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23 November 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, David McCraith, Charles Nightingale, Deborah Roberts,
Hazel Smith, John F Williams and Nick Wright, and to Councillor Nick Wright
(Planning Portfolio Holder)

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 1 DECEMBER 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**
- 3. Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held

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on 3 November 2010 as a correct record. These minutes are attached to the electronic version of the agenda, which can be accessed by following the links from www.scambs.gov.uk/meetings

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

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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

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- 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).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

South Cambridgeshire District Council

Planning Committee – 1 December 2010 – Declaration of Interests

Councillor

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villiage:

Reason:

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Reason:

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

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1439/10 - THRILOW

**Conversion of House into Four Flats (Retrospective Application) - 19, Whitehall
Gardens
for Mrs G Cairns**

Recommendation: Approve Conditionally

Date for Determination: 3 November 2010

Notes:

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

Site and Proposal

1. The site is located within the Heathfield village framework. No. 19 Whitehall Gardens was previously a two-storey, end of terrace, render and slate dwelling with single storey front and rear extensions. It has now been converted to four separate flats. A hard standing and gravel area are situated to the front of the building that provides two on-site parking spaces.
2. The property is located within a residential crescent upon the Heathfield estate, which is a former Ministry of Defence site (MOD). Adjacent to Whitehall Gardens lies the Imperial War Museum site, which lies within the conservation area and contains several listed buildings.
3. This full planning application, received 8th September 2010, seeks retrospective planning permission for the conversion of the single dwelling to four flats. Each flat would have one bedroom. The bin storage area would be within in the communal garden to the rear. Two parking spaces would be provided to the front.

Planning History

4. Planning permission was refused for conversion of the house into four flats (retrospective application) under reference **S/0869/09/F** for the following reasons: -
"The Council accepts that the conversion of 19 Whitehall Gardens into four self-contained flats is not suitable for occupation as affordable housing. The Council is therefore prepared to accept financial contributions towards an element of off-site provision in accordance with Policy HG/3 (criterion 5) of the South Cambridgeshire Local Development Framework Development Control

Policies DPD, adopted July 2007. No such contribution has been offered. Furthermore, it is not possible to identify what level of contribution is required for this proposal until a suitable financial viability appraisal has been submitted for the development as a whole. The absence of affordable housing provision is therefore contrary to Policy HG/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007, which seeks to meet the recognised shortfall in affordable housing in the district.

The proposal fails to provide satisfactory evidence to justify a low threshold of on site car parking for the net increase of 3 self-contained residential flats. The application site is not considered to be within a sustainable location with easy access to local services and facilities. Therefore the lack of controllable on site car parking would result in an increase of vehicles parking within the crescent and on the green causing a hazard to the free flow of traffic to the detriment of highway safety. The proposal would therefore fail to accord to Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007, which seeks to ensure that all development proposals provide appropriate car parking.”

5. Planning permission was granted for extensions to the dwelling under references **S/1285/04/F** and **S/1204/93/F**.

Planning Policy

6. **Local Development Plan (LDF) Policies**

South Cambridgeshire LDF Core Strategy Development Plan Document (DPD), 2007:

ST/7 Infill Villages

South Cambridgeshire LDF Development Control Policies Development Plan Document (DPD), 2007:

DP/1 Sustainable Development

DP/2 Design of New development

DP/3 Development Criteria

DP/7 Development Frameworks

HG/1 Housing Density

HG/2 Housing Mix

HG/3 Affordable Housing

CH/4 Development Within the Setting of a Listed Building

CH/5 Conservation Areas

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

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Development Affecting Conservation Areas SPD - Adopted January 2009

Listed Buildings - Adopted July 2009

Open Space in New Developments SPD - Adopted January 2009

Affordable Housing SPD - Adopted March 2010

District Design Guide SPD - Adopted March 2010

- 7.

National Planning Guidance

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 5 (Planning for the Historic Environment)

8. **Circulars**

Circular 05/2005 Planning Obligations
Circular 11/95 The Use of Conditions in Planning Permissions

Consultations

9. **Thriplow Parish Council** – Recommends refusal and makes the following comments: -

(a) The property is subject to a covenant clause 5 of the 6th Schedule attached to the transfer of the property registered at HM Land Registry of which the owner is aware. That prescribed the property is to be used as one dwelling only, any alteration requires consent from the residents association. There are only two parking spaces allocated to the property.

(b) There appears to be no difference between this application and the first retrospective application. The first application was rejected for the same reasons.

(c) It is felt that SCDC are trying to force an unwanted development on to the other owners of properties on the estate.

(d) There is a shortage of parking spaces. To say that 5 or more cars can be accommodated is preposterous. The photographs have been taken showing nearly empty car parking spaces and are deliberately misleading.

Photographs should have been taken when other owners have returned to work.

(e) The developments adds to the expenses of the other owners who pay to maintain the roads and drains without assistance from SCDC. Unwanted planning application merely add to these expenses.

(f) SCDC has no input into the maintenance of the infrastructure of the estate and the cost of maintaining it. It is unfair that extra development should be foisted on to the owners without heir consent.

(g) This is an overdevelopment with inadequate parking spaces. The site is overcrowded and provides small inadequate accommodation.

10. **Whittlesford Parish Council** makes no recommendation but comments that it is concerned and would like SCDC to bear in mind the following: -

(a) Developments of this type carried out without permission and subsequently given it tend to negate planning policy. In many ways, such breaches are just as serious as unauthorised travellers sites.

(b) Now that every household in the district has 3 bins for rubbish disposal, will the above property require 12 bins if the development is authorised? If so, where will the bins be kept?

(c) Car parking could be an issue in the future if further development is carried out in the immediate vicinity.

(d) Finally the question which should be asked is if the proposals had gone through the correct planning procedure, would SCDC have given permission for the development?

11. **Conservation Officer** – Has no objections and comments that there have been no external alterations and there will be no impact upon the setting of the adjacent conservation area.
12. **Housing Strategy and Development Manager** – Confirms that the units are not suitable for affordable housing and as such a commuted sum should be considered in lieu of affordable provision. An external consultant has been instructed to undertake a commuted sum valuation.
13. **External Consultant** – It is extremely difficult to try and assess an appropriate figure in this instance, as the conversion has probably provided little or no financial gain to the applicant. Taking into account the market value of the four small flat units and the hypothetical value of a large extended house together with the likely cost of conversion, it is difficult to see how the applicant could make a profit. If there are now four separate units replacing one unit, and one affordable dwelling could be provided, then a figure of £15,000 might be appropriate.
14. **Environmental Health Officer** – Comments that the sound insulation and fire safety provision between the flats and between the flats and the adjacent dwelling should be to current building regulations standards.
15. **Local Highways Authority** – Considers that no significant adverse affect upon the public highway should result from this proposal, as Heathfield is not a public maintainable highway. However, it may lead to nuisance parking in the vicinity of the site.

Representations

16. The **Heathfield Residents Association Limited** strongly objects to the application on the grounds that nothing has been done to address the previous reasons for refusal, the conversion is in breach of planning regulations, the value of the property would greatly increase, there are concerns regarding the validity of a commuted sum, lack of parking, and the strain on facilities in the estate.

Planning Comments – Key Issues

17. The key issues to consider in the determination of this application are the principle of four dwellings on the site, the density and housing mix of the development, affordable housing provision, developer contributions, and the impacts of the development upon the character and appearance of the area, highway safety, and car parking. Although it is noted that the development has already been carried out without planning permission, the case needs to be considered on its planning merits.

Principle of Development

18. Heathfield is identified as an infill village under Policy ST/7 of the South Cambridgeshire LDF Core Strategy DPD 2007 as a result of its separation from the main village of Thriplow and lack of services and facilities that would increase the need to travel outside the village. Residential developments of up to two dwellings (indicative size) are considered acceptable in principle within the village frameworks of such settlements providing it would comprise the subdivision of an existing dwelling. In exceptional circumstances, the

policy states that up to eight dwellings may be permitted where it would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

19. Whilst it is acknowledged that the conversion of the existing dwelling to four self contained residential units results in a net increase of three units that would exceed the limit for the level of dwellings considered appropriate in infill villages, the indicative size phase allows some flexibility. In addition, one extra dwelling would make the best use of previously developed land and provide a contribution towards affordable housing provision within the village to address local need. Such a development in this location would also not lead to a disproportionate number of additional journeys from the area and would offer two small low cost units of accommodation on the open market in a poor economic climate. It should be noted that the revised PPS3 is not relevant in this instance as removes gardens from the definition of previously developed land but not existing buildings.

Density and Housing Mix

20. The site measures approximately 0.022 of a hectare in area. The provision of four dwellings on the site equates to a density of 181 dwellings per hectare. This clearly exceeds the minimum density requirement of 30 dwellings per hectare as outlined under Policy HG/1 of the LDF.
21. Whilst it is acknowledged that the development does not provide a mix of ranges, types and sizes of dwellings to accord with Policy HG/2 of the LDF, 100% of the units are small and this is identified as the greater need across the district rather than family sized dwellings.

Affordable Housing Provision

22. Policy HG/3 of the LDF requires 40% of residential developments to consist of affordable housing. The development represents a net increase of three dwellings and as a consequence, one of the units would be required to be affordable. The Council's Housing Strategy and Development Manager has stated that a Registered Social Landlord would take on such a unit on-site and as a result a contribution towards affordable housing provision off-site is required. The applicants have committed towards the payment of a commuted sum valuation and the resultant contribution required.

Character and Appearance of the Area

23. The development has not resulted in any alterations to the external appearance of the building. The proposal does not therefore harm the character and appearance of the area particularly with respect to the setting of the conservation area and the adjacent listed buildings.

Highway Safety/ Parking

24. The Council's parking standards under Policy TR/2 of the LDF require an average of 1.5 spaces per dwelling with a maximum of two spaces per dwelling with three or more bedrooms in poorly accessible areas. Officers consider that a total of four parking spaces is an appropriate of provision in relation to the scale of the development and the size of the units.

25. Two parking spaces are currently provided to the front of the building. On the opposite side of the road and within the crescent, approximately 49 communal parking spaces are provided for a total of 22 dwellings including those proposed. Based on a calculation of 1.5 spaces per dwelling and 0.25 visitor spaces per dwelling as per the Council's standards, 38.5 spaces are required. This is below the level of communal parking currently provided within the crescent and corresponds with the applicant's assessment of provision. The proposal is not therefore likely to result in on-street parking that would cause a nuisance, harm the character and appearance of the area, and be detrimental to highway safety.

