration.

Recommendation

29. Approval subject to conditions (as amended by drawing number SK.200.1B) in accordance with outline planning permission reference S/0576/08/O and the additional conditions set out below:

Additional Conditions

1. **The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 1:1250 site location plan and drawing numbers SK.200.1B, 100.1A, 100.2A, 100.3A, and 100.4,**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
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 development within Classes A and E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason – To protect the amenities of neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

1. The applicants attention is drawn to the conditions of the outline planning permission S/0576/08/O that continue to apply.
2. All building materials must be stored on the site during the period of construction and the parking spaces retained for such purposes.
3. Public utility apparatus may be affected by the proposal. The developer should contact the appropriate utility service to reach agreement on necessary alterations, the cost of which will be borne by the applicant.
4. Should pile driven foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

5. During demolition and 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.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- Planning Policy Statements 1, 3 and 5
- Planning File References: S/1057/10/RM, S/06476/10/RM and S/0576/08/O

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Telephone: (01954) 713230

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 1st September 2010
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

**S/1275/10/F - OVER
Dwelling at Land to the East of 9 New Road,
for Mr & Mrs P Doggett**

Recommendation: Delegated Approval/Refusal

Date for Determination: 10th September 2010

This Application has been reported to the Planning Committee for determination because the recommendation of the Parish Council differs to that of the case officer.

Members will visit this site on 1st September 2010

Site and Proposal

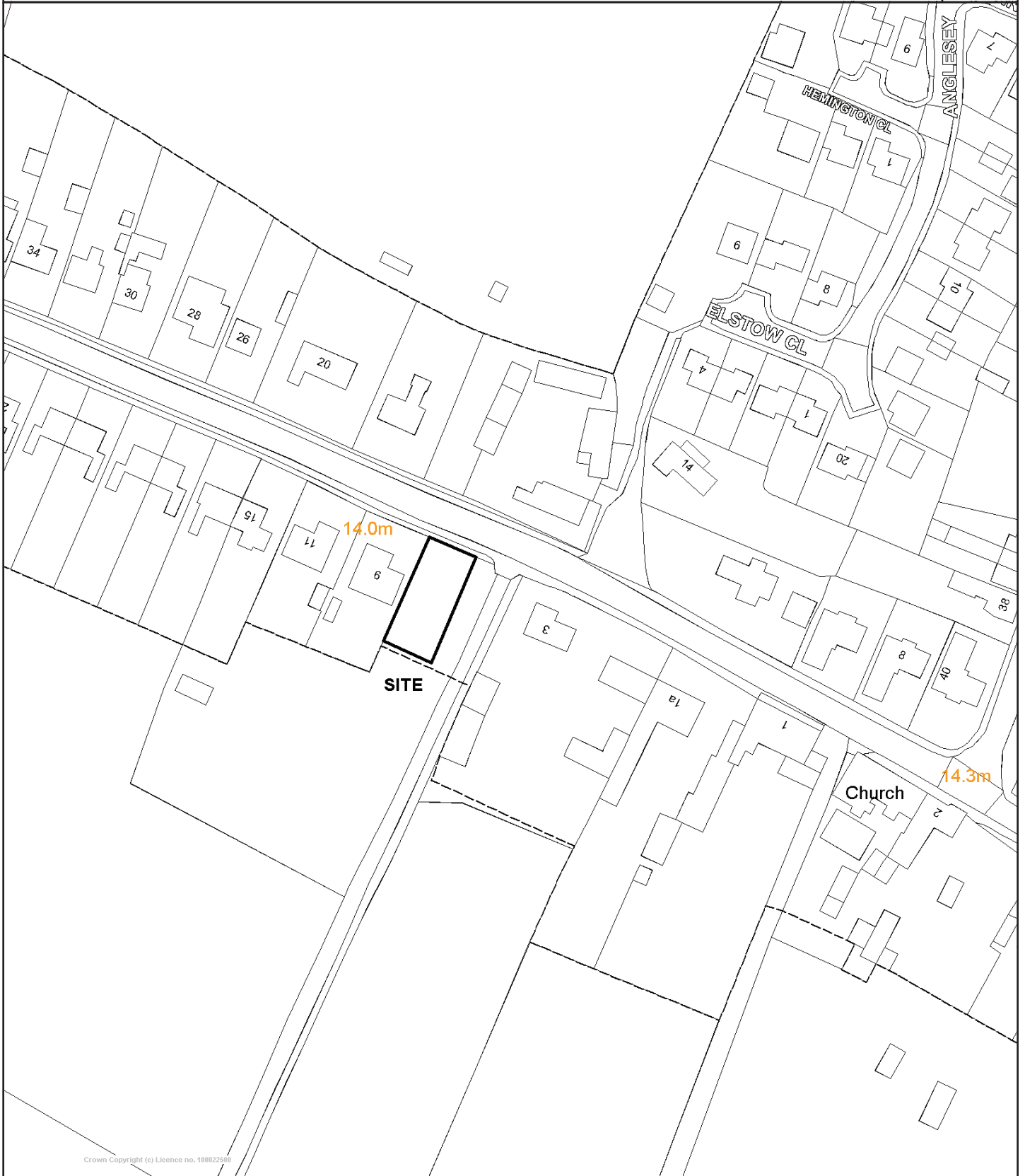
1. The site is located within the designated Over village framework, which does run across the southern boundary of the site, beyond which is agricultural land. A public footpath runs along the eastern boundary of the site, beyond which is 3 new Road. This is a detached chalet bungalow with accommodation in the roof space. Directly to the west is 9 New Road, a detached two-storey property. There are further residential dwellings to the north. The site is currently overgrown, with an unkempt hedgerow fronting New Road.
2. The application, validated on 16th July 2010, seeks the erection of a dwelling on the land. This is a two-storey detached property located roughly in line with the neighbouring property at 9 New Road and with a very similar height. A Planning, Design and Access Statement, and an Ecology Survey accompany the application.
3. Members should be aware that the Parish Council comments have yet to be received regarding the new application. They recommended refusal of a similar scheme through reference S/0361/10/F. The application is before Members to determine as it is assumed the Parish will retain their recommendation, given the design of the dwelling has not altered.

Planning History

4. Application **S/0361/10/F** was withdrawn for a dwelling on the site. The application details were identical except from the lack of an Ecology Survey.
5. Application **S/1560/82/O** was approved for three dwellings dated 8th December 1982. This included nos. 9 and 11 New Road, but the third dwelling on this application site was never constructed. This outline consent followed a previous approval for residential development on the land (**S/1606/79/O**) dated 18th December 1979.

Planning Policy

S-1275-10-F



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September 2010 Planning Committee

6. **Local Development Framework Core Strategy Development Plan Document 2007:**
ST/6 Group Villages
7. **Local Development Framework Development Control Policies (LDF DCP) 2007:**
DP/1 Sustainable Development, **DP2** Design of New Development, **DP/3** Development Criteria, **DP/4** Infrastructure and New Development, **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, **NE/9** Water and Drainage Infrastructure, **NE/10** Foul Drainage – Alternative Drainage Systems, **NE/15** Noise Pollution & **TR/2** Car and Cycle Parking Standards.
8. **Open Space in New Developments SPD, Trees and Development Sites SPD, Biodiversity SPD & District Design Guide SPD.**
9. **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.
10. **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

11. At the time of writing, no consultations responses have been received. The plan is identical to the previous application S/0361/10/F. The following is a summary of responses from this application.
12. **Over Parish Council** recommends refusal on grounds of the development being out of character with the surrounding street scene by virtue of its cramped appearance on site.
13. The **County Council's Rights of Way and Access Team** notes the scheme runs alongside Public Footpath No. 1 Over, which has a width of approximately 3-4m and shares an access track leading to agricultural land to the south of the site. There are no objections subject to a number of informatives.
14. The **Council's Ecology Officer** has placed a holding objection on the scheme subject to further ecological information being submitted.
15. The **Local Highways Authority** has requested a number of conditions, relating to vehicle-to-vehicle visibility splays, gates on the site, parking space dimensions, the retention of parking and turning areas, temporary facilities for construction vehicles, potential overhanging onto the public highway, drainage from the access, and access materials. Informatives are recommended regarding works to the public highway and public utility apparatus.

Representations

16. At the time of writing, no comments have been received. With regard to the previous application, two letters were received from the occupiers of **9 New Road**. These objected to the proposal on grounds of loss of wildlife habitat, impact upon the street scene and local character, and overshadowing and loss of light.

Planning Comments – Key Issues

17. The key issues to consider in this instance are the principle of development, design and the impact upon the street scene, the impact upon the amenity of occupiers of adjacent properties, and ecological implications.

The Principle of Development

18. Over is classified as a Group Village, where residential development up to a maximum eight dwellings will be permitted within village frameworks subject to site-specific issues. Policy DP/7 of the LDF DCP 2007 lists a number of criteria when development on unallocated sites within development frameworks will be permitted. These criteria are covered in this report. There is in-principal support for a dwelling on the site.
19. The site has an area of 0.04 hectares. A single dwelling on the plot relates to a development of approximately 25 dwellings per hectare. Policy HG/1 of the LDF DCP 2007 seeks residential development to achieve best use of land by achieving at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Recent changes to PPS3 (Housing) have reduced the pressures on Council's to achieve higher densities on inappropriate sites. The applicant has stated that the development is in keeping with the character of the area and therefore would not be out of keeping. Despite the density being below that usually sought, in this instance I consider the density of the development to be acceptable.

Design and Impact Upon the Street Scene

20. The proposed dwelling is a two-storey detached property, as are 9 and 11 New Road to the west. It is with these two dwellings that the proposal would be visually related. The proposed dwelling is of a similar width to 9 New Road, but the western element of the dwelling is single storey, thus reducing the bulk of the dwelling. This also seeks to reduce the building mass when combining these two neighbouring dwellings. They would only be 2m apart, but the single storey element would create a 5.1m gap between the two-storey elements.
21. The proposed dwelling would have a forward projecting element forming a home office. 9 New Road does have single storey lean-to extension at the front, whilst 11 New Road has a two-storey forward projecting gable. I do not consider that the proposed home office element would look out of place. The dwellings in the immediate vicinity do not have integral garages. However, I do not consider that this element would cause any serious harm to the visual quality of the street scene.
22. The removal of the vegetation on the site would change the appearance of the site, which is currently overgrown. The frontage is currently an overgrown hedge, which does provide a green frontage, but is visually untidy. The applicant has shown a new hedgerow to be grown along the front boundary, and further planting along the shared boundary with 9 New Road. A new hedge is also proposed along the boundary with the adjacent public footpath, set in front of a 1.8m high panel fence. This hedge would restrict views of this fence, whilst retaining security for the occupiers of the dwelling.
23. Whilst the development would change the character of the area, I do not consider that this would be harmful to the street scene, provided a landscape condition is added to ensure appropriate planting is provided to retain a green frontage and screen the rear garden fence.

Impact upon the Amenity of the Occupiers of Adjacent Properties

24. The dwelling would be located close to the shared boundary with 9 New Road. This is a detached two-storey property. It has a living room window at ground floor level in its facing elevation that would look out at the proposal. However, this is not the primary window to this room, which has a front facing window and also gains light from the conservatory attached to the rear. Given the orientation of the site, only a small amount of early morning light would be lost to the conservatory. The proposal does have a single storey element closest to the boundary, with an eaves height of 2.5m. This would give some relief to the occupiers of 9 New Road. I do not consider that the proposal would cause any harm to the occupiers of this property.
25. 3 New Road is located on the opposite side of the public footpath. It has facing windows both at ground and first floor levels in its facing elevation. The proposed dwelling would be located approximately 19m from its facing elevation. At this distance, I do not consider the proposal would harm the outlook from the proposed dwelling. The facing side elevation of the proposed dwelling does have a proposed bedroom window that would allow some views into the garden at 3 New Road. However, I do not consider that any serious loss of privacy would be caused. The proposal would also be visible from the rear garden of 3 New Road. Given the proposed hedge and fencing on the boundary, I do not consider any serious harm would result to the occupiers of this property.

Ecological Implications

26. The original application (S/0361/10/F) was withdrawn given comments from the Council's Ecology Officer. He requested further ecological information following a visit to the site, which showed evidence of badger activity on the site, and notes the site has potential for nesting birds. The new application provides an Ecology Survey, which shows mitigation measures following its findings. Members will be updated regarding comments from the Ecology Officer.

Other Matters

27. The applicant has confirmed in their Planning, Design and Access Statement their willingness to contribute towards provision of open space and community infrastructure, and provision of waste receptacles and the need for a Section 106 Monitoring fee. A condition can ensure their supply.

Recommendation

28. Delegated approval/refusal subject to comments from all consultees. If members choose to approve the scheme, conditions will be required regarding the time implementation for the consent, agreed plan numbers, materials, landscaping, boundary treatments, provision of open space, ecological mitigation, and the relevant requested highway conditions.

Informatives

29. The proposal 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 works within the public highway, which includes a public right of way, without the permission of the Highways Authority. Please note that it is the applicants 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.

Public Utility apparatus may be affected by this proposal. The applicant may need to contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Please note the following comments in relation to the adjacent public footpath:

The footpath must remain open and unobstructed at all times. Building materials must not be stored on this section of the footpath and the contractors' vehicles must not be parked on it (it is an offence under s137 of the Highways Act 1980 to obstruct a public footpath).

No alteration of the paths surface is permitted without consent from the County Council Rights of Way and Access team (it is an offence to damage the surface of a public footpath under s1 of the Criminal Damage Act 1971).