Developer Contributions

26. Policy SF/10 of the LDF The South Cambridgeshire Recreation Study 2005 identified Thriplow and Heathfield as having a shortfall of play space. The conversion of one 4 bedroom dwelling into four x 1 bedroom flats is likely to have resulted in an increase of occupants. 8 square metres of informal open space on-site or a contribution towards off-site provision of such space is required. However, given that the size of the dwellings would not result in any contributions towards play space and sport space and this is more expensive to provide and maintain, this overrules the need for any open space contributions.
27. Policy DP/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 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. A new charge has been introduced in relation to the Community Facilities Assessment 2009 that seeks a financial contribution of £441. towards indoor community facilities. This is index-linked and would be secured through the signing of a section 106 legal agreement. Confirmation that the applicant would be willing to make such a contribution has been received.
28. South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide which outlines the basis for planning conditions and obligations. In accordance with the guide developers are required to provide for household waste receptacles as part of a scheme. The current fee for the provision of appropriate waste containers is £69.50 per dwelling. The costs will be secured via a section 106 agreement and would be required to be paid upon completion of the agreement. Confirmation that the applicant would be willing to make such a contribution has been received.

Other Matters

29. The bin storage area is within the rear communal garden area of the dwellings. The number of bins is appropriate and they are easily accessible from the front of the dwelling.
30. The concerns raised by various parties in relation to legal covenants on the property, costs of maintenance of the private roads and infrastructure such as drainage, the size of the accommodation, property values, and compliance with building regulations are not planning considerations that can be taken into account during the determination of this application.

Conclusion

31. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

32. Approval subject to the following conditions: -
1. **The permanent space to be reserved on the site for the parking of two cars as shown on drawing number SF 09 011.1 shall be thereafter retained for that purpose.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 2. **Within one month of the date of this decision, 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 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 community facilities and waste receptacles in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)

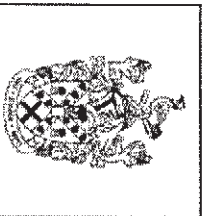
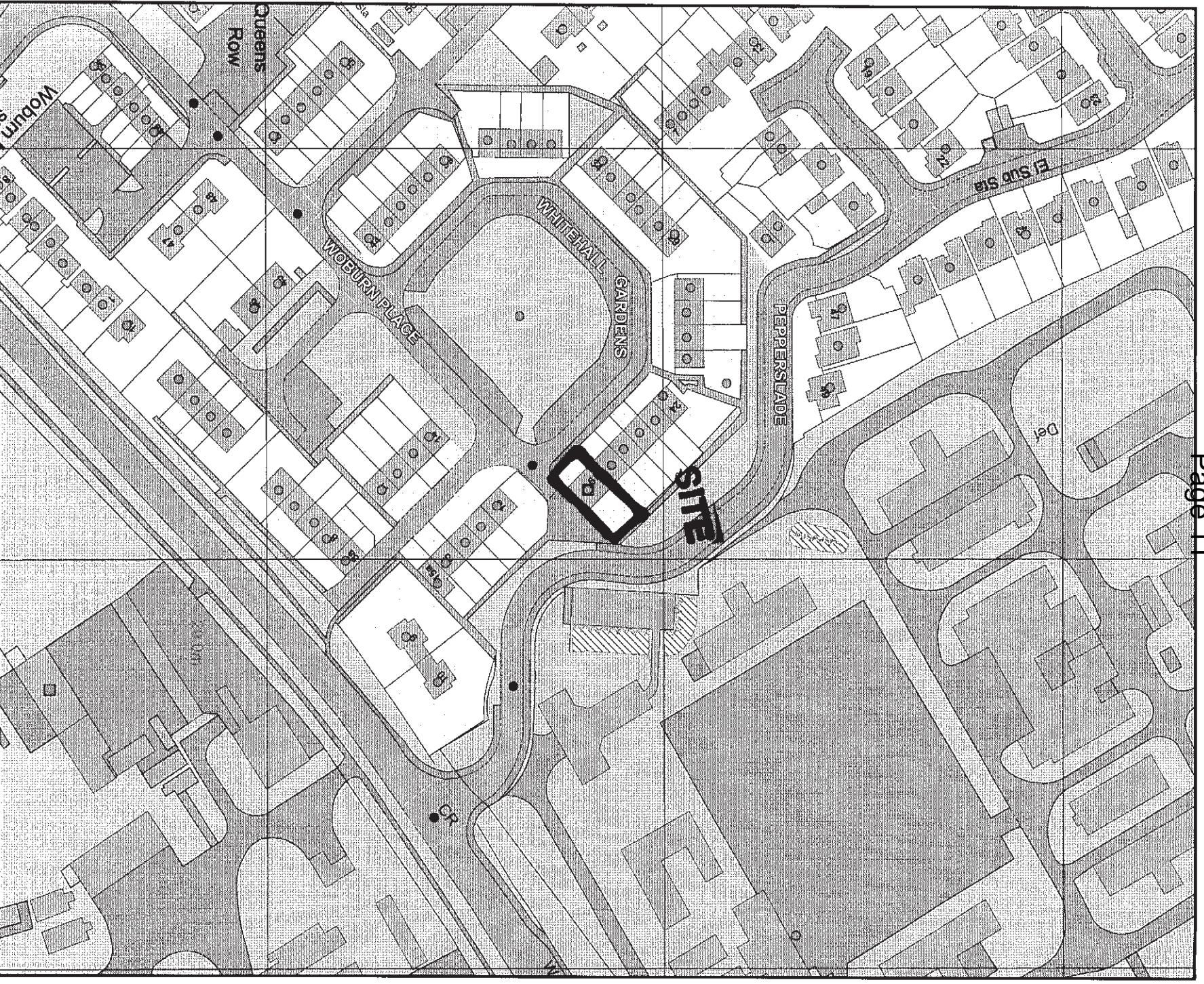
Informatives

1. Sound insulation and fire safety provision between the flats and between the flats and the adjacent dwelling should be to current building regulations standards.

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 Supplementary Planning Documents: Development Affecting Conservation Areas; Listed Buildings; Open Space in New Developments, Affordable Housing, District Design Guide
- Planning Policy Statements 1, 3 and 5
- Planning File References:

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



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District Council

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

**S/1633/10 and S/1986/10/LB - CALDECOTE
Alterations, Reconstruction and Conversion of Former Barn & Cartshed to
Offices. Demolition of 3 Outbuildings. - Manor Farm, Main Street
for Mr W Kamper**

Recommendation: Refusal

Date for Determination: 27 December 2010

**These Applications have been reported to the Planning
Committee for determination because the Local Member has
requested it be presented before Planning Committee, due to
concerns on material planning considerations.**

Site and Proposal

1. The 0.2 ha site is located in the most southern part of Caldecote, outside of the village framework, within the Conservation Area and sited between two listed buildings. The Parish of Kingston is a short distance from the application site (approximately 100m south).
2. The existing buildings comprise dilapidated wooden structures that were originally used for agricultural purposes and are set within the large grounds of Manor Farm; a grade II listed building located approximately 30 metres south of the application site. To the north is St Michaels Church, a grade II* listed building, this is partly screened from the site by trees and hedging. To the east is open countryside and to the west is Main Street and access to the site.
3. The full application received 24th September 2010 proposes the conversion of existing buildings to offices and demolition of 3 existing outbuildings. The application was submitted with the following documents:
 - Planning statement
 - Design and Access Statement
 - Heritage Statement
 - Bat and Owl Survey
 - Structural Statement
 - Topographical survey

Planning History

4. **S/0937/06/LB** - Extension and Conversion of Barn and Cart shed to Dwelling and erection of garage/outbuilding – Refused
5. **S/0938/06/F** - Extension and Conversion of Barn and Cart shed to Dwelling and erection of garage/outbuilding - Withdrawn

6. **S/0111/07/LB** - Alterations, Reconstruction, Conversion and Extension to Cart shed to form 5-bed dwelling and attached double garage, workshop and store. Demolition of 3 outbuildings – Refused.
7. **S/0112/07/F** - Alterations, Reconstruction, Conversion and Extension to Cart shed to form 5-bed dwelling and attached double garage, workshop and store. Demolition of 3 outbuildings – Refused. Dismissed at Appeal
8. **S/0096/09/LB** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings - Refused
9. **S/0094/09/F** – Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings – Withdrawn
10. **S/1830/09/F** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings – Refused
11. **S/1920/09/LB** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings – Refused
12. **S/0856/10/F** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings - Withdrawn
14. **S/0857/10/LB** - Alterations, Reconstruction, Conversion and Extension of former Barn and Cart Shed. Demolition of 3 outbuildings - Withdrawn

Planning Policy

15. **PPS1** (Delivering Sustainable Development)
16. **PPS 7** (Sustainable Development in Rural Areas)
17. **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.

South Cambridgeshire Local Development Framework Development Control Policies 2007 (LDFDCP)

18. **DP/1** – Sustainable Development, **DP/2** – Design of Development, **DP/3** – Development Criteria, **DP/7** – Development Frameworks, **NE/1** – Energy Efficiency, **ET/7** – Conversion of Rural Buildings for Employment, **ET/8** – Replacement Buildings in the Countryside, **CH/4** – Development within the Curtilage of a Setting of a Listed Building, **CH/5** – Conservation Area, **TR/1** – Planning for more Sustainable Travel, **TR/2** – Car and Cycle Parking Standards

Consultations

19. **Conservation Officer** - This application is identical to S/0856/10/F and our previous comments still apply. In summary the team are of the opinion that the best use of the buildings is that for which they were originally designed. The proposals follow the refusal of alterations, reconstruction and conversion of the barn and cart shed to offices and demolition of 3 outbuildings. This application is for the same scheme but omitting the extension to the cart shed. Although this proposal no longer includes an extension to the cart shed there are still concerns about the impact on the character and appearance of these curtilage listed buildings and on the setting of the grade II listed farmhouse and grade II* listed Parish Church and the Conservation Area. There is still a small extension proposed to the chaff barn.

20. In this case no compelling evidence has been presented to show that some form of agricultural or storage use could not be maintained. It is clear that an alternative non-agricultural use would be difficult to accommodate due to the close proximity of the listed farmhouse and church. However conversion to an employment use is not considered to be an acceptable alternative for the above reasons. Consequently a less intrusive use should be sought which does not require so much alteration and extension to the buildings and which avoids destroying their special character. For the above reasons the proposed extension and alterations to the barn and cart shed would neither preserve nor enhance the character of the wider Conservation Area. The barn is prominent within the street scene and the Conservation Area and the proposal, which is considered to be visually intrusive, would be detrimental to the character of the Conservation Area. The proposal is therefore contrary to CH/5 of the LDFDCP 2007. In addition the setting of the listed farmhouse would be compromised and the visual relationship between the farmhouse and its former agricultural buildings would be further eroded. The setting of the adjacent grade II* parish church would also be compromised by an office development in this location. The proposals would therefore be contrary to Policy CH/4 of the LDFDCP 2007.
21. **Local Highway Authority** – comments were not received at the time this report was written. Members will be updated accordingly.
22. **English Heritage** – Have not responded at the time of writing this report.
23. **Biodiversity Officer** - Have not responded at the time of writing this report. Members will be updated accordingly. Previous comments read as follows.

I have no objection to this development taking place subject to the development commencing in accordance with the information and recommendations contained within the Bat and Owl Survey, such that two internal cavity bat boxes will be provided on the west and east elevations of the building, that bird boxes will be erected around the site, that the grass will be kept short around the development area to deter the possible presence of great crested newts in the development area.

The restoration of the pond through selective desilting would provide a simple biodiversity gain for the site. The SCDC Ecology Officer would be willing to provide further guidance on the matter.

24. **Building Control Manager** – No objections
25. **Environment Agency** – Application falls within Cell F10 (floodzone 1/<1ha) of Flood Zone Matrix, version 1.0. No other Agency related issues, and the Council will be required to respond in respect of flood risk and surface water drainage.
26. **Environmental Health Officer** – Have not responded at the time of writing this report. Members will be updated accordingly. Previous comments read as follows.

Requested conditions to control hours of demolition/construction and details regarding pile foundations. Informatives include no bonfires and burning of

waste on site, and the need for a Demolition Notice establishing ways in which buildings will be dismantled.

27. **Councillor Hawkins** - Due to the nature of the site and its history, it would be helpful for the application to be viewed and considered by a wider audience. I hereby request that both applications be referred to the democratically elected members of the Planning Committee for consideration, for the following reasons:
- (a) The site is located in a Conservation Area and the buildings in question are listed, therefore, having a historic relevance to the village.
 - (b) The planning history of the site shows that the proposals have gone through several iterations, and an appeal, and that the new application has taken into account previous comments made by the planning department and inspectorate, in order to come up with a proposal that attempts to bring the dilapidated buildings back into economic use, whilst preserving their historic fabric.
 - (c) The design of proposed development, which is a change of use of existing buildings, without extensions/conversions, seems more in keeping with the rural character of the site, and in that respect, aims to preserve the overall character of the Conservation Area.
 - (d) The proposal is for small office space provision, aimed at small businesses which current national policy aims to encourage as part of the plans for economic recovery. Indications are that such small units are much needed in the area.
 - (e) The Local policy is to encourage small businesses to grow, and the redevelopment of this site is widely welcome and supported by the local community of Caldecote, and its Parish Council.
 - (f) Furthermore, there is a local concern that the buildings, if not brought back into use, will fall into a more severe state of disrepair, to the detriment of the area. There is also the local hope that the national policy of encouraging working from home/local area, can be further strengthened by considering these buildings to be brought back to use. Also that by doing so, the ultimate users of the site may contribute to the reduction in the carbon footprint generated by residents of the area.
28. **Caldecote Parish Council** – Comments not received at the time of writing this report.

Planning Comments – Key Issues

28. The key issues regarding the scheme refer to the
- Principle of development
 - Sustainability
 - Highway Safety
 - The impact on the character and appearance of the Conservation Area and the two Listed Buildings and their settings,
 - The impact on neighbour amenity

Principle of Development

29. There is policy support for the conversion of agricultural buildings to employment use under policy ET/7 of the LDFDCDP 2007. Planning permission will only be granted, however, if certain criteria are met.

a) The buildings are structurally sound

30. It is accepted that the structure of the buildings could be successfully re-used. However, the proposal seeks to retain only some elements of the existing structures (predominately the frames of the building with some work), as a large element of the scheme is new build. In addition, the works of the cart shed amount to major reconstruction and the works to the Chaff Barn are significant also. The comments from the Building Control Officer inform that though the frames can be predominately retained the materials for the external appearance are all likely to be new and not those of the existing buildings, including completely re-roofing both structures. The buildings cannot be re-used for the proposed use without significant structural improvements.

b) The buildings are not makeshift in their nature and are of permanent, substantial construction

31. Building Control agree that the buildings are of permanent construction and that the works proposed can be carried out in accordance with the structural statement submitted. The report states that although much of the original structure remains at low level the sole plate and the plinth would still need to be replaced. Additionally, there is no information on how the new roof would be supported but this would potentially require strengthening of the existing walls in order to take the increased load of a tiled finish. With this in mind it raises the question as to how substantial the existing structures are and whether it fully meets this criterion.

c) The buildings are capable of re-use without materially changing their existing character or impact on the surrounding countryside

32. The structures of the existing buildings can be re-used though the external materials for the buildings and the design would have to be as such so as not to have an adverse impact on their historic fabric, the neighbouring listed building and the character of the Conservation Area. It is crucial that design takes account of the character and appearance of the existing building and the surrounding area. It is not sufficient to simply retain the frame of the building and substantially reconstruct around it. This proposal intends to change the character of the buildings to an unacceptable level by inserting new openings, adding extensions and internal alterations and strengthening works that will have a significant adverse impact on the simple character and appearance of the buildings and would result in the loss of historic fabric. The impact the change of use would have on the wider countryside would have a much lower impact than that of the earlier schemes though the immediate setting would still be harmed and therefore contrary to the policy criterion.

d) The form, bulk and general design of the buildings are in keeping with their surroundings.

33. The Conservation Manager has concluded that the form, bulk and general design of the buildings would have an adverse impact on the character of these curtilage listed buildings, the setting of the grade 2 listed farmhouse, the neighbouring grade 2 listed Parish Church and the setting of the Conservation Area. The once proposed wall has been changed to a newly proposed indigenous hedge to screen the parking area. It is not detailed though this can be secured through an appropriately worded landscaping condition. It is seen as a visual improvement to earlier efforts.
34. The roof of the chaff barn at the east elevation is altered from the existing structure adding a pitched roof where there currently isn't one. Additionally the lean-to is being infilled and new openings inserted in the new elevation. These changes are considered to have a detrimental impact on the building's existing character.

Sustainability

35. As the site is located to the very south of the village and outside of the village framework this limits easy access to public transport. The closest bus stop is located in the neighbouring village of Kingston, approximately an 18-minute walk from the application site. Visiting the site would be predominately by private vehicle and therefore the development does not promote minimising the use of the car in line with current sustainability policies. There are also no local facilities close by; the local shop is approximately 1.5miles north of the application site. The site is quite remote for an office use; and considered to be unsustainable.

Highway Safety

36. The Local Highway Authority raised objections to the previously submitted scheme as the access presented problems with highway safety due to obscure visibility. This has been an issue in previous planning applications and is considered by officers to still not have been adequately addressed. Members will be updated accordingly.

Conservation Area/Listed Building

37. *Chaff Barn*
The Chaff Barn comprises a two bay mid-late 19th century timber framed barn with a timber framed open lean-to on the north elevation. Both elements are roofed with corrugated sheeting. The proposal seeks to convert the barn and replace the existing lean-to with an extension of a similar form that extends along the whole of the north elevation. There is no automatic right to replacement and the fact that there is an existing lean-to structure of no interest or quality is not sufficient justification for a more permanent structure. The addition of this extension would be to the detriment of the historic plan form and harm the special character and appearance of the barn. In terms of planning policy there is a presumption against extension of rural buildings for employment use and the proposal would be contrary to Policy ET/7.
38. In addition the alterations include additional openings, internal alterations and some strengthening works all of which would have a significant impact on the simple character and appearance of this former agricultural building and would result in the loss of historic fabric.

39. *Cart Shed*

This building comprises a four bay timber framed structure that was originally open fronted on the east elevation; the roof is monopitched and covered in corrugated metal sheeting. The proposal is to convert the existing building and reinstate the pitched roof. While there would be no additional openings in the cart shed and therefore no loss of historic fabric, the alterations required for the new use including the addition of insulation, services and a new floor internally and new weatherboarding externally would have a significant impact on the simple character and appearance of this curtilage listed building.

40. The engineers report states that although much of the original structure remains at low level the sole plate and the plinth would need to be replaced. There is no information on how the new roof would be supported but this would potentially require strengthening of the existing walls in order to take the increased load of a tiled finish. In his report on the 2007 applications, which were dismissed on appeal, the Inspector stated that "the buildings are not in good structural condition; the state of dereliction would require most of the proposal to be undertaken as new build".

41. In addition the setting of the listed farmhouse would be compromised and the visual relationship between the farmhouse and its former agricultural buildings would be further eroded. The setting of the adjacent grade II* parish church would also be compromised by an office development in this location. The proposals would therefore be contrary to Policy CH/4.

Neighbour amenity

42. The closest neighbouring property is that of Manor Farm, located some 30 metres to the south of the application site. There are no major concerns with regard to the proposed scheme having an adverse impact on the occupiers of this property.

Economic Development

43. It is one of the Councils aims to promote local business, however, on balance it is considered that the material considerations with regard to Highway Safety and Conservation outweigh those with regard to economic development in this instance.

Conclusion

44. The proposed scheme has been scaled down considerably from the first applications received in 2006. The proposal for the use of the buildings to offices demonstrates a re-use that is supported, in principle by the LDF policies, subject to other criteria. This scheme meets only parts of these criteria. In addition the site is set between two listed buildings in the conservation area where it is the view of officers the development would materially detract from the setting of the listed buildings and would neither preserve or enhance the character of the conservation area. The scheme also fails to successfully address sustainability.

45. Although changes to the buildings could increase their longevity it is not felt that the proposed scheme outweighs the level of harm on all other accounts mentioned above.

For the above reasons the application **S/1633/10** is recommended for **REFUSAL**.

1. The site lies in an unsustainable location away from village services and facilities and is not in an accessible location with a choice of means of travel, including non-motorised modes. As such the proposal is contrary to Policy DP/1 (b) and TR/1 of the South Cambridgeshire Local Development Framework Development Control Policies that aims to minimise the need to travel and reduce car dependency.
1. No compelling evidence has been presented to show that some form of agricultural or storage use could not be maintained. It is clear that an alternative non-agricultural use would be difficult to accommodate due to the close proximity of the listed farmhouse and church. However conversion to an employment use is not considered to be an acceptable alternative use. Consequently a less intrusive use should be sought which does not require so much alteration and extension to the buildings and which avoids destroying their special character. The barn is prominent within the street scene and the proposal, which is considered to be visually intrusive, would be detrimental to local character. The alterations to the barns and the introduction of a formal business use and associated parking areas will materially detract from the simple, rural and agricultural character of the site to the detriment of the setting of the adjacent Grade II Listed Manor Farmhouse, the character and appearance of the Conservation Area, and the visual quality of the street scene and surrounding countryside. For the above reasons the proposed development would neither preserve nor enhance the character of the wider Conservation Area. As such the proposal is contrary to Policies DP/2 (a) that aims to preserve or enhance the character of the local area, CH/4 that aims to avoid development that would adversely affect the curtilage or wider setting of a Listed Building and CH/5 of the South Cambridgeshire Local Development Framework Development Control Policies adopted July 2007 that aims to determine applications in accordance with legislative provisions and national policy currently in PPS5.
2. The scheme is contrary to the requirements of Policy ET/7 of the South Cambridgeshire Local Development Framework Development Control Policies adopted July 2007 as it fails to convert buildings without materially changing their existing character or impact upon the surrounding countryside.
4. The proposed development is contrary to the requirements of Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies 2007 as it would involve the use of a vehicular access onto Main Street where visibility is severely restricted by a bank to the south of the access and would therefore be detrimental to highway safety.