Landowners are reminded that it is their responsibility to maintain hedges and fences adjacent to public rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a public right of way.

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007).
- Local Development Framework Development Control Policies (LDF DCP) 2007.
- Open Space in New Developments SPD, Trees and Development Sites SPD, Biodiversity SPD & District Design Guide SPD.
- Circular 11/95 – The Use of Conditions in Planning Permissions.
- Circular 05/2005 - Planning Obligations.
- Planning File refs: S/1275/10/F, S/0361/10/F, S/1560/82/O and S/1606/79/O

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee1st September 2010**AUTHOR/S:** Executive Director (Operational Services)/Corporate Manager (Planning and Sustainable Communities)

S/0975/10/F – WEST WRATTING**Dwelling at Land to the North-West of The Causeway for Mr Henry d’Abo****Recommendation: Delegated Approval****Date for Determination: 10th August 2010****Notes:**

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

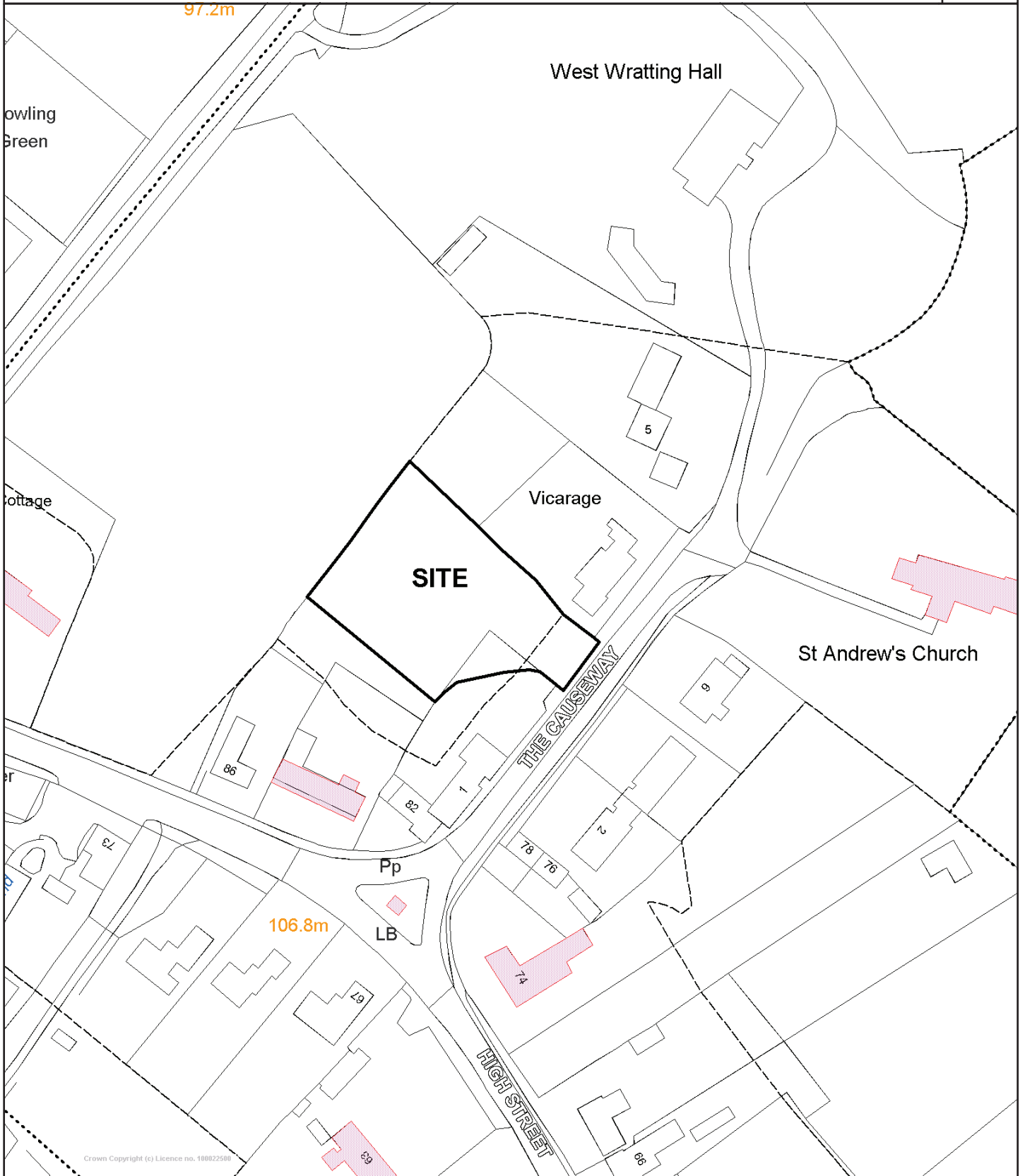
Conservation Area**Site and Proposal**

1. The site is a vacant plot of land located on the north-west side of The Causeway between The Vicarage, a detached 1970’s dwelling to the north-east, and No.1 The Causeway/The Old School House, a Victorian red brick dwelling to the south-west. The land has a narrow frontage to The Causeway but opens up to the rear/north-west to form a larger parcel of land that abuts the rear gardens of the aforementioned adjacent dwellings as well as the rear gardens of Nos. 84 and 86 High Street to the south-west. The former is a Grade II Listed dwelling. On the opposite side of The Causeway to the site are a row of bungalows that are elevated above the road level and, further to the north-east, the Grade II* Listed St Andrews Church. The site is located within the Conservation Area and, following a recent revision to the village framework boundary, it is also located entirely inside the village framework. There is a mature oak tree within the front garden of The Vicarage, the canopy of which overhangs the site.
2. The full application, registered on 15th June 2010 and amended on 10th August 2010, seeks to erect a detached five-bedroom dwelling on the site. The dwelling would be a two and a half storey property set approximately ten metres back from The Causeway frontage of the site. The main part of the property would be eight metres high, and would incorporate an en-suite bedroom within the roofspace, whilst, to the rear, the dwelling comprises a series of cascading wings that gradually reduce in height as they extend towards the more open land to the rear. Proposed materials consist of Cambridge stock brick and timber boarding for the walls and plain clay tiles for the roof.

Planning History

3. **S/1898/05/F** – A planning application for the erection of a dwelling on the southern portion of the site, with access via The Causeway, was refused for the following reasons:

S-0975-10-F



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September 2010 Planning Committee

- The dwelling was sited outside the village framework and, in the absence of any agricultural or other justification, the principle of erecting a dwelling in this countryside location was contrary to policy.
- The site was considered to form an important and attractive open space and to be part of the foreground setting for St Andrews Church when viewed across from the recreation ground. The dwelling, due to its inappropriate scale, architectural form, mass, siting to the rear of properties and intrusion into an important open space was considered to detract from the established built character of the village, the visual amenities of the countryside, the character and appearance of the Conservation Area, and the setting of St Andrews Church, a Grade II* Listed Building and No.84 High Street, a Grade II Listed Building.

The application was subsequently dismissed at appeal due to the location of the site outside the framework and due to the impact upon the Conservation Area and setting of Listed Buildings. With reference to the second reason for refusal, the Inspector stated that the site is a small open field forming part of the open, rural vista adjoining the north of the village, and that there are views of the site from The Causeway, Bull Lane and High Street. From Bull Lane, it was noted that the appeal site was visible across the open field, with the church tower in the distance on rising ground. The proposed dwelling, which incorporated extensive glazing and a first floor studio gallery positioned close to the field boundary, was considered to be clearly visible and to detract from the open vista that is the foreground and setting of the church. The proposal was considered to introduce a new building of significant scale and mass that would harm the open rural aspect and setting of the Listed Building. The dwelling was also considered to be unduly prominent from the field access onto High Street, due to its scale and mass and the fact that it projected well beyond the line of other buildings into open land, and from The Causeway, particularly due to the dominating central block. The dwelling was also considered to be prominent from, and to detract from the openness of, the setting of No.84 High Street.

4. **S/0821/10/F** – An application to erect a dwelling on this site was withdrawn shortly after submission.

Planning Policy

5. South Cambridgeshire Local Development Framework Core Strategy Development Plan Document, adopted January 2007:

ST/7 – Infill Villages

6. 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

DP/7 – Development Frameworks

HG/1 – Housing Density

NE/6 – Biodiversity

CH/2 – Archaeological Sites

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

7. Supplementary Planning Documents:

Development Affecting Conservation Areas – Adopted January 2009.
Open Space in New Developments – Adopted January 2009.
Trees and Development Sites – Adopted January 2009.
Listed Buildings – Adopted July 2009.
District Design Guide – Adopted March 2010.
Landscape in New Developments – Adopted March 2010.

8. **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.

9. **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.

Consultations

10. **West Wrating Parish Council** recommends refusal, stating: “There are concerns over:

- 1) Appears the plans are based on incorrect site size and out of date village plan.
- 2) Height of the building obstructs village view of church clock and higher than Vicarage.
- 3) Velux windows inappropriate.”

11. **The Conservation Officer** has not formally commented on the proposal. Any comments received will be reported to Members in an update prior to the Committee meeting.

12. **The Trees Officer** states that, under BS5837, the Root Protection Area of trees can be encroached into by 20% at the discretion of the Tree Officer. The proposed ‘no dig’ area appears to be more than 20% and details of the canopy spread/height have not been identified. Preferably, the footprint should be modified to move the single storey element to the southern side of the dwelling. This would enable the footprint to be moved over by approximately 4 metres meaning that the area under the holm oak can be left as a natural space, thereby protecting its roots.

13. **The Landscape Design Officer** comments that details should be provided of the proposed works to boundary trees and hedges. Details are also required of the proposed front hedgerow and any infill planting for the side and rear boundaries. Native species should be used in order to reinforce the village and rural character.

14. **The Local Highways Authority** raises no objections subject to the following: provision of the vehicular access, parking and turning prior to first occupation of the dwelling; construction of the access with adequate drainage measures to prevent surface water run-off onto the adjacent highway; no unbound material to be used in the surface finish of the driveway within 6 metres of the highway boundary; and the removal of permitted development rights for the erection of gates. It is also noted that the proposed boundary planting should not overhang the public highway.

15. ***The County Archaeologist*** comments that the site should be subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to granting of planning permission.

Representations

16. A letter of objection have been received from the occupier of West Wrattling Hall, who comments that the village boundary should not have been expanded, and that the site is not suitable for the size and height of the dwelling proposed.
17. A letter of support has been received from the occupier of No.84 High Street.

Planning Comments – Key Issues

Principle of the Development

18. At the time of the 2005 application and subsequent appeal, the majority of the site (other than the first ten metres back from The Causeway frontage) was located outside the village framework and in the countryside. Following the Inspector's report into the Site Specific Policies and a representation made by the applicant at the time, the entire site has now been incorporated into the West Wrattling Village Framework.
19. West Wrattling is identified as an Infill Village under Policy ST/7 of the Local Development Framework 2007. Residential development within the frameworks of these villages is restricted to no more than two dwellings, subject to other planning considerations. During the consideration of the previous application, the proposed dwelling was located entirely on the part of the site lying outside the framework and was refused, in part, on the basis that the application failed to comply with settlement policies. Given that the framework has now been redrawn to include the entire site, the first reason for refusal and one of the reasons behind the subsequent appeal being dismissed has now been satisfied.
20. The erection of one dwelling on this site equates to a density of just under 5 dwellings per hectare. This is below the requirement of 30 dwellings per hectare required by Policy HG/1 of the Local Development Framework. Bearing in mind the limits imposed under Policy ST/7, the starting point as part of the consideration of the application is that two dwellings should be accommodated on the site unless material planning considerations indicate that a different treatment would be more appropriate. In this instance, given the need to preserve the character of the Conservation Area and the setting of adjacent Listed Buildings, and to ensure the retention of the adjacent oak tree, together with the increased highways specifications for a shared access designed to serve two or more dwellings, the erection of one dwelling on the site is considered to represent an appropriate density of development.

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

21. The application has been submitted following pre-application discussions with Planning and Conservation Officers. Initially the applicant sought to explore the possibility of erecting a dwelling on the larger, more open parcel of land to the rear/west. However, such a form of development was considered by Officers to be out of keeping with the linear/frontage pattern of development

in the vicinity, and to result in harm to the setting of adjacent Listed Buildings and to the character and appearance of the Conservation Area. The erection of a dwelling adjacent to The Causeway frontage of the site was considered to represent an appropriate form of development that would overcome the issues raised in the scheme dismissed at appeal and, in principle, avoid harm to the character of the Conservation Area and setting of nearby listed buildings. The current scheme has been designed to accord with this advice.

22. Initially, the current application proposed an 8.7 metre high six-bedroom dwelling, incorporating two bedrooms within the roof space, a row of rooflights to the front elevation, and an attached lean-to carport on the north side. Whilst no formal comments have been received from the Conservation Officer, a meeting has taken place between the applicant's agent and the Conservation Officer during the course of the current application, as a result of which the height of the dwelling has been reduced to 8 metres and the velux rooflights removed from the front elevation of the dwelling. The Parish Council's comments regarding the scale of the dwelling compared to The Vicarage relate to the original, rather than amended, scheme. As a result of the amendments, the proposed dwelling would be just 300mm higher than The Vicarage. Given that there would be a separation of some 8 metres between the two-storey elements of the dwellings, and the fact that the proposed development would be set further from The Causeway frontage than The Vicarage, the slight difference in height would not be readily discernible in the street scene. The scale and design of the dwelling is considered to be in keeping with the proportions and character of dwellings in the surrounding area. Additionally, the siting of the property would avoid harm to the setting of the Grade II* listed church or the Grade II listed dwelling at 84 High Street.
23. Given the need to retain the open character of the land to the rear, as well to protect the character of the area, permitted development rights for extensions, roof alterations and outbuildings (General Permitted Development Order, as amended 2008, Part 1, Classes A, C and E respectively) should be removed as part of any planning permission. As the site is in the Conservation Area, adequate controls exist under other classes of Part 1 of the GPDO and do not therefore need to be included in this recommended condition.