The Listed Building Application **S/1986/10/LB** is recommended for refusal for the following reason:

1. The proposed alterations and extension to these curtilage-listed buildings will damage historic fabric and harm the special character and appearance of these simple rural buildings. Internally the installation of services, insulation, strengthening works and solid floors would detract from the character of the

interior. Externally the addition of new openings, new weatherboarding, a large glazed area and the erection of the new-build elements would have a significant impact on the character of the exterior. The proposals are therefore contrary to Policy CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD) and policies HE7 and HE9 of Planning Policy Statement 5: Planning for the Historic Environment (including HE7.2 and HE9.1) and PPS 5 Historic Environment Planning Policy Practice Guide (including 86, 111, 182 and 185).

2. The alterations to the barns, the erection of the new-build elements, the provision of parking and areas of hard landscaping will materially detract from the simple rural agricultural character of this site to the detriment of the setting of the adjacent Grade II Listed Manor Farmhouse and the setting of the Grade II* listed parish church. As such the proposal is contrary to Policies CH/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD) and policy HE10 of Planning Policy Statement 5: Planning for the Historic Environment and PPS 5 Historic Environment Planning Policy Practice Guide (including 113 –115 and 117).
3. The curtilage listed buildings make a positive visual contribution within the conservation area. Due to the inappropriateness of the alterations and extensions the proposals will neither preserve nor enhance the character and appearance of the Conservation Area. The proposals are therefore contrary to Policy CH/5 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD).

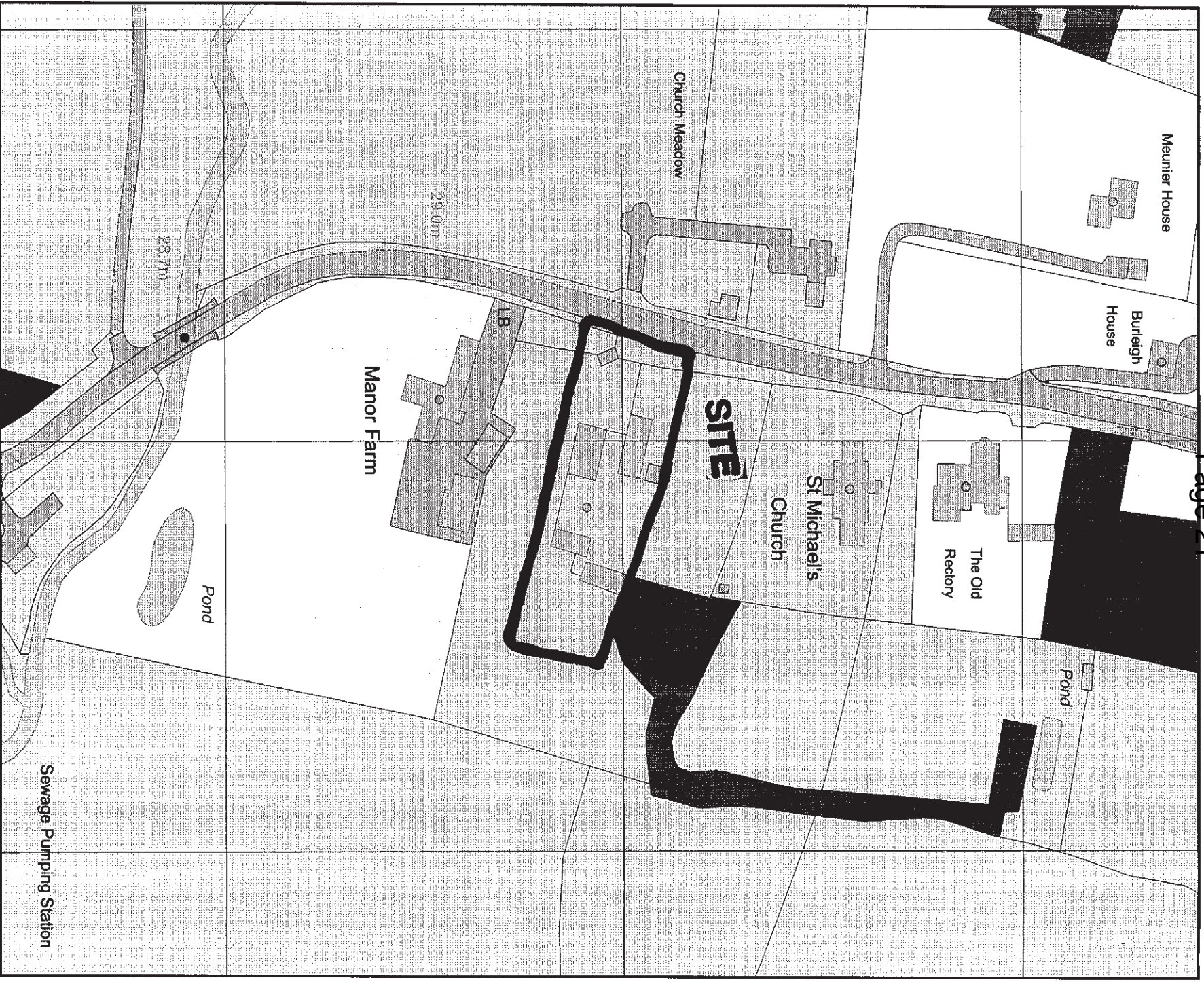
Background Papers: the following background papers were used in the preparation of this report:

Core Strategy 2007
Development Control Policies 2007
Site Specific Policies
Planning files Ref: S/0937/06/LB, S/0938/06/F, S/0111/07/LB, S/0112/07/F,
S/0096/09/LB and S/0094/09/F, s/1830/09/F, S/1920/09/LB, S/0856/10/F,
S/0857/10/LB

Contact Officer: Saffron Garner Senior Planning Officer/Barbara Clarke Listed Building Officer

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

**S/1247/10 - COTTENHAM
Dwelling (Revised Design) - 50, Church Lane
for Mr & Mrs Mac Churchman**

Recommendation: Refuse

Date for Determination: 21 September 2010

Notes:

This Application has been reported to the Planning Committee for determination at the request of Cllr Lynda Harford.

Members will visit the site on 1 December 2010.

Site and Proposal

1. The application site comprises a residential site of approximately 0.4639ha. Church Lane lies to the north east of the village forming part of the rural edge and as such is outside of the Cottenham Development Framework boundary. No.50 lies just outside of the Cottenham Conservation Area and falls within the setting of the Grade I Listed All Saints Church.
1. The application site comprises a small post war dwelling built from brick with a corrugated asbestos roof of mansard form. The external elevations are a mix of painted brick and render. The dwelling is of two-storey height, but due to its unusual roof form is very low comparative to the average two-storey dwelling. A relatively large single storey flat-roofed extension projects from the northwest elevation, which is contemporary to the dwelling. To the south east of the dwelling is a detached flat roofed garage of painted render.
2. Church Lane provides a single, un-metalled, track access to the dwelling and other small farm holdings to the southeast beyond. The dwelling is largely surrounded by open countryside and arable fields. However, there are a few sporadic dwellings on the north side of Church Lane within the first few hundred yards of the track all within the development Framework. A soft boundary forms the frontage of the site and much of the side and rear boundaries. Where the landscaping is less dense a timber post a rail fence forms the boundary treatment. Adjacent to no.50 on the northwest side of the dwelling is No.40, an old bottling depot of simple, brick built and utilitarian character.
3. The full planning application, submitted on 27th July 2010, proposes the erection of a dwelling of barn-like character to replace the existing. The

central element of the proposed dwelling is of two-storey height with single storey accretions projecting from the side, rear and front elevations. In addition a detached three bay garage structure is proposed, this is sited in front of the proposed dwelling. The principal dwelling proposed would have a ridge height of approximately 8.8m and would provide three bedrooms. The application is a resubmission following refusal of application ref. S/1904/09/F that sought erection of a replacement dwelling of almost identical design to the current proposals. An appeal against that refusal is currently being considered by the Planning Inspectorate.

4. The applicants have been informally liaising with the Planning Department regarding the redevelopment of this site since approximately July 2007 and have received pre-application advice stating that the scheme submitted is contrary to local and national policy.

Planning History

5. **S/1904/09/F** – For the erection of a replacement dwelling of very similar design to the application under discussion was refused due chiefly to the fact that the size of the dwelling (in terms of height, floor area, and volume) was contrary to the stipulations of policy HG/7 (Replacement Dwellings in the Countryside) and was consequently found to harm the openness of the countryside. This refusal has been appealed and the Inspectors decision is pending.

Planning Policy

6. **National Planning Policy**

Planning Policy Statement 7: Sustainable Development in Rural Areas states in paragraphs 17 and 19 that authorities considering applications for replacement dwellings in the countryside are required to have regard to certain matters, including the scale of replacement buildings and the impact upon the countryside. Paragraph 19 states that authorities should also set out the circumstances where replacement would not be acceptable and clarify the permissible scale of replacement buildings.

7. **South Cambridgeshire Local Development Framework Development Control**

Policies DPD 2007:

DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 - Development Criteria
DP/7 – Development Frameworks
HG/7 – Replacement Dwellings in the Countryside
NE/1 - Energy Efficiency

Consultations

8. **Cottenham Parish Council** – Recommends approval and considers that the proposed dwelling would vastly improve the condition of the existing site.

9. **Conservation Officer** – Objects to the proposed development commenting that the proposed design is overly complex and overly domestic and would affect the rural setting of the Conservation Area.
10. **Local Highways Authority** - Raises no objection to the proposals.
11. **Landscape Design Officer** – The landscaping scheme proposed is an improvement on that previously proposed and apart from the two field maple planted near the building on the south east boundary, which is unwise, the planting is acceptable. It is suggested that these Acers are put closer to the road within the hedge mix B along the side boundary. The area of loose gravel at the front seems excessive. The overhead cable pole should surely be in the lawn area in order to protect it. Suggests that a deeper lawn at the front would provide a better setting to the house.