Residential Amenity

24. The Vicarage has two ground-floor and two first-floor windows facing the site. These are secondary windows to a lounge and study on the ground floor and to bedrooms at first floor level. As such, the development would not result in harm to the amenities of occupiers of The Vicarage by reason of a loss of light or outlook. The proposed dwelling has two rooflights in the north side elevation of the rear wing. However, these are high-level openings to first floor bedrooms and would not therefore overlook The Vicarage's private garden area.
25. With regards to the impact upon The Old School House to the south-west, the proposed dwelling has two first-floor bedroom windows in the rear wing that look across a part of the neighbouring property's land that is used for growing vegetables. These windows, and the dwelling itself, are in excess of 30 metres away from this property's main private garden and windows. As such, the development would not result in an undue loss of light, outlook or privacy to the occupiers of this adjoining property.

Trees

26. The Trees Officer has raised some concerns regarding the impact of the development upon the mature holm oak tree sited within the front garden of The Vicarage. The drawings have subsequently been amended to reposition the proposed access, thereby reducing the extent of hardstanding under the canopy of the tree, and to change the previously proposed carport on the north side of the dwelling to a utility room/log store. Additional information relating to the position of the tree, the overhang of the canopy and 'no dig' details has also been provided. Comments received from the Trees Officer in response to these details will be reported to Members prior to the Committee meeting.

Archaeology

27. The County Archaeologist has recommended that the site be subject to an archaeological investigation. Whilst it is requested that this be carried out prior to any permission being granted, it is considered that the standard condition, which requires investigative work to be carried out prior to commencement of any development, would offer the same level of protection sought by the Archaeological team.

Infrastructure Requirements

28. In accordance with the requirements of Policies DP/4 and SF/10, 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 provision of indoor community facilities, and the provision of household waste receptacles. For the five-bedroom dwelling proposed, this results in a requirement for contributions of £4,258.90 towards open space, £718.78 towards community facilities, and £69.50 towards household waste receptacles, as well as additional costs towards Section 106 monitoring (£50) and legal fees (minimum £350). The applicant's agent has confirmed, in writing, his client's agreement to the payment of these contributions.

Recommendation

29. Subject to no objections being raised by the Conservation and Trees Officers in respect of the amended plans, delegated powers are sought to approve the application, as amended by drawings date stamped 10th August 2010, subject to the following conditions:
1. SC1 – Full planning permission, time limit (3 years).
 2. No development shall take place until details of the materials to be used for the dwelling, and for the hard-surfaced areas within the site, 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, CH/4 and CH/5 of the adopted Local Development Framework 2007.)
 3. 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 development within Classes A, C and E of Part 1 of Schedule 2 of the Order shall take place within the curtilage of the dwelling, hereby permitted, unless expressly authorised by planning permission granted by the Local

Planning Authority in that behalf. (Reason – In order to protect the character of the Conservation Area and the setting of adjacent Listed Buildings, in accordance with Policies DP/2, CH/4 and CH/5 of the adopted Local Development Framework 2007)

4. Sc5 – Landscaping (Rc5)
5. Sc6 – Implementation of landscaping (Rc6)
6. 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.)
7. No development shall begin until details of 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 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 recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007 and to the Supplementary Planning Document, Open Space in New Developments, adopted January 2009)
8. No development shall begin until details of a scheme for the provision of community facilities infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 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 that the development contributes towards community facilities infrastructure in accordance with the Policy DP/4 of the adopted Local Development Framework 2007)
9. Sc72 – Archaeological Work (Rc72)
10. The proposed vehicular access, and parking and turning areas, shall be provided before the dwelling hereby permitted is occupied and thereafter retained as such. (Reason – In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
12. The vehicular access, hereby permitted, shall remain ungated. (Reason – In the interest of highway safety 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 (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: Development Affecting Conservation Areas; Open Space in New Developments; Listed Buildings; Trees and Development Sites; District Design Guide; Landscape in New Development.
- Circular 11/95 and 05/2005
- Planning File References: S/0975/10/F, S/0821/10/F and S/1898/05/F.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 September 2010

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

**S/0457/10/F – BASSINGBOURN CUM KNEESWORTH
Demolition of Existing Bungalow and erection of 9 New Dwellings,
At 155 The Causeway for NDR Contracting Ltd****Recommendation: Delegated Approval****Date for Determination: 19 May 2010****Notes:**

This Application has been reported to the Planning Committee for determination because the officers recommendation of delegated approval conflicts with the recommendation of refusal received from Bassingbourn Parish Council.

Site and Proposal

1. This full application, as amended by drawings franked 9 July 2010 proposes the erection of 9 houses following the demolition of an existing bungalow on a 0.31ha area of land at 155 The Causeway, Bassingbourn cum Kneesworth.
2. No 155 is a detached bungalow set to the west side of plot of land measuring 30m x 100m to the north of The Causeway. To the west is a semi-detached house with a long garden, to the west of which is the Orchard Close development. To the east of the site is No 157 The Causeway, one of two modern detached houses. To the rear of the site is land associated with a commercial site behind properties in The Causeway and Orchard Close. Opposite the site in The Causeway is open agricultural land.
3. The application, as amended, proposes the erection of 9 new houses, all of which will be served from a central access road. The existing bungalow is to be demolished. The new houses comprise five 2-bedroom units, one 3-bedroom unit, and three 4-bedroom units. Three of the 2-bedroom units are proposed as affordable units.
4. The layout comprises a detached 4-bedroom house fronting The Causeway, either side of the new access road (Plots 1 and 2). Parking areas are provided at the front of the dwellings, but are accessed from the new roadway and not direct from The Causeway. There is space at the front of each property for additional landscaping. These plots have a ridge height of 8m.
5. Plot 3 is a 4-bedroom detached house sited to the west of the new access road, to the rear of Plot 1. Plot 4 is a 3-bedroom house sited to the east of the access road, to the rear of Plot 1. Both have ridge height of 8m and each is provided with two off-street parking spaces.

S-0457-10-F



singbourn



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September 2010 Planning Committee

6. Plots 5-9 are a terrace of five 2-bedroom houses positioned across the rear of the site at the head of the new access road. Three of these dwellings are offered as affordable dwellings. These units have a ridge height of 7.5m. A total of 9 car parking spaces are provided for these units at the head of the cul-de-sac.
7. Density of the scheme is 29dph.
8. The application is accompanied by a Design and Access Statement, Environmental Desk Top Study and a Bat Survey.

Planning History

9. There is no relevant planning history.

Planning Policy

10. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**

Policy ST/6 – Group Villages

11. **South Cambridgeshire Local Development Framework Development Control Polices adopted July 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/10 – Outdoor Playspace, Informal Open Space, and New Developments

SF/11 – Open Space Standards

NE/1 – Energy Efficiency

TR/2 – Car and Cycle Parking Standards

12. **Open Space in New Developments SPD** – adopted January 2009.

13. **Biodiversity SPD** – adopted July 2009.

14. **District Design Guide SPD** – adopted March 2010.

15. **Affordable Housing SPD** – adopted March 2010.

Consultation

16. **Bassingbourn cum Kneesworth Parish Council** recommends refusal of the application as amended. "I have been asked to advise you that due to recent information from Anglian Water regarding the existing sewer system being unable to cope with additional building, the Parish Council has now decided not to support the application.

17. Comments made on the revised plans were that footpaths were not shown on each side of the road and that there would be a light problem for 157 The Causeway which might be solved by the rotation of plot 2.'
18. The Parish Council has indicated that it would want compensation for the loss of the open space if the planning application was given approval.
19. The Parish Council recommended approval of the application as originally submitted but expressed concern over the pressure on existing infrastructure. It also suggested that with the additional traffic generated by the development on a 40mph road, consideration be given to reducing the speed limit to 30mph
20. The **Local Highway Authority** has not raised an objection in principle to the application and comments that the scheme as amended will have no significant impact on the public highway.
21. Conditions will be required in respect of the provision of visibility splays; method statement relating to the process of demolition and construction in so far as it may impact on the public highway; adequate drainage to prevent surface water run-off onto the adjacent public highway; no unbound material within 6m of the highway boundary and; the provision and retention of parking spaces.
22. The **Housing Development and Enabling Manager** commented in respect of the application as originally submitted that 4 of the 9 dwellings proposed had been offered up as affordable. The demand for 2 bed houses in South Cambridgeshire is very high and therefore the unit type that has been identified as the affordable units were acceptable. The size and design of the units appeared acceptable and the applicant was in discussions with two registered providers in the District. There had been no discussions on tenure split but the preference in the SPD is for a 70/30 split in favour of rented.
23. Following further discussions with the applicant and the submission of viability appraisals for the scheme it has now been accepted that three two-bedroom units for shared ownership are acceptable in this case.
24. The **Councils' Section 106 Officer** has pointed out that the area of public open space shown on the original drawing does not satisfy the requirements of the SPD, as it is not sufficiently overlooked by family houses. Any off site contributions should be paid prior to the occupation of the fifth dwelling.
25. The development should make a contribution of £3,855.87 in respect of community facilities. The Bassingbourn Parish Plan identifies the demand for a village hall and therefore it is anticipated that this contribution could be used to fund a future facility or improve the availability/use of an existing facility.
26. The applicants' commitment to paying the required contribution towards the cost of waste receptacles and Section 106 monitoring.
27. The viability appraisal submitted by the applicant and it is accepted that the market housing mix needs to be revised in order to secure the provision of 3 affordable dwellings.
28. The **Environmental Health Officer** has recommended that conditions are attached to any consent restricting the hours of operation of power driven machinery during the construction process, and requiring details of any driven pile foundations.

29. Informatives should be attached regarding the requirement for a Demolition Notice and that there should be no bonfires or burning of waste on site during demolition and construction without prior permission.
30. The **Scientific Officer (Environmental Health)** has commented that he has considered the desktop study supplied and is satisfied that a condition relating to contaminated land investigation is not required.
31. The **Environment Agency** has confirmed that the site is located in Flood Zone 1 and therefore its standing advice applies in respect of flood risk and surface water drainage.
32. The **Landscapes Officer** comments in respect of the scheme as originally submitted, which at that time contained an area of open space within the site, that the area of play space should be relocated to a position where it is overlooked and a suggested alternative layout was provided. The space provided for parking in respect of Plots 1 and 2 seems excessive and more space could be provided for landscaping. Details of the treatment of the overrun strip of the access road should be provided to ensure it is appropriately planted.
33. The **Architectural Liaison Officer, Cambridgeshire Constabulary** noted in respect of the original submission, that the housing would comply with Level 3 Code for Sustainable Homes. There were no issues with the general layout of the site and the basic principles of secured by design could be adopted to the scheme.
34. The **Ecology Officer** accepts the findings of the bat survey.
35. The comments of **Anglian Water** will be reported at the meeting.

Representations

36. In respect of the application as originally submitted the occupiers of **157 The Causeway**, to the east of the site expressed the following concerns:
37. Construction of 9 dwellings on a confined plot appears excessive and will increase traffic onto an already busy road, especially during rush hour periods, when it is not uncommon to have cars queuing from the A1198 roundabout up to the application site.
38. There is concern about the impact of the dwelling on Plot 2 and it is suggested that it be changed to reflect more of a mirror image to No 157 to limit the enclosing effect to the area around the front door. The current layout will impede light entry into the lounge and hallway of No 157. With the proposed house being only 1m away from the boundary and the fact that No 157 has its lounge set back and kitchen set forward it will create a tunnel effect, causing loss of light and a very dark shady area. The impact will be worse in the afternoon and the new building will represent a somewhat overpowering and depressive sight on immediate exit from No 157.
39. The Design and Access Statement comments that there is no coherent vernacular design to houses fronting The Causeway, so uniformity should not be an issue in effecting a change of design. It is suggested that the final exit door for plot 2 should face the front door of no 157, or that there should be a different design of frontage with a central porch, similar to the design of properties at the rear. Either would allow

more light to No 157 and provide for greater security between properties through improved natural surveillance.

40. Proposed tree planting along the boundary of No 157 is of concern and tree selection will be critical to avoid excessive shading. It is already noted that the survey plan incorrectly identifies some incorrect tree species and sizes, which does not instil confidence. There is concern about the possibility of piled foundations being needed for the new properties and the possible impact on the foundations of No 157.
41. It is questioned whether there will be an electricity sub-station on the site, and if so where this would be sited, as there are concerns as to potential health implications.
42. Bats have roosted in No 155 and whilst having been in hibernation between October and April they have now reappeared. It is noted that bats are a species that is protected by law.
43. A further letter has been received in respect of the amended plans reiterating the objection to the house on plot 2, which it is felt should still be positioned as plot 1. This view is supported by the Parish Council. A sketch plan showing the suggested change is submitted. As senior citizens the cost of keeping lights on in the house in the daytime is not affordable, as well as not being eco-friendly given the Governments aim for an 80% reduction in CO₂ emissions in existing properties.
44. At a recent Parish Council meeting a nearby householder has reported flooding from the main sewer pipe that runs along The Causeway. Having contacted the local water authority the householder was advised that the existing sewer, being only a 6" pipe is already overburdened. It is now proposed that this will be added to be 9 more houses, in addition to the newly completed development of 20 affordable homes in The Causeway.