Representations

12. Comments received from the Cottenham Village Design Group stating; ‘we support a replacement building on site....and welcome the principle of a barn-style unit. However, we still consider the proposed dwelling to have an overly complex footprint and roof plan; a simpler building with fewer projections would better reflect the local vernacular. We support the landscaping scheme’
13. Representation received from the applicants’ agent suggesting that the existing dwelling on site is inappropriate for its rural location and that the proposed replacement dwelling has been designed to be more appropriate in this context and to give rise to a visual enhancement to the surrounding area. The representation also opines that that the larger replacement dwelling will have no additional impact upon the surroundings i.e. the openness of the countryside.

Planning Comments – Key Issues

14. The key issues to consider in the determination of this application are:
 1. Policy HG/7 of the Local Development Framework – The impact upon the countryside
 2. Whether the proposals overcome the reasons for refusal of application ref. S/1904/09/F

Policy HG/7 and the Impact of the Proposals upon the Countryside

15. The site is visible in views along Church Lane, however the current dwelling does not have a significant visual impact upon the surrounding countryside. This is due to its small floor plan and low height and the relatively mature boundaries that partially surround the site.
16. DCP Policy HG/7 supports the one for one replacement of a dwelling in the countryside (with a maximum enlargement of 15% of volume) providing the proposed replacement is in scale with the existing (is no higher), is in character with its surroundings and would not materially increase the impact of the site on the surrounding countryside.
17. Policy HG/7 alludes to a permitted 15% increase in volume for replacement dwellings over and above that of the existing. This element of the policy

relates to permitted development rights. It is accepted that since this policy was adopted householder permitted development rights have been relaxed (October 2008) and thus it is potentially possible that a greater than 15% increase in volume over the original could be achieved outside of the scope of planning control. However it is considered that more pertinent than the prescriptive element of this policy are the considerations of the impact of re-development of the site upon the character and appearance of the surrounding countryside. This is the key objective of policy HG/7.

18. Notwithstanding the above, it is still expedient to look at the proportional relationship between existing and proposed volumes. For this we must rely upon the data provided by the applicant as the plans do not allow for a calculation of the existing volume. The volume of the existing dwelling is stated as being 356m³ with the volume of outbuildings stated as being 160m³, giving a total of 516m³. The volume of the proposed replacement dwelling and outbuildings is stated as being 1421m³. Thus the proposed replacement dwelling has a volume that is 275% of that of the existing dwelling and outbuildings.
19. The additional volume of the proposed dwelling over that of the existing is emphasised by the substantial scale of the proposed dwelling, which at its highest point stands approximately 8.8m tall. The existing dwelling has a substantially lower maximum height standing at approximately 6.05m in height.
20. The proposed replacement dwelling is described as being barn-like. Whilst it is considered that a barn-like idiom is wholly appropriate for the site, the plan form and elevational form of the proposed dwelling are unduly complex and not reflective of traditional barn buildings in this part of the district. The proposed rear elevation departs almost entirely from the barn style that the proposal seeks to emulate and has a strong residential articulation that is conveyed by the fenestration on this elevation and a large chimney breast and stack. The vernacular architecture for barn structures in the area is conveyed by simple buildings of utilitarian character with few additional accretions or apertures. This is emphasised in the Cottenham Village Design Guide.
21. The additional scale and mass of the proposed replacement dwelling is considered to reduce the openness of the countryside at this point and to introduce a complex and alien form of structure that is not contextual to the rural surroundings or the vernacular of the adjacent settlement of Cottenham. The proposal is therefore contrary to criteria 1.b and 1.c of DCP policy HG/7.
22. It is acknowledged that the existing dwelling on the site is of little architectural merit and certainly the proposed dwelling is an architectural improvement. However it is reasonable to suggest that the same degree of architectural quality could be employed upon a replacement dwelling of a scale and mass that is in accordance with the stipulations of policy HG/7. To this end the Parish Council's assertions that the proposal is an improvement over the existing do not constitute a sufficient reason to disregard this adopted policy.

Whether the proposals overcome the previous reasons for refusal of application ref. S/1904/09/F

23. Application ref. S/1904/09/F was refused by virtue of the significant scale and mass of the proposed dwelling and the resultant impact upon the openness of the surrounding countryside relative to the current site.
24. The proposed scheme differs only subtly from the previously refused scheme. Three rooflights have been removed from the street fronting roof slope of the proposed dwelling and a second floor door and balcony on the south east elevation has been replaced with a vertically paneled timber door. The most notable revision is the reduction and re-orientation of a covered parking area in the front elevation. However to the casual observer the two proposed schemes would appear almost identical.
25. The scale (ridge height of 8.8m) of the proposed dwelling remains the same as the scheme previously refused. The volume of the proposed dwelling has been slightly reduced from that of the previously refused scheme which was stated as being 1488m³ and is now 1421m³. This appears to have been achieved via the slight reduction in the size of the covered parking area proposed on the front elevation.
26. Having regard to the above it is considered that the proposals fail to overcome the reasons for refusal of the previous application on the site ref.S/1904/09/F and as such the proposals cannot be approved without undermining this previous decision.

Recommendation

27. **Refuse.**

For the Following Reason:

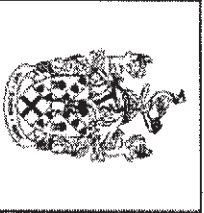
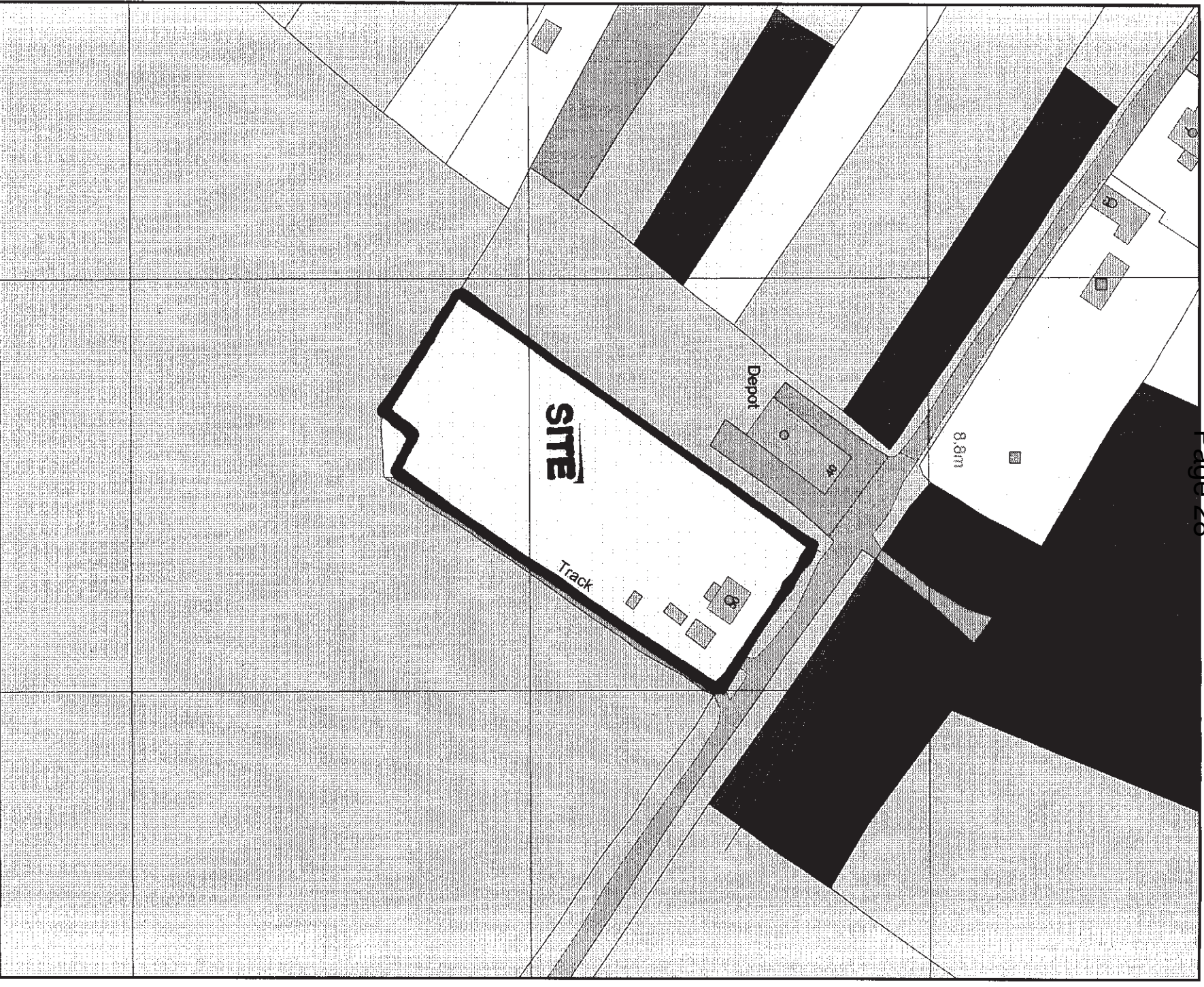
1. **The proposed replacement dwelling is disproportionately larger than No.50 Church Lane, which it is intended to replace. The proposed design, although pursuing a barn-like ideal, is considered overly complex by way of its roof form, numerous accretions and the contradictory residential character of the rear elevation. Notwithstanding the proposed materials, the resultant structure is not contextual to the vernacular of traditional barn buildings in the area. By virtue of this disproportionate size and complexity the proposal is considered to have a materially harmful impact upon the relationship of the site to the surrounding open countryside, which largely comprises arable farmland. To this end the proposal is found to be contrary to policy HG/7 of the South Cambridgeshire District Council, Local Development Framework, Development Control Policies DPD, 2007 which seeks to ensure that all replacement dwellings in the countryside are in scale with the existing, are in character with their surroundings and would not materially increase the impact of the site on the surrounding countryside.**

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

- South Cambridgeshire Local Development Framework 2007
- Planning Policy Statement 7: Sustainable Development in Rural Areas

- Cottenham Village Design Guide

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

**S/1700/10 – OAKINGTON & WESTWICK
Extension - 9, Station Road, Oakington And Westwick
for Councillor Thomas Bygott****Recommendation: Refusal****Date for Determination: 8 December 2010****Notes:****This application has been reported to the Planning Committee for determination, as the applicant is a District Councillor.****Site and Proposal**

- 1.1 No.9 Station Road is a semi-detached two-storey dwelling adjoined to No.7 Station Road. The property has a hipped end with a cat-slide roof to the rear flank both of which are finished in plain roof tiles. The building's elevations have a pebble dashed painted render finish. The property is set back from the roadside with a Leylandii hedge enclosing the front garden with openings for a separate vehicular and pedestrian access from the public adopted highway. The property has a range of outbuildings upon the northeast boundary with no.11 Station Road and benefits from an expansive rear garden.
 - 1.2 The common boundary between nos.9 and 7 Station Road comprises of a low fence line that is immersed within a hedgerow. No.7 has several windows within its rear elevation including a bedroom window at first floor and a kitchen and drawing room window at ground floor. In addition the sitting out amenity area of that property is located immediately to its rear with doors opening out onto the rear garden. The application site is located within the village development framework of Oakington. There are examples of extensions within the street, with no.11 Station Road being extended at two-storeys to the rear.
 - 1.3 The proposal comprises the erection of two storey rear and side extensions. The rear extension would project approximately 6.5m to the rear of the existing dwelling for a width of approximately 8.5m, set 1.5m off the common boundary with no.7 Station Road. The two-storey side extension would project approximately 2.5m from the existing side elevation and incorporate a hipped roof. The proposals would also involve the re-roofing of the dwelling and alterations to the elevations including new fenestration and the re-rendering of the property.
- 2.0 Planning History**
- 2.1 None

3.0 Planning Policy

3.1 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/7 Development Frameworks

3.2 South Cambridgeshire LDF Supplementary Planning Documents (SPD): District Design Guide, SPD, adopted March 2010

3.3 Government Circulars:

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

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

4.0 Consultation

4.1 Oakington Parish Council – Recommends approval.

4.2 Trees & Landscaping – Raises no objections.

5.0 Representations

5.1 4 letters of support of the application have been received from the occupants of nos.5, 7, 11 and 13 Station Road. These letters are identical.

6.0 Planning Comments – Key Issues

6.1 The key issues to consider in this instance are the impact of proposals upon the residential amenity of neighbouring dwellings, the public realm and the design of the dwelling house.

6.2 Public Realm:

6.2.1 The application site is partially screened by a tall *Leylandii* hedgerow at the site's frontage. However, there are views of the property from the north when approaching the village. There are also oblique views of the dwelling when exiting the village from the south. Furthermore, the landscaping to the frontage and side of the site is not afforded by any statutory protection and could be removed at any time.

6.2.2 The main element of the proposal that would be visible from the street scene would be the proposed two-storey side extension. This extension would not be subservient to the main dwelling in its height or its span and would involve the removal of the cat-slide element to the roof that is mimicked by the

adjoined property at no.7. Furthermore, the two-storey rear extension would be adjoined in line with the two-storey side element, which would significantly increase the span of the dwelling with no demarcation of where the existing dwelling stops and the extensions begin. This lack of visual articulation in either the form or use of materials of the extension would result in a prominent and incongruous built form that would dominate the dwelling from views from the north east when approaching the village from Westwick. Whilst the adjacent dwelling at no.11 has a large two-storey rear extension, this is set back from the side of the property and is subservient to the main dwelling and not prominent within the public realm.

6.3 Design:

- 6.3.1 There is no restriction on the size of household extensions as defined within local planning policy. However, the adopted District Design Guide SPD states that the scale of an extension and its position will normally emphasise a degree of subservience to the main building. This will usually involve a lower roof and eaves height, significantly smaller footprint, spans and lengths of elevations, and the use of different and traditionally subservient materials. It goes on to state that some buildings are more sensitive to extension than others. Symmetrically designed buildings may not be able to accommodate an extension without becoming unbalanced or dominated by the extension, or by detracting from the original design.
- 6.3.2 Notwithstanding the above, it is acknowledged that the proposed alterations to the dwelling, namely the re-rendering and fenestration changes to the principal elevation would be an improvement upon the aesthetics of the property. However, the extent of the proposed extensions would depart from the supplementary guidance within the District Design Guide. The proposal would double the footprint and span of the existing dwelling with a ridge height to match that of the existing. Furthermore, the extensions would provide no visual breaks or use of different materials to soften the scale of the impact of the proposals. It is considered that the above issues are important in this instance due to the fact that the property is one half of a pair of dwellings that share a high degree of symmetry. Therefore the proposals would unbalance the property and detract from its original form, resulting in poor quality design.

6.4 Residential Amenity:

- 6.4.1 The proposals are considered to be spatially divorced from the adjacent neighbouring property to the north at no.11 Station Road. Nevertheless, the adjoined property at no.7 Station Road would be within close proximity to the proposals and therefore is considered to be the most effected by the proposed development. The proposed two-storey side extension would be sited approximately 1.5m due north of the adjoined neighbouring property at no.7 Station Road. Due to this orientation it is considered that the proposed extensions would not result in a detrimental loss of sunlight to either habitable rooms or the immediate amenity area of no.7. The proposals would contain no windows that would overlook neighbouring properties and therefore no material loss of privacy would occur were the proposals to gain from planning permission.
- 6.4.2 Notwithstanding the above, the projection of approximately 6.5m at two-storey level within close proximity to this common boundary is considered to be

unduly overbearing upon the outlook of the amenity of no.7. Views from windows within the rear elevation of this property and that of the immediate amenity area to the rear of the property would be hindered by the sheer extent of the bulk and scale of the proposed rear extension. The rear extension would disrupt a 45-degree horizontal and 25-degree vertical angle from the centre of the garden area to the rear of the property. In light of this the proposal is considered to result in a poor outlook from this property as a result of being unduly overbearing to the detriment of the amenity that the occupiers of this property currently enjoy.

7.0 Conclusion:

7.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be refused in this instance.

8.0 Other Matters:

8.1 The above recommendation of refusal was discussed with the applicant with suggested amendments in order to address the concerns of officers. These revisions would be a reduction in the projection of the rear extension, in order to overcome the impact upon the adjacent residential property, whilst also enabling the extension to be more proportionate to that of the existing dwelling. In addition the provision of a recess between the side and rear extensions was discussed to help break up the scale and mass of the overall proposals, thus enabling the overall design to read as subservient to the main dwelling. These recommendations were not followed by the applicant, hence the recommendation of refusal.

8.2 If members are minded to approve the application against the recommendation of officers then it is considered that a condition should be imposed requiring details of the use of external materials are to be submitted to and approved in writing prior to development commencing on site.

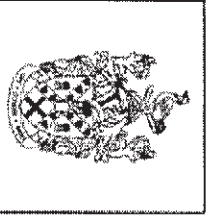
9.0 Recommendation

Refuse

1. **The proposals by virtue of the excessive rear projection of 6.5m at two-storey level, within close proximity to the common boundary would result in an unduly overbearing impact and poor outlook upon the amenity currently enjoyed by the occupiers of No.7 Station Road. The proposal would therefore be contrary to Policies DP/2 and DP/3 of the South Cambridgeshire Development Control Policies DPD, 2007, which states that planning permission will not be granted where the proposed development would have an unacceptable adverse impact upon residential amenity.**
2. **The proposals by virtue of their excessive scale, mass and height would result in disproportionate additions that would dominate and unbalance the existing dwelling to the detriment of the building's design and views of the property from the public realm. The proposal would therefore be contrary to Policies DP/2, DP/3 and the District Design Guide SPD of the South Cambridgeshire Development Control**

Policies DPD, 2007, which states that all new development must be of high quality design and, as appropriate to the scale and nature of the development, should Preserve or enhance the character of the local area.

Contact Officer: Mike Jones - Senior Planning Assistant
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1132/10/O – FULBOURN
Outline Application for a Dwelling and Associated Car Parking at Land West of
No. 8 Lucerne Close
for Susan Frances Wade

Recommendation: Approval

Date for Determination: 15 November 2010

Notes:

This application has been reported to the Planning Committee for determination as the Officer recommendation of approval is contrary to Parish Council's recommendation. The Head of Planning considers that Members should visit the site.

Members will visit this site on 1st December 2010.

Site and Proposal

1. The application site is located approximately 4km to the southeast of Cambridge and outside the main village of Fulbourn. Properties in the locality are predominately modern dwellinghouses. The area for the proposed new dwelling is part of the garden area of no. 8 Lucerne Close. The site for the new dwelling measures approximately 0.007 of a hectare in area. No. 8 Lucerne Close is a two storey terraced house attached to nos. 4 and 6. The site boundaries have hedges and fencing. The gable end of no. 8 has windows facing the road. The front garden of no. 8 has fencing and plants to delineate the front car parking area. The existing car parking spaces are accessed via a shared driveway off Lucerne Close. No. 45, to the west of the site on the opposite side of the road, has a blank wall facing the application site.
2. The full application, as amended to clarify the site boundary, was validated on 7th July 2010, seeks outline permission for a one bedroom dwelling and associated car parking with all matters reserved. The maximum eaves height would be approximately 5m and the maximum ridge height would be 7m to form a two storey detached dwelling. The indicative maximum footprint of the proposed dwelling will be 4.5m x 5.5m. The indicative layout shows that the proposal includes one car parking space for the proposed dwelling and there will be sufficient space to the front of no. 8 to accommodate one car parking space for the existing dwelling.
3. The proposed development represents a density of 142 dwellings per hectare.

Planning History

4. **S/1523/09/O** – Outline planning application for a dwelling was withdrawn.

S/1309/00/F – Fencing (retrospective), approved.

S/1024/85/O – Housing, roads, open space, balancing reservoir, school, shops and allotments, approved.

S/1316/84/O – Housing, roads, open space and school, approved.

Planning Policy

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007: Policy ST/4 – 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/7** Development Frameworks
- **HG/1** Housing Density
- **SF/10** Open Space
- **SF/11** Open Space Standards
- **NE/6** Biodiversity
- **TR/1** Planning for More Sustainable Travel
- **TR/2** Car and Cycle Parking Standards

7. **South Cambridgeshire Local Development Framework Development Supplementary Planning Documents:**

- **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. **Fulbourn Parish Council** objects to this application and states that 'This is an overdevelopment of the site, detracting the openness of the location as the

area to be development sides the footpath and hugs a substantial bend in the road. Highways should be consulted and a copy of their report made available to the Parish Council.'

12. **Landscape Design Officer** has the following comments:

- If a two storey house is to go into this space then the side of the house should be the boundary and the land between the west side of the house and the footway should be 'front garden' and planted with ground cover planting. It is considered that a wall as a boundary to the west and south end of the terrace would be appropriate. The terrace area for bins etc would be hard surfaced along with the access strip that would be necessary to reach the parking court at the north end. This could be enclosed by close board fencing to separate it from the remains of the garden belonging to No 8. No 8 must retain more than just its front square as it has a ground floor window overlooking its garden. It would be a very substandard dwelling without a side garden in my view.
- Boundary treatment between the car parking area to the front of no. 8 could be improved with hedge planting instead of fencing; however, this is outside the application site boundary.
- There is no space for tree planting as shown on the drawing unless the foundations are strengthened which is an expense. It would be possible to have some shrub and herbaceous planting however and climbers to grow over the wall. Landscape conditions should be applied if an approval is given.