Planning Comments – Key Issues

45. The key issues to be considered in the determination of this application are: the principle of development, density and housing mix, appearance, affordable housing, access and parking, impact on street scene, neighbour amenity, open space provision and drainage.

Principle of Development

46. The site is within the village framework. Bassingbourn is identified in Policy ST/6 as a Group Village where residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings can be permitted, subject to compliance with other policies of the Plan. The scheme proposes a net increase of 8 dwellings and therefore the scale of the development is therefore acceptable in principle. The existing bungalow is of no architectural merit and therefore there is no objection to its demolition.
47. This end of the The Causeway is characterised by both frontage development and development in depth.

Density and Housing Mix

48. The density of development is 29dph which complies with the requirements of Policy HG/1. Although the recent changes to Planning Policy Statement 3 have removed the national minimum density figure of 30 dph there is still an obligation to make best

use of sites and I am therefore of the view that a density of 29dph on this site is acceptable providing the scheme satisfies all other necessary policies and criteria.

49. The scheme, as amended, provides a housing mix of five 2-bedroom houses (three of which are affordable units), one 3-bedroom houses and three 4-bedroom houses. To fully satisfy the market housing mix required by Policy HG/2 would require an additional 2 or 3-bedroomed house in lieu of a 4-bedroom one, however the applicant has provided figures on the viability of the scheme which indicate that such a change to the mix would prejudice the ability to bring forward three affordable dwellings as part of the scheme. The viability appraisal has been checked in detail by officers and accepted. I am therefore minded to accept the market housing mix as proposed as the alternative would be to accept a reduction in the number of affordable dwellings provided.

Affordable Housing

50. The scheme provides for 3 affordable dwellings for shared ownership, which equates to 40% of the net increase in the number of dwellings provided as a result of the development. The Housing Development and Enabling Manager confirms that the provision is acceptable, having regard to the viability appraisal submitted

Appearance

51. The existing dwellings in The Causeway have a mixed character, with the majority being two-storey properties. The proposed two storey houses on the application site have a different character again from the immediately adjacent properties, with balconies on the front elevation. I am of the view however that with the use of appropriate materials and landscaping at the front of the site that the new dwellings can be adequately assimilated into the surrounding area.

Access and Parking

52. The Local Highway Authority has raised no objection to the application. Whilst I note the local concern about the additional traffic that will be generated and its potential impact upon the existing traffic levels in The Causeway the Local Highway Authority has not raised a concern.
53. Adequate on plot parking is provided for the detached dwellings and sufficient parking provision has been made in front of the terrace of properties at the rear of the site to serve those dwellings.

Impact on Residential Amenity

54. As a result of the concerns expressed by the occupiers of 157 The Causeway the position of the house on Plot 2 has been revised by the applicant, with it being set a further 1m back into the site from the position originally proposed. The front of the proposed house is located 2m further forward than the front wall of No157, immediately adjacent to the boundary. No 155 has a lounge window in the front elevation, facing south and door into the hallway and kitchen window in the west facing elevation. Although there will be some loss of sunlight to these windows as a result of the proposed dwelling I am of the view that it will be unimpeded for the majority of the day. I am of the view that whilst the proposed dwelling on Plot 2 is close to the common boundary any overbearing impact will not be such as to warrant a refusal of the scheme as amended.

55. Having had regard to the further comments of the occupiers of No 157 The Causeway, which are supported by the Parish Council, I have asked the applicant again to consider handing the proposed house on Plot 2, which would further reduce any impact on No 157.

Drainage

56. Anglian Water did not originally comment on the application, however following the objection of the Parish Council to the revised scheme, based on drainage capacity grounds, I have written to Anglian Water for its formal comment on whether there is capacity in the existing foul drainage system to cater for the proposed development.
57. The applicant has supplied a letter from Anglian Water indicating that capacity does exist.
58. I will report the comments of Anglian Water at the meeting, however Policy DP/4 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.

Open Space Provision

59. The scheme as originally submitted a small area of public open space was provided within the site to the rear of Plot 1. The area was not well overlooked by dwellings. In the revised scheme, in order to accommodate the increase in size from a 3-bedroom to a 4-bedroom house on Plot 3, the area of open space has been deleted from the scheme. As the scheme is for less than 10 dwellings the amount of on site informal open space is subject to negotiation. In my view the shape of the site and layout of the development means that it is difficult to provide a satisfactory area of open space on site, without compromising the relationship between dwellings or the number of dwellings to be constructed, which would impact on the level of affordable housing secured. In my view it is appropriate that an off-site open space contribution is secured and the applicant has agreed to this.

Other matters

60. The Ecology Officer has confirmed that he is satisfied with the bat survey that has been carried out and that no further work is required.
61. The applicant has confirmed his willingness to make the required contributions in respect of public open space, community facilities, waste receptacle provision and Section 106 monitoring fee.

Recommendation

That subject to confirmation from Anglian Water that the existing foul sewerage system has capacity to cater for the proposed development, that delegated powers be given to approve the application

Conditions (to include)

1. 3 year time limit
2. Details of materials
3. Landscaping scheme
4. Boundary Treatment

5. Foul and Surface water drainage scheme
6. Hours of working during construction
7. Highway Authority requirements,
8. Provision/maintenance of car parking spaces
9. Scheme for provision of affordable housing, public open space, and other contribution as required by Policy DP/4

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Supplementary Planning documents
- Planning File Refs: S/0457/10/F

Case Officer: Paul Sexton – Principal Planning Officer
Telephone: (01954) 713255

Presented to the Planning Committee by: Paul Sexton

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 1st September 2010
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0982/10/RM - CAMBOURNE

27 dwellings (affordable housing) and associated works at Land Parcel UC11, Upper Cambourne for Cambridge Housing Society

Recommendation: Approval

Date for Determination: 23rd September 2010

Notes:

This Application has been reported to the Planning Committee for determination because Cambourne Parish Council has recommended refusal of the application.

Site and Proposal

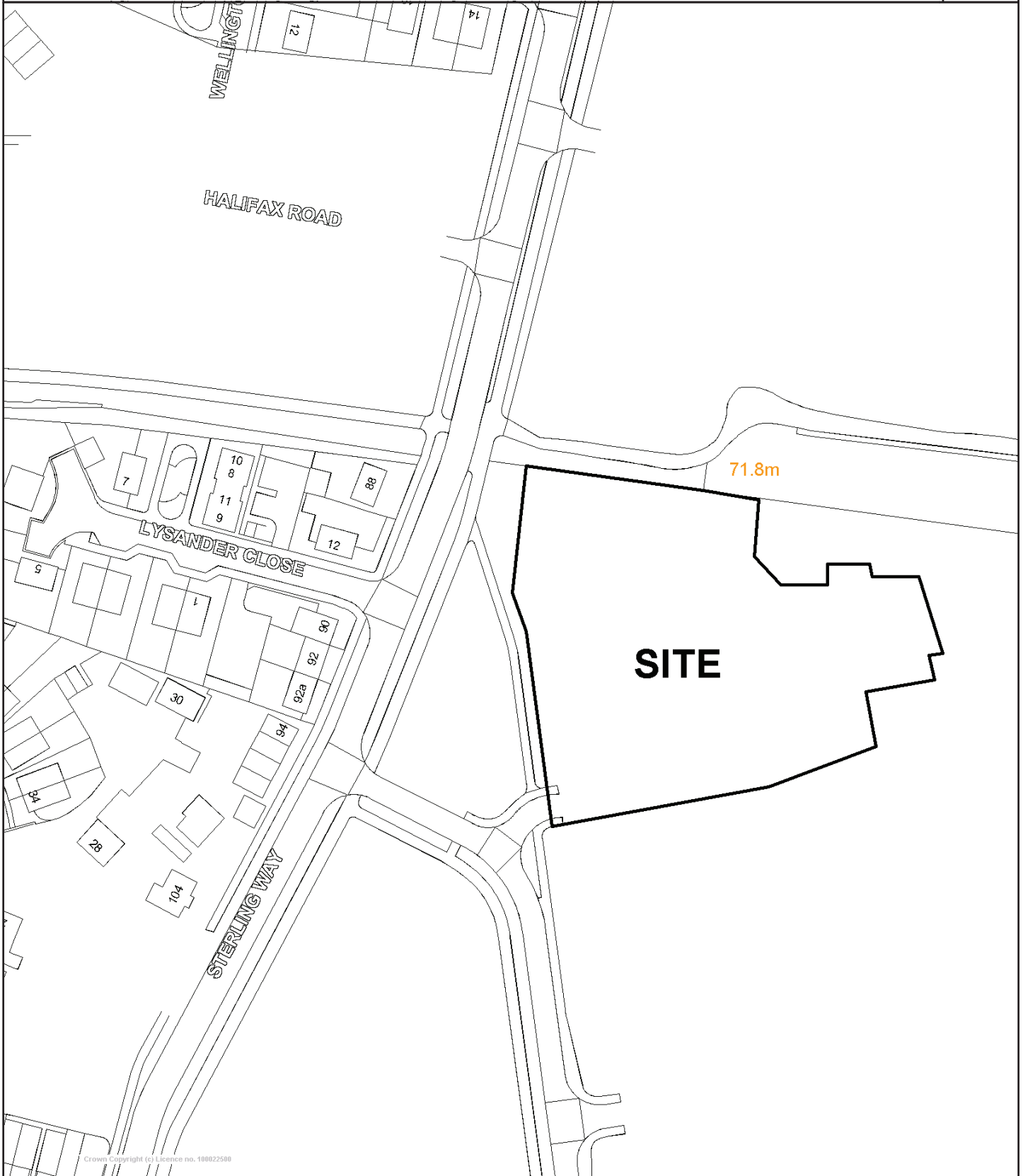
1. The whole of land parcel UC11 is 1.08 hectare and this application comprises over half of this land parcel (approximately 0.7 hectares), which is located in the heart of the northern part of Upper Cambourne. The western part of UC11 is accessed by the northern spine road (Stirling Way) and the internal road links the site to land parcel UC15 to the south. To the north there is an area of existing hedgerow that forms part of the East West Greenway. To the south and east there are further housing development parcels that originally formed part of the 3300 consent and are now proposed to be developed as part of the 950 application (planning reference S/6438/07/O). The site is flat and vacant.
2. The application, received on 16th June 2010 and amended on 18th August 2010, proposes 27 dwellings, associated roads and a Local Area of Play (LAP). The matters that have been reserved and are therefore to be considered are the access, appearance, landscaping, layout and scale of the development. The roadway runs in a west to east direction and includes a shared surface and landscaping adjacent to the LAP. In terms of dwelling types this application proposes the development of four apartments, three detached, sixteen semi-detached and four terraced dwellinghouses.
3. As amended, the elevations of the dwellings fronting the northern part of the village green have had additional windows and forward projecting gables added and the apartment block has had a forward projecting gable removed. This has been done in order to break up the previously uniform appearance of the buildings that will frame this part of the village green.

Planning History

4. **S/1371/92/O** - Outline permission granted for 3300 dwellings in April 2004. Upper Cambourne Development Briefing Document Revision H

Planning Policy

S-0982-10-RM



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Scale 1/1250 Date 18/8/2010

Centre = 533116 E 259560 N

SEPTEMBER 2010 PLANNING COMMITTEE

5. Cambridgeshire and Peterborough Structure Plan 2003:
P1/3 – Sustainable Design in Built Development, P5/4 Meeting Locally Identified Housing Needs
6. South Cambridgeshire Local Plan 2004 (saved policies):
Cambourne 2 – Development in accordance with Cambourne Design Guide
SE7 – Development in accordance with Cambourne Masterplan and Design Guide.
7. Local Development Framework Core Strategy 2007:
STa-k Objectives arising from the Strategic Vision for South Cambridgeshire.
8. Local Development Framework Development Control Policies 2007:
DP/1 requires development to demonstrate that it is consistent with the principles of sustainable development.
DP/2 requires the design of new development to be of high quality, with criteria listed, and content for design and access statements.
DP/3 sets development criteria, a checklist to ensure all requirements are met.
DP/6 sets criteria for the sustainable construction methods to protect resources and amenities.
NE/6 requires positive biodiversity gain
NE/14 sets standards for lighting proposals
TR/1 encourages planning for more sustainable travel through accessibility, alternative modes, and parking levels.
TR/2 sets parking standards.

Consultations

9. **Cambourne Parish Council** recommended refusal of the original plans on the following grounds:
 - The design and layout of the site is boring, unimaginative, lazy and too uniform.
 - Excessive amount of tandem parking.
 - The LAP is not large enough.
 - Concern that the % of affordable housing is high compared to market housing due to the delay in construction of market housing.
 - Concern over lack of front gardens.
 - Lack of consultation from the developers with the Parish Council prior to submission of the application.
 - There is insufficient information to satisfy the Council that the drain infrastructure has the capacity to take further dwellings.

The following proposal was agreed by the Council and will apply until it is satisfied that the drain situation has been resolved.

The Council feels that there may be a design problem with the drainage system, resulting in the well-publicised flooding near the pumping station. Therefore until the Developers can prove to the satisfaction of the District and Parish Councils that the present drainage system is capable of coping with the existing and additional foul drainage discharge, Cambourne Parish Council is unlikely to be in a position to recommend approval of any large scale planning application. The District and Parish Council would have to be satisfied that any further application would not adversely affect dwellings lower down the drainage system.

10. **Ecology Officer** – considers the scheme of nest box provision to be satisfactory.