13. **The Chief Environmental Health Officer** - no comments received.

14. **Legal Officer** – no comments received.

15. **Local Highway Authority (LHA)** has no objection but recommends condition to be attached for 2.5m x 5m car parking spaces with a 6m reversing space and informatives on highways requirement on surface finish, encroachment under or upon the public highway and general information on work to the public highway and public utility apparatus.

Representations

16. Councillor Scarr requests this application be discussed at Planning Committee with a site visit based on his view that the Council needs to get a feeling how members are viewing such applications.

Planning Comments

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

- Principle of residential development;
- Housing density;
- Highway safety;
- Infrastructure and new development;
- Residential amenity interest;
- Street scene; and

- Landscape character and boundary treatment.

Principle of residential development

18. The application falls within Fulbourn village framework and Fulbourn is a Rural Centre. Since Rural Centres comprise the most sustainable villages in the district there is no strategic constraint on the amount of development or redevelopment of land for housing within the village frameworks. Therefore, the proposed subdivision of the plot at no. 8 for a dwelling is acceptable in principle.

Housing Density

19. The site area for the proposed dwelling measures approximately 0.007 of a hectare. The proposal for one dwelling represents a density of 142 dwellings per hectare. The proposal achieves the housing density requirement of 40 dwellings per hectare based on the Policy HG/1 (Housing Density). The area for the existing and proposed dwellings is approximately 0.027 of a hectare. The density of both the existing and proposed dwellings represents 74 dwellings per hectare.

Highway safety

20. Access to the application site would be via Lucerne Close and the existing shared driveway to the north of the site. The submitted illustrative block plan shows that there would be sufficient space for the provision of on-site car parking spaces for the proposed and existing dwelling. The proposal does not appear to meet the 6m reversing space as required by Local Highway Authority. Given that the proposed car parking space is similar to the existing car parking spaces to the front of no. 8 with same reversing distance, it is considered that the proposal is acceptable. The car parking and reversing arrangement would not cause serious harm to highway safety. Details of the access would be subject to an application for approval of a reserved matter.

Infrastructure and new development

21. The applicant's agent is aware of the need to provide contributions towards off site informal open space (an approximate sum of £743.82), community facility (an approximate sum of £290.11) and waste receptacles (£69.50 per dwelling) assuming that the proposal would be a one-bedroom unit. The applicant is willing to make these contributions and she understands that this would be secured through a scheme by way of a condition.

Residential amenity interests

22. The dwellinghouse at no. 8 is set off from the proposed common boundary with the application site. The illustrative plan shows that the proposed dwelling would be along the common boundary and adjacent to the garden area of no. 8. Subject to detailed design in terms of the scale, height, layout, position and window arrangement, it is considered that a modest size single storey or a one and a half storey dwelling set off from the shared boundary with no. 8 similar to a double garage in form, would be acceptable and would avoid causing serious harm to residential amenity interests of occupiers at no. 8 by overlooking, being overbearing and affecting daylight. Given that all

matters are reserved in this application, the detailed design would be assessed by application for approval of reserved matters.

23. The dwellinghouses at nos. 10 and 45 are sufficiently distant from the application site that the proposal would be unlikely to cause harm to the residential amenity interests to occupiers of these two neighbouring properties.

Street scene

24. Properties at Lucerne Close are predominately two storey terraced houses and the surrounding area also include detached, semi-detached and link-detached dwellings. There are examples of dwellings built at the edge of or very close to highway land e.g. nos. 45, 27, 49, 30, 24 and 36 Lucerne Close. It is noted that the proposed dwelling would be detached from the existing dwelling which does not follow the existing terraced pattern in this row of terrace (nos. 2, 4, 6 and 8 Lucerne Close). Having considered the development pattern and character of the surrounding area, it is considered that a modest scale detached building with the character and appearance of an outbuilding to no.8 would be acceptable and would be compatible with this prominent location and appropriate in terms of scale, mass in relation to the surrounding area and the existing dwelling.
25. Properties in the locality generally have shallow gardens. The proportion of the size of the proposed plot is considered to be in keeping with the density and character of the built environment at Lucerne Close. The principle of a modest scale dwelling is considered to be acceptable and would not be an overdevelopment of the site in visual terms.
26. The open character of the site would be protected by careful design of the position, height and scale of the proposed building, garden layout and appropriate boundary treatment.

Landscape character and boundary treatment

27. 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. Landscaping details would in any case be a reserved matter.

Recommendation

28. Approve as amended by drawing number KMA3199/01 (site location plan) date stamped 20th September 2010.
29. Conditions
 1. **Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.**
(Reason - The application is in outline only.)

- 2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**
(Reason - The application is in outline only.)
- 3. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.**
(Reason - The application is in outline only.)
- 4. No development shall begin until details of a scheme for the provision of Outdoor Playspace and Informal Open Space to meet the needs of the development in accordance with adopted Local Development Framework Policies SF/10 and SF/11 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 outdoor playspace and informal open space in accordance with Policies SF/10, SF/11 and DP/4 of the adopted Local Development Framework 2007.)
- 5. No development shall begin until details of a scheme for the provision of community facilities 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 playspace and informal open space in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)
- 6. No development shall begin until details of a scheme for the provision of waste receptacles to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 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 waste management in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)
- 7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

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:

- Biodiversity 2009
- Open Space in New Developments 2009
- Landscape in New Developments 2009
- Design Guide 2010

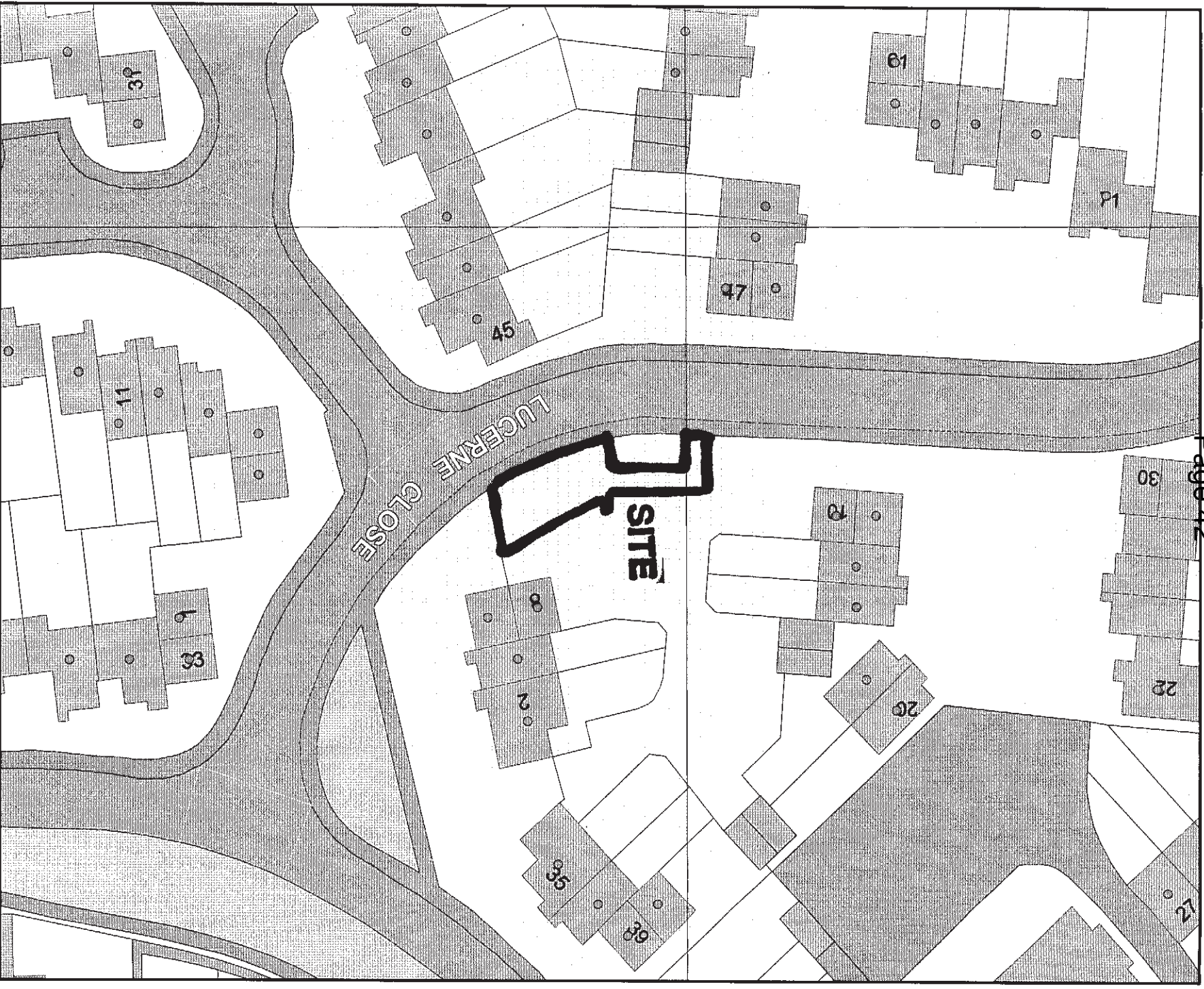
South Cambridgeshire Recreation Study 2005

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

Circular 05/2005 – Planning Obligations

Planning application references: S/1132/10, S/1523/09/O, S/1309/00/F, S/1024/85/O and S/1316/84/O.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1735/10 - GAMLINGAY**Demolition of existing dwelling and stable building, construction of new dwelling together with detached garage replacement stable block menage and landscaping. - Long Meadow, 2, Long Lane for Mr & Mrs R, Cooper****Recommendation: Refusal****Date for Determination: 6 December 2010****Site and Proposal**

1. The site is located to the east of the village of Gamlingay, and is located outside the designated Gamlingay village framework. It is located at the bottom of a small hill, allowing good views when passing the site into the village. The site is currently very open, with only a small bund across the front boundary, and some moderate thin planting along the east boundary. The existing dwelling has recently been fire damaged and does not have a roof. The existing stable block is located deep into the site, and is also in a state of disrepair. A ditch runs across the front of the site parallel with the road. To the west of the site is a fishing lake.
2. The application, validated on the 11th October 2010, seeks the demolition of the existing dwelling and stable building, and the erection of a replacement dwelling with some first floor accommodation, replacement stable block, and a ménage. The application is accompanied by a Planning Statement, a Summary of Justification, a Design and Access Statement, and a Landscape Visual Impact Assessment.
3. The application varies from that previously withdrawn (see below). The proposed garage is now detached, altering the front elevation of the dwelling. The ménage and stable remain of the same design.