11. **Partnership Projects Officer** – has no comments.
12. **Landscape Officer** – Originally requested that the LAP be made bigger in addition to requesting additional landscape details.
13. **Urban Design** – has no objection to the amended plans.
14. **Cambridgeshire Fire and Rescue** – has requested that adequate provision be made for fire hydrants.
15. **Highways Officer** – originally had concerns about the shared surface and the fact that footways were proposed either side of the carriageway and that ‘rumble’ strips were shown as traffic calming features.
16. **Police Architectural Liaison Officer** – has made a number of detailed comments in relation to ‘Secured by Design’ specific to the apartment block building. These will be passed onto the applicant. Of these comments the only one that would be a material planning consideration is the request for a 1.2m high fence at the front of the apartment block.
17. Amended plans – comments to be reported by way of an update report or verbally.

Representations

18. None received.

Planning Comments – Key Issues

19. This reserved matters application continues the build out of Upper Cambourne under the original outline permission granted in 1994. It is not dependant on the new application for 950 extra homes, which is currently under consideration. The Parish Council’s and other consultee’s comments are addressed below.
20. The layout of land parcel UC11 has been influenced by the need to present a strong frontage onto the new village green to the west and the cycleway to the east. The route through the land parcel to UC15 has also influenced the location of the dwellings within the site and allows for runs of houses to be continued into the neighbouring land parcels. The LAP has a central location and is overlooked by housing. It has been extended to the south in line with the responses from the Landscape Officer and the Parish Council.
21. The layout is acceptable given the fact that it has had to be influenced by the form of the land parcel. The amended plans have enhanced the frontages of the dwellings facing the village green so that they have greater variety and activity. The design of the shared surface has been amended in line with the Highways Officer’s comments, which has resulted in the provision of larger curtilages for some of the dwellinghouses and an increase in the size of the LAP.
22. Other than the Parish Council there are no objections to the use of tandem parking as it allows the dwellinghouses to present strong frontages to the highway, which would also be weakened by having front gardens. It is more important for the occupants of the dwellings to have an area of ‘defensible space’ at the fronts of their properties, which this proposal achieves. The Police Architectural Liaison Officer’s comments will be forward to the applicant where they relate to dwelling specific security measures.

In terms of the appropriateness of having a fence at the front of the apartment block this can be considered during the discharge of the boundary treatment condition.

23. In terms of the level of affordable housing in Upper Cambourne this is in accordance with the levels set out in the original planning consent for the 3300 homes at Cambourne (S/1371/92/O). Although the building of market housing slowed during the downturn the developers are continuing to build out the land parcels that they have consent for. There is no justification for this application to be refused on the basis that it would deliver affordable housing that is in accordance with an outline consent.
24. Although officers had pre-application discussions with the applicant there is no requirement for them to have similar such discussions with the Parish Council. An objection to the application on this basis would not be a material planning consideration.
25. In terms of drainage this is a matter that was considered at the outline stage and would have been agreed as part of the drainage strategy for the entire development. The issues that have resulted in flooding elsewhere in Cambourne are largely resolved and none of the statutory consultees have ever recommended that the number of houses being built be limited due to a lack of capacity of the drainage infrastructure.

Recommendation

~~11-26.~~ APPROVE reserved matters of layout, scale, appearance, access and principles of landscaping (see condition 1) as amended by plans **received 18th August 2010**. Outline permission S/1371/92/O, 20th April 1994. Additional conditions:

Conditions

1. **The development hereby permitted shall be carried out in accordance with the following approved plans AA0724/2.1/001 Rev E, AA0724-2.1-03 Rev E, AA0724-2.3-103 Rev C, AA0724-2.3-104 Rev B, AA0724-2.3-105 Rev A, AA0724-2.3-106 Rev A, AA0724-2.3-107 Rev A, AA0724-2.3-108 Rev A, AA0724-2.3-109, AA0724-2.3-110, AA0724-2.3-205 Rev B, AA0724-2.3-206 Rev B, AA0724-2.3-207, AA0724-2.3-208, AA0724-2.3-209, AA0724-2.3-501 Rev B, AA0724-2.3-502 Rev B and AA0724-2.3-701 Rev A.**
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
2. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.**
(Reason – Because insufficient information was submitted with the application; to ensure the use of appropriate species in accordance with the Upper Cambourne Phase 7 Development Briefing Document and the context of the site, and to enhance the quality of the development and to assimilate it within the area, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/1 and DP/2.)

- 3. No development shall take place until a plan showing the location and details of the contractors' building compound and parking area has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and no materials shall be stored, nor contractors' vehicles parked, outside the approved compound and parking area.**

(Reason – To ensure that the compound and contractors' parking are adequately accommodated without an adverse impact on existing landscape features, amenity areas or existing residential areas, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/6.)
- 4. No development shall take place until a scheme showing access routes for construction traffic (deliveries and spoil removal) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.**

(Reason – In the interests of the amenities of existing residents in the vicinity, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/6.)
- 5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of ecological enhancement based on "Ecological Opportunities within the Built Environment" (ESL, November 2000). The scheme shall subsequently be implemented as approved before any dwelling is occupied.**

(Reason – To ensure the ecological enhancement of the site in order to comply with the Section 106 Agreement dated 20th April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/1, DP/3 and NE/6.)
- 6. No dwelling shall be occupied until the approved space for the storage and collection of wheeled bins for that dwelling has been made available for use.**

(Reason – To ensure the provision of appropriate facilities in the interests of visual and residential amenity, and usability, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policy DP/3.)
- 7. No development shall take place until details of materials and finishes for the doors, windows, walls and roofs of the dwellings and garages; hard surfacing, roads, footways, and designs for the cycle stores have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details.**

(Reason – Insufficient information was submitted with the application, and to ensure coordination and consistency with the adjacent parcels, and to enhance the visual quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 8. No development shall take place until a scheme for the provision of external lighting has been submitted to and approved in writing by the**

Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.

(Reason – In the interests of amenity, security and the quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2, DP/3 and NE/14.)

- 9. During the course of construction, outside a secure compound area (a secure compound is defined as an area with a security fence extending to the ground, and with a gate extending to the ground and locked at night), any steep sided trench of less than 600mm deep must have at least one end sloped, and any steep sided trench of over 600 mm in depth must be covered or fenced if left open overnight.**

(Reason – To prevent injury or death to badgers that may forage on the site, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/1, DP/3 and NE/6.)
- 10. Meter boxes shall not be installed on any elevation facing a highway other than in accordance with a scheme that shall have previously been submitted to and approved in writing by the Local Planning Authority.**

(Reason – To avoid visual clutter in the interest of the quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 11. Visibility splays shall be provided on both sides of all private drives and shall be maintained free from any obstruction over a height of 600 mm within an area of 1.5m x 1.5m measured from and along respectively the highway boundary.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 12. Visibility splays at road junctions and on the inside of bends shall be laid out and constructed to form part of the highway and not enclosed within the curtilages of adjoining properties.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 13. The permanent spaces to be reserved on the site for parking and turning of vehicles shall be provided before the respective dwellings are occupied and those spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 14. No dwelling shall be occupied until the access road and footways linking that dwelling to the existing public highway network has been completed to at least base course level, and such roads and footways shall subsequently**

be surfaced to wearing course level within 6 months of the occupation of the last dwelling to be completed on the site.

(Reason – To protect the safety of users of the access roads and footways, and to enhance the appearance of the built environment, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)

15. **No development shall take place until details of the proposed Local Area of Play (LAP) have been submitted to and approved in writing by the Local Planning Authority. The play area shall be laid out as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority.**

(Reason - To provide outdoor play space in accordance with Policies DP/3 and SF/10 of the adopted Local Development Framework 2007.)

16. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied 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.)

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.

Informatives.

1. It appears to the Council in respect of this proposal that the following conditions of the outline planning permission continue to apply, and the applicant's attention is drawn to these and all conditions of that permission:

Condition 6 (vi) – implementation of landscaping.

Condition 7 (b) – time limit for commencement.

Condition 19 – noise protection scheme with 100m of occupied properties **(NB: requires submission prior to commencement).**

Condition 28 – roads and footpaths to base course level.

Condition 37 – concealment of cables, meter boxes, etc

Conditions 38 – 41 – aquifer protection measures

2. This Decision Notice is accompanied by a List of Approved Drawings.

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (saved policies)
- Cambridgeshire and Peterborough Structure Plan 2003
- District Design Guide SPD

- Planning File Ref: S/0982/10/RM, S/1371/92/) and S/6438/07/O

Contact Officer: Edward Durrant – Senior Planning Officer
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 1 September 2010
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0998/10/F – COTTENHAM
Dwelling at Land to the South-east of 88 Rampton Road and New Access to Existing Dwelling for Mr and Mrs Bainbridge
Recommendation: Approval

Date for Determination: 1 September 2010

Notes:

This Application has been reported to the Planning Committee for determination with a site visit following a request made by Councillors Edwards and Wotherspoon in the event of officers recommending approval.

Members will visit this site on 1 September 2010.

Site and Proposal

1. The area for the proposed new dwelling is the existing garage and part of the garden area at No. 88 Rampton Road. The site for the new dwelling measures approximately 0.037 of a hectare in area. The application site currently comprises a two-storey detached house with a detached double garage to the east set back from the house. The site is set on a slightly lower ground than that of the road. The front boundary has mature trees and hedges. The rear boundary has 1.8m high close-boarded fencing and the south-east side boundary with No. 84 Rampton Road has fencing and hedges. The existing house has patio area and kitchen windows facing the proposed dwelling. To the south-east is No. 84 Rampton Road, a two-storey detached house with a first floor landing window and three ground floor windows (two kitchen windows and one toilet window) in the side elevation facing No. 88. The open-plan kitchen at No. 84 links to a single storey rear extension containing a dining area with windows facing its garden. To the north-east is No. 1 Manse Drive, a single-storey dwelling in an 'L' shape. The rear elevation of No. 1 has patio doors and living/ dining room windows facing No. 88.
2. The full application, as amended to include the existing dwellinghouse and a proposed new access in the application site boundary, and validated on 7th July 2010, proposes the erection of a dwelling to replace the existing double garage. The proposed dwelling would be a chalet-type bungalow measuring 9.8m x 9.4m, 2.3-5m high to the eaves and 7m high to the ridge. The proposed dwelling would be served by the existing access from Ramptom Road and the proposal includes a new access with a new dropped kerb from the front boundary to serve the existing house at No.88. Car parking spaces are to be provided on the forecourts of the existing and proposed dwellings.
3. The proposed development represents a density of 27 dwellings per hectare.

Planning History

4. **S/2367/01/O** – Outline planning application for a dwelling was approved with conditions.
S/1132/92/F – Planning application for extension was approved with conditions.
S/0091/90/F – Planning application for a dwelling was approved with conditions.
S/0356/88/O – Outline planning application for a dwelling was approved with conditions.
S/0343/79/O – Outline planning application for a dwelling was refused.

Planning Policy

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007: Policy ST/5** – Minor Rural Centres
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/4** – Infrastructure and New Developments
 - **DP/6** – Construction Methods
 - **DP/7**- Development Frameworks
 - **HG/1** – Housing Density
 - **SF/10** – Open Space
 - **SF/11** – Open Space Standards
 - **NE/6** – Biodiversity
 - **NE/15** – Noise Pollution
 - **CH/4** – Development Within the Curtilage or Setting of a Listed Building
 - **TR/1** – Planning for More Sustainable Travel
 - **TR/2** – Car and Cycle Parking Standards
7. **South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:**
 - **Cottenham Village Design Statement 2007**
 - **Trees and Development Sites 2009**
 - **Biodiversity 2009**
 - **Open Space in New Developments 2009**
 - **Landscape in New Developments 2009**
 - **Design Guide 2010**
8. **South Cambridgeshire Recreation Study 2005**
9. **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.
10. **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.

Consultations

11. **Cottenham Parish Council** objects to this application and states,

'Cottenham Parish Council (CPC) notes the reference in the Design and Access Statement to previous permissions granted over this land but would point out that in neither case are there details available as to the type or scale of the dwellings for which permission was granted: in any event the approvals have (as stated) lapsed and this application is subject to a new and totally different planning regime;

CPC also notes that the Design and Access Statement makes little or no attempt to identify, or mitigate against, amenity issues associated with neighbouring properties. In fact it is abundantly clear from the positioning of the proposed dwelling that every effort has been made to conserve the amenity value of No. 88 Rampton Road at the expense of other properties;

These aspects of the Design and Access Statement read in conjunction with SCDC's LDF Development Control Policies 2007 leaves CPC with no alternative but to strongly recommend refusal for the following reasons:

The proposed site

- It is proposed that the site of a large double garage be enlarged to accommodate a 4 bedroom detached house within a metre (or so) of neighbouring 84 Rampton Road, and 3 metres (or so) of the existing property (88 Rampton Rd).
- The current street scene shows two Edwardian properties (some 15 metres apart) between which is set an unobtrusive double garage and several mature trees/hedgerow.
- The proposed in-fill is obtrusive, inappropriate in scale and form and a direct contravention of: Development Principles Objectives DP/d policy; DP/1 Sustainable Development 1p; DP/2 1a; and especially DP/2 1f in that it is not 'compatible with its location nor appropriate in terms of scale, mass, form or siting in relation to the surrounding area.

Development criteria

Policy DP/3 is plain enough. Clause 2 states that planning permission will not be granted where the proposed development would have an adverse impact:

On residential amenity –

- It is CPC's understanding that the only 'light' that is not material to planning law is 'northern light'. Any obstruction to south-western and/or western light most certainly is a material consideration and the proposed dwelling obstructs such light to both 84 Rampton Rd (which loses all light to its kitchen) and, more specifically, to 1 Manse Drive which benefits only from west/south west light being, as it is, in the shadow of the Cottenham Water Tower. Such obstruction is totally unacceptable. [N.B. it is worth noting that reference to early morning light benefiting the proposed new dwelling (*Appearance* para 2) is perceived by CPC as unsound as the Water Tower obstructs such light to 84 Rampton Rd. The Design & Access statement states that windows are located in such a way as to restrict overlooking of other properties. This is not CPC's interpretation as the rear elevation affords visual access into 1 Manse

Drive with the main rear window being but 8 metres (or so) from walls of that bungalow.

- Furthermore the proposed plot is elevated above 84 Rampton Rd and further 'ramping', to facilitate disability requirements, makes the probability of 'easy-viewing into 84 from the area of the proposed front-door most likely. Privacy is a material consideration in planning law and this proposal flouts the rights of others.

From traffic generated –

- An additional 4 car parking spaces are identified. This seems to CPC to be directly contrary to expectations of DP/1 1b (minimise the dependency on travel by car) but it further highlights that this dwelling will only add to the congestion on this distributor route. It is also CPC's belief that the turning circle/space afforded to these vehicles, at the new dwelling, is insufficient and will/may result in vehicles reversing onto a very busy thoroughfare. The intended alternative access for the existing property (88) is considered, in view of the proximity of the allotments and the intended retention (it seems) of shrubs/trees at the access, unnecessarily hazardous.

On village and landscape character –

- It is the opinion of CPC that whilst not in the conservation area there is here a village scene that deserves to be conserved. CPC has quoted SCDC's own DP policies (and if such is ignored it has to question the validity of the LDF process) but in any event, and without wishing to obstruct the rights of residents to make financial gain or indeed impede progress, this Council has the right to a view on what development will/will not enhance its village 'street scene', and this will not! The proposal is for a dwelling which is too big, is overbearing, is unsuited to the area, and poses far too great a risk to the amenity of near neighbours.

CPC reiterates its recommendation for refusal, a refusal on the face of it which is supported by Government intentions, quote 'The Coalition: our programme for Government 4. Communities & Local Govt: " ... including giving councils new powers to stop 'garden grabbing'.. " .

Should officers be minded to accept this application then, as previously agreed between SCDC and CPC, this Council requests the right of audience to discuss such before it is presented to the full planning committee for consideration.'

12. **Conservation Manager** considers that the only designated historic environment near the site is Tower Mill, a grade II listed converted windmill. It is a tall dominant structure, more independent of its setting than usual for a historic building, and the proposal would have little impact on it. The effect on the Edwardian villas south of and including No. 88 would be regrettable, but insufficient to justify a refusal. Accordingly there are no grounds for objection in conservation terms. It is therefore recommended that the application is determined on planning criteria.
13. **Trees and Landscape Officer** considers it regrettable to fragment and create a new access in the existing front hedgeline. The submitted tree protection details for the Beech trees are acceptable. The proposed access needs to be in situ before any development work starts on site to ensure that a temporary surface is not used and defeats the object of the no dig If a temporary surface is required then details will need to be submitted.
14. **Landscape Design Officer** has the following comments:

- The scheme looks very constricted and could alter the frontage character at a prominent position on Brampton Road. Details are needed of the proposed tree work and removal of vegetation required to form the new entrance. It would appear that the adjacent Beech tree would require extensive work or even removal;
 - Details are needed for the proposed protection of retained trees and hedges during construction. The new driveway and entrance will need a no-dig construction within the rooting zone of retained trees;
 - Because of the difficulties of working around the trees, it may be better to have a shared driveway using the existing entrance; and
 - Details are needed of the proposed boundary planting. There does not seem to be enough room to retain or augment the south-eastern hedge as shown.
15. **Ecology Officer** has made an inspection of the inside and outside of the existing garage. He does not believe bats to be present. No further information is required to support the application in relation to bats.
16. **The Chief Environmental Health Officer** - no comments received.
17. **Local Highway Authority (LHA)** has no objection but recommends conditions to be attached for parking and turning areas, no gates erected across the accesses, visibility splays, and informatives on highways requirement on surface finish, vehicular access construction specification, and drainage measures. It is noted that the new dwelling does not have sufficient space to turn within the curtilage, however, there is no strong reason to refuse the application on highways ground given that traffic volume of Rampton Road that is less than 10,000 vehicles a day. Manual for Streets states roads carrying up to 10,000 vehicles a day with vehicles reversing out do not necessarily represent a significant hazard. Suggested improvement for the proposal would be alteration to the site boundary to reduce area of the landscaped front garden at No. 88 in order to leave more space for on-site turning area.
18. **Cottenham Village Design Group** considers the proposal to be acceptable. The design of this dwelling, and the materials proposed, are far from typical of Cottenham in general, however, they do echo the design of the buildings in the immediate vicinity. CVDG supports the proposed retention of the majority of the hedge and tree boundary to the road.

Representations

19. Residents at No. 84 Rampton Road and No. 1 Manse Drive object to the proposal on the following grounds:

Residential amenity interests

- The main entrance to the proposed dwelling would be about 1m from a large kitchen/ reception room at No. 84 given the slight level difference and the ramped access would provide a clear view to No. 84 that would result in loss of privacy. A 1.8m high boundary fence would lead to a significant loss of light to No. 84;
- A first floor en-suite velux window on the southeast elevation would face directly into a first floor landing window at No. 84 which bedrooms lead off that would cause loss of privacy even if the window is not shut and contains obscured glass; this window should be at least 190mm above first floor level;
- The back land position of the proposed dwelling would cause loss of privacy to the main outdoor eating area/ patio at No. 84;

- The submitted plans do not accurately show the siting of the ground floor windows at No. 84;
- Loss of light to kitchen/ reception room/ second reception room/ landing area later in the day where light loss will increase energy costs and affect lifestyle; the proposal does not meet the 45 degree rule as outlined in the District Design Guide about impact on light to windows;
- Loss of privacy and sunlight to the main living and dining areas and garden of No.1 Manse Drive, particularly in winter; and
- Morning sunlight will not get into the rear elevation of the proposed dwelling because of the location of the water tower, this does not meet the District Design Guide.

Design and character of the area

- The close proximity of the proposed dwelling to the side boundary would adversely affect the setting and style of the Edwardian house at No. 84 that would be contrary to the principles of the Cottenham Village Design Statement;
- The proposal is a backland development which should not be encouraged as indicated by the Secretary of State for local government;
- The new government's message on changing the status of gardens from brownfield to greenfield restricts garden development;
- The plot is too small and irregular for the proposed development and out of character with the surrounding area;
- The introduction of a new vehicle entrance onto Rampton Road and the need to enter the road in reverse from the proposed development are not in line with the Cottenham Village Design Statement H4;
- The size and scale of the proposed dwelling do not comply with Policy DP/1 that a large property will dominate the bungalow at No. 1 Manse Drive;
- Impact on the street scene as the proposal would affect the character of the Edwardian house at No. 84 and the Victorian house at No. 88; and the resultant dense terrace scene would not be in keeping with the lower density character in this part of the village. Nos. 84 and 88 provide a unique picture of development at the turn of the 20th century, the proposal would affect the feature of early 20th century village landscape.
- The proposed layout would increase the risk of crime to No. 84; a 20cm ramp would affect the height of the 1.8m fencing to protect privacy;
- The proposal represents a piecemeal and unsatisfactory form of development and does not make the best use of land;
- The proposed private garden area would not meet the 80m² requirement in the District Design Guide;
- Placing parking spaces that obscure the house is not in line with the Cottenham Village Design Statement B6.

Impacts on the nearby listed tower

- The proposal will affect the winter view from Rampton Road of the listed tower which is contrary to the Cottenham Village Design Statement S3.

Trees, landscape and biodiversity

- The proposed dwelling to build up to the boundary with No. 84 would adversely affect a large section of the hedge;
- Impacts on the trees;
- Impact on ecological and wildlife interests; bats have been seen and the proposed development may affect a likely roosting place, therefore an assessment should be done; and

- There are 4 trees just within the boundary of No. 84 adjoining the site that have not been included in the submitted plans. The canopy reaches over onto the site and at least one tree would have to be reduced in size.

Highway safety interests

- Insufficient space for car turning and poor visibility; and
- Rampton Road is a busy road, new access and dropped kerbs onto this road would harm highway safety interests; therefore, traffic survey data should be reviewed.

Other issues and suggestions

- Excavation and close proximity of the proposed dwelling could result in severe structural problems to No. 84;
- Foundations of the proposed dwelling could encroach onto the land of No. 84;
- Maintenance could encroach to the land of No. 84;
- The previous planning approvals on the site for a bungalow should not be considered as precedents given planning law and planning consideration have changed;
- The house numbering should not be taken into account to consider that there is a potential development between No. 84 and 88;
- The application should be considered by the Planning Committee with a site visit;
- The accurate position of windows at No. 84 should be clearly marked on the submitted plans;
- The proposal does not have adverse impacts on the existing property at No. 88 but would affect the amenities to occupiers at No. 84 and No. 1;
- Should the application be approved, a smaller single-storey dwelling sited away from the boundary with No. 84 might be more acceptable given the impacts to No. 84 including its foundations; and conditions to retain existing trees and hedges; and
- Should the application be approved, the proposed dwelling to be sited further away from No. 1 and closer to Rampton Road, the rear gable end to be removed and frosted first floor windows are used in the rear elevation.

Local Members

20. Given the objections from the Parish Council and neighbours, Councillors Edwards and Wotherspoon request this application be discussed at Planning Committee with a site visit based on the following material planning considerations: loss of light, loss of amenity, overbearing development, character and street scene, siting and height.

Applicants' agent

21. The applicants' agent submitted revised drawings, date-stamped 12 August 2010, to change the site boundary to include the new access to the existing house, to show a section plan on the height of the rooflight in the southeast side elevation and additional section of close boarded fencing along the southeast side boundary. The agent also confirmed that the applicants are prepared to pay the infrastructure contributions on open space, community facilities and waste receptacles and they understand that this would be secured through schemes by way of planning conditions. An arboricultural implication assessment has been submitted.

Planning Comments

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

- Principle of residential development;
- Housing density;
- Siting, scale and design;
- Impact on the nearby listed building;
- Residential amenity interests;
- Highway safety interests;
- Ecology
- Trees, landscape character and boundary treatment;
- Infrastructure contributions; and
- Other issues.

Principle of residential development

23. The application falls within Linton village framework and Linton is a Minor Rural Centre with a good range of services and such settlements allow residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings as defined in Policy ST/5 (Minor Rural Centres). Therefore, the proposed subdivision of the plot at No. 88 for a dwelling is acceptable in principle.

Housing Density

24. The site area for the proposed dwelling measures approximately 0.037 of a hectare. The proposal for one dwelling represents a density of 27 dwellings per hectare. It is noted that this is below the density requirement from local plan policy of 30 to 40 dwellings per hectare. Given the development pattern in the locality in relation to the size of dwellinghouses and garden areas, residential amenity interests, and highway safety interests, a scheme to accommodate more than one dwelling would not be acceptable. It is considered that there are exceptional circumstances in this case that would allow the erection of one dwelling on the site without achieving the housing density requirement.

Siting, scale and design

25. The proposed dwelling would be set back from the front elevation of the side extension at No. 88 by approximately 3m with car parking and turning areas to the front of the dwelling. Properties at Rampton Road have different development pattern and siting that there is no strict linear pattern but there are examples of properties set forward closer to the road while some are in set-back position. Therefore, the siting of the proposed dwelling does not cause harm to the character of the area.
26. The dwellinghouses at Nos. 84 and 88 are two-storey. The proposed chalet-style house with a hipped roof front projection feature, low eaves, sloping roofs to the front and rear, and a full gable end in the rear elevation, would be 7m high to the ridge. The eaves heights would be 5m high in the front projection, 3.1m in the rear sloping roof and part of the front sloping roof, and 2.3m adjacent to the south-east side boundary. It is noted that properties in the locality have different designs and characters and Nos. 84 and 88 have the characteristics of Edwardian villas. Although the proposed chalet style house would have effect on the setting of the Edwardian villas of Nos. 84 and 88, having considered the simple design, height and modest scale of the proposed dwelling, officers consider that, on balance, the proposal would not result in such serious harm to the character of the surrounding area to warrant a refusal of planning permission.

27. The use of red bricks, pantiles and plain tiles is considered appropriate given that the surrounding area does not have a specific palette of local material and the brickwork would match the adjoining properties.

Impact on the nearby listed building

28. The Old Water Tower, No. 100 Lambs Road, is a Grade II listed building to the east of the application site, set approximately 15m from the rear boundary. The Conservation Team has advised that the proposal would have little impact on the setting of this listed building.

Residential amenity interests

Impacts on No. 84 Rampton Road

29. The proposed dwelling would be set back from the two-storey rear projection at No.84 by approximately 2m. The sitting out area at No. 84 is set away from the common boundary with No. 88. As the proposed dwelling would be oriented to the northwest of the dwellinghouse and garden of No. 84, it is not considered to be unduly overbearing in mass or result in significant loss of sun light and day light to the garden area of that property.
30. The side elevation of No. 84 has two ground floor kitchen windows and a toilet window, and a first floor landing window facing the application site. The kitchen links to a dining area and that the dining area is under a single storey rear element with glazing facing the garden. The proposed dwelling would have a 7m high gable end and a sloping roof facing the kitchen windows at No. 84, and a sloping roof facing the first floor landing window and the ground floor toilet window at No. 84 at an oblique angle. Having considered that the windows facing the proposed dwelling are non-habitable room windows and that the dining area at No. 84 has glazing facing the garden, the proposal would not result in an unduly overbearing mass or lead to a significant loss of light or outlook to the main habitable rooms of No. 84.
31. A section plan has been submitted to demonstrate that a first floor rooflight in the southeast side elevation serving an en-suite would set 1.7m from the first floor level. It is considered that the height of the rooflight is acceptable to avoid overlooking to No.84.
32. A 1.8m high boundary fence is shown to face the ground floor windows at No. 84. This is considered to be acceptable given that this could be done within permitted development rights. The loss of light arising from the boundary fence is not considered to warrant a refusal of planning permission.
33. The close proximity of the entrance door and the future use of the proposed ramp of the proposed dwelling to the common boundary with No. 84 are not considered to cause serious adverse impacts upon the amenity of the occupiers at No. 84 in relation to overlooking and loss of privacy.

Impacts on No. 1 Manse Drive

34. The proposed first floor bathroom and landing windows would face the garden area and living/ dining room windows at No. 1. The bathroom window can be conditioned to be fixed and obscure glazed, The rear facing bedroom window will directly face a blank gable end of the rear projection at No. 1 and would have an oblique angle of view to the rear of No. 1 with a window-to-window distance of approximately 23m..

Given this relationship between the dwellings, it is considered that the proposal would not result in serious loss of privacy to No. 1.

35. The proposed dwelling would be sited to the southwest of the dwelling and garden of No.1 Manse Drive, and the proposed dwelling would be orientated at an oblique angle to the patio area and living/dining room windows of No. 1. Given the height, position and distance of the proposed dwelling, it is not considered that the proposal would result in an unduly overbearing mass or lead to a significant loss of sunlight or cause overshadowing to the garden area of No. 1.

Impacts on No. 88 Rampton Road

36. There is no first floor window in the northwest side elevation of the proposed dwelling facing No. 88 and therefore no overlooking issue. The privacy of the existing property could be secured by conditions. No. 88 has a sitting-out area set approximately 9-10m from the gable end in the side elevation of proposed dwelling. Given the distance and location of the sitting area, it is considered that, on balance, the proposal would not cause serious harm to the residential amenity interests to the occupiers at No. 88 by being unduly overbearing and affecting sun light and day light to its garden area.

Size of the garden and residential amenity of future residents

37. The size of the garden for the new dwelling is approximately 144m². It meets the requirement from the District Design Guide that the size of a garden for a four-bedroom house should be at least 80 m². The shape and size of the proposed garden area are considered to be acceptable that would not adversely harm the residential amenity interests of future residents of the proposed dwelling.

Highway safety interests

38. Rampton Road is a classified road. The existing access would serve the proposed dwelling and there will be 2 car parking spaces provided to the front of the dwelling. The width of the parking/ turning area to the front of the dwelling would be approximately 9.6m. It is noted that the front garden would not provide sufficient space for on-site car turning area that would result in vehicles reverse to Rampton Road. The Local Highway Authority does not have objection to the proposal considering the traffic volume of Rampton Road and that vehicles reversing out will not represent a significant hazard. There are other examples of limited on-site car turning areas at residential properties along Rampton Road where vehicles have to reverse out. It is considered that the proposed car parking and turning provision as shown on the submitted plan is acceptable and would not cause harm to highway safety interests.
39. A new access to serve the existing dwelling is included in the proposal. The access would be 3m wide with a 6m-wide front entrance and pedestrian visibility splays. The forecourt of the house at No. 88 would provide 2 car parking spaces with sufficient car turning area. The arrangement for on-site car parking and turning area to the existing house is considered to be acceptable.

Ecology, landscape character and boundary treatment

40. According to the comments from the Council's Ecology Officer, there is no evidence of the presence of bats. The proposal would not have significant impacts on ecology and wildlife.

41. The new access would involve removal of a section of existing hedgerow along the front boundary. The loss of the hedge is not considered to cause significant harm to the landscape character. Tree protection details are submitted and they are acceptable, providing planning conditions to ensure a no-dig construction within the rooting zone of retained trees and to protect the hedges during construction are attached.
42. The proposed landscaping and boundary treatment are not considered sufficient to assure that the development is satisfactorily assimilated into the character and appearance of the area and would enhance biodiversity. A condition would be attached to any consent for a landscape scheme to be submitted and agreed.
43. The trees at No. 84 adjacent to the common boundary of the application site would be set away from the new dwelling. It is not considered that the proposal would affect trees at No. 84.

Infrastructure contributions

44. The applicants are prepared to pay the infrastructure contributions in relation to open space, community facilities and waste receptacles and they understand that these would be secured through schemes by way of conditions.

Other issues

45. Excavation and potential impacts on the foundation of No. 84 are not material planning considerations and these would be covered by Building Regulations.
46. It is noted that the submitted plans do not include the exact locations of windows and trees at No. 84, officers consider that the submitted information is sufficient to validate the application for officers' assessment.
47. The expired planning approvals for outline applications for a dwelling on the site are acknowledged. Each planning application is considered in its own merits based on the adopted development plan policies and relevant planning considerations.
48. Maintenance and access to adjacent property are the matters between the applicants and neighbours; these are not material planning considerations. House numbering does not have any implication when considering a planning application.
49. Suggestions and comments made by the neighbours, Landscape Design Officer and Local Highways Authority regarding size, design, siting and position, shared access and location of the boundary for sub-division of the plot are acknowledged. Having considered the relevant material planning considerations, it is officers' view that the application as submitted is acceptable, therefore negotiations for an amended scheme is not necessary in this instance.
50. In order to minimise noise and disturbance for neighbours, it is considered that any consent could be subject to a condition that limits the times of operation of power-operated machinery.

Recommendation

51. Approve as amended by drawings number 369/3B and 369/4 date-stamped 12 July 2010, and the additional information for tree constraints and protection plan date stamped 12 August 2010.

52. 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 plan: drawings number 369/3B and 369/4 date-stamped 12 July 2010. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall begin until details of a scheme for the provision of open space infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies DP/4 and SF/10 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 Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)
4. No development shall begin until details of a scheme for the provision of community facilities and waste receptacles to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 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 that the development contributes towards outdoor play space and informal open space in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)
5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted 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 Policy DP/2 of the adopted Local Development Framework 2007.)
6. Before development commences, a plan specifying the area and siting of land to be provided clear of the public highway and the proposed access for the parking, turning, loading and unloading of all vehicles visiting the site during the period of demolition and construction, and the storage of building materials, 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 demolition and construction. Development shall be carried out in accordance with the approved details. (Reason - In the interests of highway safety and residential amenity in accordance with Policies DP/3 and DP/6 and 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 until full details of both hard and 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.)

8. 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 or plant, that tree or plant, or any tree or plant planted in replacement for it, 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.)
9. The existing hedge on the front boundary of the site shall be retained except at the point of access; and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. (Reason - To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
10. The proposed access shall be constructed using a 'no dig' method in accordance with advice contained in Arboricultural Practice Note 1 'Driveways Close to Trees' of the Arboricultural Advisory and Information Service. (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.)
11. 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 side and rear elevations of the dwelling at and above first floor level 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.)
12. The proposed first floor bathroom and landing windows in the rear elevation of the dwelling, hereby permitted, shall be fixed shut, fitted 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.)
13. The proposed first floor rooflight in the south-east side elevation of the dwelling, hereby permitted, shall be installed at a minimum height of 1.7m from the first

floor level and thereafter retained as such. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

14. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and 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 for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
15. Parking and turning areas for the existing and new dwellings as shown on drawing number 369/3B shall be provided before the new dwelling hereby permitted is occupied and thereafter retained as such. (Reason – In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
16. No gates shall be erected across the new vehicular access and existing access. (Reason – In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
17. Notwithstanding the details shown upon drawing number 369/3B, pedestrian visibility splays shall be provided on both sides of the new access and the existing access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m within the domestic boundaries in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority before the dwelling, hereby approved, is first occupied. (Reason - In the interest of highway safety 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 Core Strategy DPD 2007
South Cambridgeshire Local Development Framework Development Control Policies DPD 2007

South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:

- Cottenham Village Design Statement 2007
- Trees and Development Sites 2009
- Biodiversity 2009
- Open Space in New Developments 2009
- Landscape in New Developments 2009
- Design Guide 2010

Circular 11/95 – The Use of Conditions in Planning Permissions

Circular 05/2005 – Planning Obligations

Planning application references: S/0343/79/O, S/0356/88/O, S/0091/90/F, S/1132/92/F, S/2367/01/O and S/0998/10/F.

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

REPORT TO: Planning Committee

1st September 2010

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

S/0920/10/F – HASLINGFIELD
Agricultural Store Building at Land to the West of Grove Farm, Harlton Road,
Haslingfield
(Mr and Mrs George Jennings)

Recommendation: Approval

Date for Determination: 2nd August 2010

Notes:

This Application has been reported to the Planning Committee for determination as the recommendation of planning officers conflicts with material considerations raised by the Parish Council.

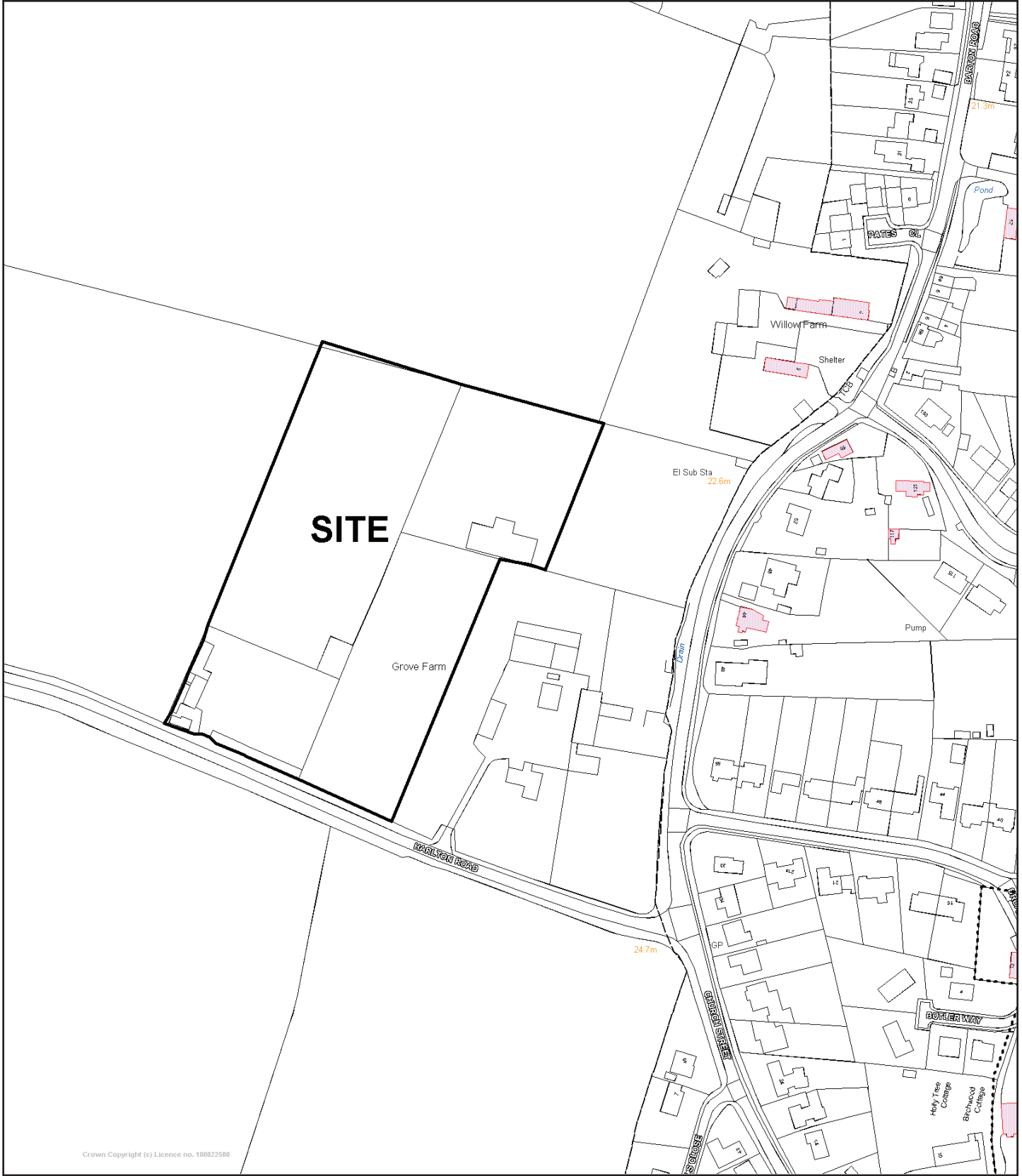
Site and Proposal

1. The application site comprises open paddock land and various field-stores. The applicant's agent states that the use of the site is for the rearing of cattle and livestock and the rearing of heavy horses.
2. The site is located approximately 200m outside of the village framework of Haslingfield and in the Cambridge Green Belt. The site is adjoined by Grove farm to the east, Harlton Road to the south and surrounding countryside in all other directions. Several mature evergreens screen most of the front of the site along Harlton Road and some natural screening exists along the western boundary.
3. The planning application, registered on 7th June 2010, seeks approval to erect an agricultural store building measuring 12m by 8m, with a maximum height of 5.6m. The building has a simple form with a mono-pitched roof and is proposed to be of timber frame with corrugated iron sheeting, painted grey/green to match existing buildings.

Planning History

4. A recent application in 2009 was refused for an agricultural store building (**ref. S/1469/09/F**), which was similar in size to the current proposal but sited towards the middle of the site behind a line of evergreen trees. This application was refused as insufficient information was submitted in the application to demonstrate that the building was required as an essential facility for the use of the land and that special circumstances existed to outweigh the harm of the development to the openness and visual amenities of the Green Belt.
5. In 2005, an application for the erection of an agricultural dwelling in association with an agricultural business was dismissed at appeal (**ref S/2240/04/F**), due to the lack of justification for a dwelling on site and the harm caused to the Green Belt by the inappropriateness of the development and by cumulative built development on the site.

S-0920-10-F



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September 2010 Planning Committee

6. Planning consent was given for a single storey agricultural building in 1991 (S/2032/91/F), sited amongst the existing group of buildings at the front of the site.

Planning Policy

7. **National Policy Guidance 2 Green Belts**
8. **Local Development Framework Development Control Policies (Adopted July 2007):**

DP/1 (Sustainable Development), **DP/2** (Design of New Development), **DP/3** (Development Criteria), **DP/7** (Development Frameworks), **GB/1** (Development in the Green Belt), **GB/2** (Mitigating the Impact of Development in the Green Belt).

Consultation

9. **Haslingfield Parish Council** Recommends refusal on the grounds that that it is sceptical of the applicant's assertion that the site is in regular use for cattle and heavy horse rearing and that yet another building is required for hay and feedstuff. The design and access statement makes much of the applicant's inability to use the existing storage facilities but does not explain the method of storing feedstuffs in a building 5.6m high that would need mechanical assistance. We also consider that the building is much too high for the site.
10. **Environment Agency** – All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRCA Report 156) and to the satisfaction of the Local Authority. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Manure heaps must not be located within 10m of any ditch or watercourse or within 50m of a well, borehole or spring. Any resulting pollution may lead to prosecution. Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters. All slurry, washdown water and contaminated surface water should be stored within an adequately sized sealed system in accordance with the 'Code of Good Agricultural Practice for the Protection of Water' for subsequent site disposal. Agrochemicals and pesticides should be stored and used in such a manner so that pollution of surface or groundwater cannot occur. Any resulting pollution may lead to prosecution. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

11. **Tree Officer** – No objections.

Representations

12. **Owner/Occupier of 3 Hurrells Road, Harston** – At present I assist the applicant to transport hay and straw from the far field to the roadside. The proposal would avoid the need to go backwards and forwards for hay and straw that, at the moment, we store in one of the stables, which we really need for the horses. I would therefore like to support the application.

13. **G.Rooke & Son, Anvil House, 62 High Street, Barton** – I write in support of the application. For several years I have been asked to tow lorries from across the rear field, having been stuck in the mud in the winter, which then finds its way onto the road and has to be cleared.
14. **Owner/Occupier of Hillmore Farm, Eaton, Congleton, Cheshire** – The applicant has contributed to some of the finest shire horses in the country, which have been exported to Germany and Holland. There have been difficulties with collecting hay from the site in the past with vehicles getting stuck in the field and therefore the proposal would greatly improve this situation.

Planning Comments – Key Issues

15. The key issues to be judged in the determination of the application are the appropriateness of the development in the Green Belt and its impact on the visual amenities of the Green Belt.

Impact on the Green Belt

16. The development is located in the countryside and is proposed to accommodate a heavy horsebox and hay and feedstuff storage. A range of single storey buildings exist on the site to provide storage and stabling and these buildings have a limited impact on the surrounding countryside given their low profile and the natural screening provided along the front and side boundaries.
17. The development is principally assessed as to whether it is appropriate development as defined under Green Belt Policy; if the development is inappropriate by definition then the proposal is assessed on whether or not special circumstances exist to outweigh the harm to the Green Belt.
18. In this application, the building is proposed in association with the rearing of cattle and heavy horses and the need to provide an additional storage area for a heavy horsebox and for hay and feedstuff in a convenient and practical location on the site for the applicant. The application does not appear to support the rearing of horses on site for agricultural uses but more so for personal or business use. As defined under Green Belt Policy, essential facilities for outdoor sport, outdoor recreation or for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it are considered to be appropriate development within the Green Belt. Such facilities should be genuinely required for uses of land which preserve the openness of the Green Belt.
19. The justification submitted in the application would appear to point to the added convenience of locating hay, feedstuffs and a heavy horse box in this location more so than the need to increase hay and feedstuff capacity on the site for a particular reason. The genuine need for the building on the site is therefore a moot point but it is recognised that the use of the site is one that preserves the openness of the Green Belt. Whilst there may be some doubt as to the appropriateness of the development in the Green Belt, it is considered that securing removal of part of the existing barn to the rear site, which currently presents problems of convenient storage, would mitigate the impact of the development on the openness of the Green Belt. The applicant has agreed that should permission be granted the removal of the part of the existing barn to the site would be agreeable by way of condition and this has been suggested below.

20. Visually, the development would be well sited near to the existing group of buildings on site and would be screened by the existing tall evergreen trees to the front of the site. The materials of the building are considered to be acceptable although a full timber-clad building would be more suited to the rural area.

Other Issues

21. The recommendations of the Environment Agency are noted and can be added as informatives should the application be approved.

Conclusion

22. The development is considered to have an acceptable impact on the openness of the Green Belt with the removal of a 12m by 6m section of the existing barn to the rear of the site. Furthermore, the scale and appearance of the building and its siting in relation to the site is not considered to have an adverse impact on the visual amenities of the Green Belt.

Recommendation

23. That the application, be approved with additional drawing SCDC5 (franked 14th August 2010), subject to the following 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: SCDC1, SCDC2, SCDC3 and SCDC4.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. **Within 28 days of the development having been substantially completed the existing barn store to the rear of the application site shall be part-demolished in accordance with Drawing SCDC5 (franked 14th August 2010), unless otherwise previously agreed in writing with the Local Planning Authority**
(Reason – To preserve the openness of the Green Belt in accordance with Policy GB/1 of the South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.)

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

- Circular 11/95 – Use of Conditions in Planning Permissions
- National Planning Policy Guidance 2: Green Belts
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.
- Planning Applications **S/2032/91/F**, **S/2240/04/F** and **S/1469/09/F**.

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APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

TOWN AND COUNTRY PLANNING ACT 1990

This item is intended to update Members on appeals against planning decisions and enforcement action. Information is provided on appeals lodged, proposed hearing and inquiry dates, appeal decisions and when appropriate, details of recent cases in interest.

1. Decisions Notified By The Secretary of State

Ref No.	Details	Decision and Date
S/0011/10/F	Mr & Mrs Potter Madaline House High Street Babraham Portico to front of dwelling replacing existing projecting canopy	Allowed 13/07/10
S/0308/10/F	Mr & Mrs D Stagg Ashcot, Camps End Castle Camp Lounge playroom extension	Allowed 13/07/10
S/0325/10/F	Mr & Mrs S Bradley 5 Pippin Walk Hardwick Two storey extension to the front elevation to provide additional living accommodation.	Allowed 13/07/10
S/0127/10/F	Mr & Mrs Frost North End House Grantchester Extensions	Dismissed 14/07/10
S/1675/09/F	Mr M Goodhart Land west 8 Burnt Close(accessed from Nutters Close) Grantchester New Dwelling	Dismissed 20/07/10
S/0177/10/F	Mr T Jack 29 Park Street Dry Drayton Front Extension, Rear Extension, pitch roof on garage and associated works.	Dismissed 22/07/10
S/0796/09/LB	Mr G Wieland Pynes House 8 Chapel Street Duxford Orangery to rear elevation	Dismissed 10/08/10
S/0795/09/F	Mr G Wieland Pynes House 8 Chapel Street Duxford Addition of Orangery	Dismissed 10/08/10

S/0945/09/LB	Mr & Mrs M Talbot Cherry Holt Potton Road Guilden Morden Single storey lean-to -extension	Dismissed 12/08/10
S/0944/09/F	Mr & Mrs M Talbot Cherry Holt Potton Road Guilden Morden Single storey lean-to -extension	Dismissed 12/08/10
S/1538/09/F	Cambridgeshire County Council Worts Farm, High Street Landbeach Single-storey lean-to extension of granary to create office/studio (B1 use)	Dismissed 13/08/10
S/1731/09/LB	Cambridgeshire County Council Worts Farm, High Street Landbeach Single-storey lean-to extension of granary to create office/studio (B1 use)	Dismissed 13/08/10

2. Appeals received

S/0429/10/F	Mr & Mrs R Franklin Ye Old Dairy Wimbish Manor Estate Fowlmere Road Shepreth Extension & Alterations	06/07/10 Delegation Refusal
S/0610/10/F	Amber Homes Ltd Plots 5 & 7 Land North of 3 Mortimers Lane Foxton Erection Of dwelling (amended design) and car port with ancillary accommodation above and the omission of house on plot 5 (as approved under ref s/1806/07/f)	08/07/10 Delegated Refusal
S/0607/10/F	Mr W Elbourn 8 Church Street Whaddon Conservatory (retrospective)	09/07/10 Delegated Refusal
S/0608/10/LB	Mr W Elbourn 8 Church Street Whaddon Retention of Conservatory (retrospective)	09/07/10 Delegated Refusal
S/0742/10/F	Miss Lucas 14 Cottenham Road Histon Extension	21/07/10 Delegated Refusal

S/0097/10/F	Mr A DeSimone Southwest of Lea Court Coles Road Milton Dwelling	29/07/10 Delegated Refusal
S/0553/10/F	Mr Simone Southwest of Lea Court Coles Road Milton Dwelling	29/07/10 Delegated Refusal
S/0415/10/F	Mr J Harrow 25 Cherry Orchard Fulbourn Extension	01/08/10 Delegated Refusal
S/0570/10/F	Mrs S Shadbolt 14 Sheralds Croft Lane Thriplow Change of Use of land to form part of garden area	06/08/10 Delegated Refusal
S/0114/10/F	Mr Hubbs 16a Norman Way Industrial Estate Over Change of Use from light industrial to licensed premises (private members club)	16/08/10 Delegated Refusal

3. Local Inquiry and Informal Hearing dates scheduled before the next meeting on 1 September 2010

S/1497/09/LB	Dr Tew	48 West Green Barrington	Hearing Offered 10/08/10
S/1332/09/F	AMA Development Ltd	Plot 7, The Willows Caldecote	Hearing Confirmed 11/08/10
PLAENF. 3861	Mr N O'Connor	2 Grange Park Chesterton Fen Rd	Inquiry Confirmed 25/08/10

4. Appeals withdrawn or postponed:

S/0745/09/F	CPP(Stortford) Ltd	Nelson Crescent Longstanton	Hearing Withdrawn 20/07/10
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5. Advance notification of future Local Inquiry and Informal Hearing Dates (subject to postponement or cancellation)

S/0232/09/F	Enertrag UK Ltd	Little Linton Farm Linton	Inquiry Offered to resume on 06/09/10
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Plaenf 3837	Mr F Cooke	Hill Trees Shelford Bottom Stapleford	Inquiry Confirmed 12/10/10
S/0180/10/F	Mr A Houghton	47 London Road Harston	Hearing Confirmed 26/10/10
S/0177/03/F	Mr Biddall	Biddalls Boulevard Meldreth	Inquiry 02/11/10
S/0147/10/LDC	Mr J Calladine	Green Acre Farm Oakington	Inquiry 23/11/10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 September 2010

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

CAMBOURNE - DRAINAGE**Background**

1. This matter is being reported to the Planning Committee at the request of the Planning Portfolio Holder, following assurances given to Full Council on 22 April 2010 that it would be kept under regular review by Members.
2. Update reports will be presented to future meetings of the Planning Committee until a permanent solution to the drainage issues at Cambourne has been identified and implemented.

Update as at 19 August 2010

3. Officers have continued to liaise with representatives of The Cambourne Consortium, its Resident Engineer and Anglian Water. The Resident Engineer for the Cambourne Consortium has recently reported that remedial works to the foul sewers have been continuing and some repeat CCTV surveys have been undertaken of some of the repairs but the extended period of dry weather has hindered the ability to check performance of all the repairs or identify the precise nature of some of the potential leaks previously identified. The Engineer has reported that in these circumstances he anticipates that all remedial works will not necessarily be complete before the end of August but the monitoring exercise will be continuing until there is a prolonged wet spell. In the meantime, Strategy meetings are continuing and the next meeting is scheduled for 26 August. The Resident Engineer for the Cambourne Consortium has also reported that Adoption meetings with Anglian Water have begun and Anglian Water have confirmed they are monitoring the performance of the Terminal Pump Station.
4. Other points by way of update are as follows
 - The Environment Agency (EA) has added MCA Developments and WSP (i.e. the Engineers for the Cambourne Consortium) onto the EA's automatic Flood Warning Alert system, which is issued daily by email.
 - WSP have reported no Emergency Alarm calls in July and so far in August.
 - The Strategy Document is scheduled to be updated to include (i) the provision of mobile electrical pumps (quieter pumps) during any future emergencies to reduce noise nuisance of visiting tankers and (ii) requirement for land transfers to be amended to include requirement that landowners / housebuilders accept responsibility for lateral pipes located within individual land parcels.

5. As noted in the previous update, it remains acknowledged both by MCA Developments and Anglian Water that ultimate success of the works will only be tested once there has been a prolonged period of rainfall.
6. A further update will be presented to the October meeting of the Planning Committee.

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

- None

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