Planning History

4. A previous application for the demolition of the existing dwelling, and stable building and the construction of a new dwelling together with a stable block, ménage and landscaping was withdrawn dated 17th August 2010 (S/1012/10/F).
5. An application was approved dated 5th May 1969 for the bungalow and the establishment of a scrap metal business on the land (SC/0181/69/D).

Planning Policy

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/7** Development Frameworks, **HG/7** Replacement Dwellings in the Countryside, **NE/1** Energy Efficiency, **NE/6** Biodiversity, **NE/15** Noise Pollution & **TR/2** Car and Cycle Parking Standards.
7. **Trees and Development Sites SPD, Landscape in New Developments 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.

Consultation

9. The **Local Highways Authority** notes that if permission is granted, then conditions will be required regarding drainage measures for the access, materials for the access, encroachment onto the public highway, any gates to be set back into the site, and that the ménage and stable area are used for private use only. Informatives regarding works to the public highway and public utility apparatus are also recommended.
10. The Council's **Scientific Officer (Contaminated Land)** notes the site is a former scrap yard, and therefore a condition is recommended regarding investigation of contamination and remediation objectives.
11. Members will be updated on any comments received from the Parish Council, the Council's Landscape Team or the Internal Drainage Board. With regards to the previous application S/1012/10/F, the Parish Council recommended approval despite noting the larger footprint and increase in height.

Representations

12. No representations have yet to be received. Members will be updated of any received.

Planning Comments – Key Issues

13. The key consideration regarding the application is the impact upon the surrounding countryside.

Impact upon the Surrounding Countryside

14. The site is located to the northeast of the designated Gamlingay village framework, and is therefore in the countryside in policy terms. The site is rural in character. Policy HG/7 of the LDF DCP 2007 allows for the replacement of dwellings in the countryside, subject to meeting three criteria. The first of these criteria relates to whether the dwelling has been abandoned. Despite the recent fire damage, officers consider that there remains a residential use on the site.

15. The existing bungalow is of simple design, with a pitch roof across the frontage and a small gable facing the rear. It has a volume of approximately 365 cubic metres, with a height of 2.4m and 4.5m to the eaves and ridge respectively. The proposed dwelling is significantly larger than the existing. It has a volume of approximately 794 cubic metres, which represents an increase of 117% above the original. The height of the proposal would also increase, with the main ridge measuring 5m in height, and the two-storey element measuring 5.7m. The dwelling would also measure 19.8m across the front of the plot compared to 11m for the existing. Given the increase in size and height of the proposal, it is considered that the replacement dwelling is not in scale with the existing dwelling. As a direct result of this, the proposal would have a materially greater impact upon the surrounding countryside. As such it is contrary to Policy HG/7 criteria 1b and 1c.
16. The original planning permission for the existing bungalow was approved through application SC/0181/69/D. This consent included use of an area of land to the rear of the bungalow for the establishment of a scrap metal business in an area of land measuring approximately 48m by 18m. Aerial photographs show some materials on the land. Although it cannot be confirmed whether the business was ever implemented, the lawful use of the site would appear to permit the potential for the scrap yard use to operate from the site.
17. The ability for a scrap metal business to be located on the site without any further planning permission is a material factor in the determination of this application. Such a use would have an impact upon the landscape and the surrounding countryside. It could be argued that criteria 1c of Policy HG/7 of the LDF DCP 2007 would be met as a result of the proposal, as the impact upon the surrounding countryside could be reduced should the scrap metal use be superseded. Officers are inclined to agree with this view when looking at the site as a whole. However, criteria b relates specifically to the dwelling itself. As noted above, the proposed replacement is not in scale with the dwelling it would replace.
18. It should be noted that the application includes the erection of a stable block, with a ménage. There are no objections to these buildings, provided suitable materials are used for their construction. Such buildings are expected in countryside locations. A condition to ensure it is used for domestic purposes only rather than run as a business, will be required given concerns regarding the access. A landscaping condition could ensure that the proposed planting uses suitable species for the site. The proposed fencing is low post and rail fencing, again expected within this rural location.

Other Matters

19. With regards to Policy NE/1 of the LDF DCP 2007, the applicant notes in their Design and Access Statement that due regard has been given to all aspects of sustainable construction. The proposal includes a ground source heat pump, photoelectric solar cells on the rear elevation, an appropriate form of sewage disposal and grey water collection facilities.
20. The existing dwelling is a three-bedroom dwelling, as is the replacement. The proposal would not therefore trigger the requirement towards any open space or community facilities infrastructure contributions.

21. The comments from the Local Highways Authority are noted regarding the access, and the proposed conditions and informatives could be added to any approval. No gates are shown on the proposed site plan, and the proposal uses the existing access including the crossing over the ditch.
22. Members should be aware that if the application were to be supported, it would need to be advertised as a Departure from Policy HG/7 of the LDF DCP 2007. Any approval would therefore need to be delegated subject to any new material considerations to be considered.

Recommendation

23. The recommendation is for refusal of the submitted plans for the following reason.

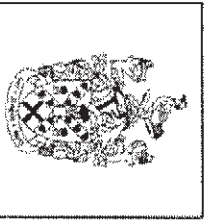
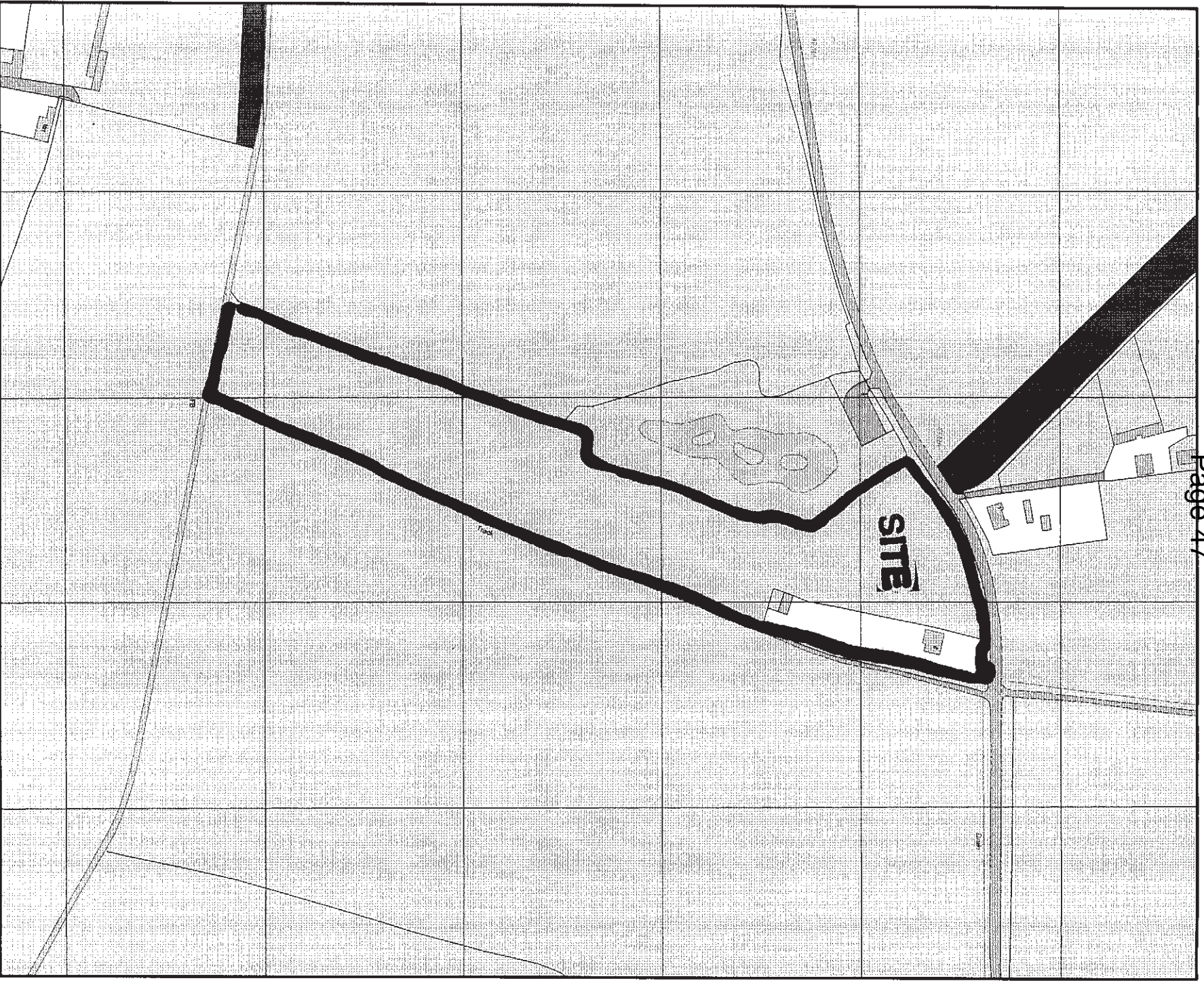
The site is located approximately 730m to the east of the designated Gamlingay village framework, and is therefore located in the countryside in policy terms. The site is open, with good views from the higher ground to the east. The proposal seeks the replacement of a bungalow with a larger dwelling with additional first floor accommodation, where the volume would be increased from approximately 365 cubic metres to approximately 794 cubic metres. The height of the dwelling would increase from 4.5m to 5.7m along the two-storey element. The proposed design and height of the dwelling would create a significantly larger property in the countryside, which would be more dominant on the site. As a result, the proposal is not in scale with that it would replace, and significantly changes the relationship between the dwelling and the rural character of the area.

The proposal is therefore contrary to criteria 1b of Policy HG/7 of the Local Development Framework Development Control Policies 2007, which seeks replacement dwellings in the countryside to be a maximum enlargement of 15% of volume, to be in scale with the dwelling it is intended to replace and in character with its surroundings.

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

- **Local Development Framework Development Control Policies (LDF DCP) 2007**
- **Trees and Development Sites SPD, Landscape in New Developments SPD & District Design Guide SPD**
- **Circular 11/95 – The Use of Conditions in Planning Permissions**
- **Planning File Refs: S/1735/10, S/1012/10/F & SC/0181/69/D**

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1297/10 – Croydon

**Change of use to Holiday Lets - Croydon Farm, Lower Road, Croydon,
Royston, Cambridgeshire, SG8 0EH for Mr & Mrs Moon**

Recommendation: Approve

Date for Determination: 11 October 2010

Notes:

This application has been reported to the Planning Committee for determination, as the Officer recommendation is contrary to the response from the Parish Council on material planning grounds.

Members will recall this site from November Planning Committee. The Committee gave officers delegated powers to approve the application, subject to the completion of a Section 106 Legal Agreement limiting occupation and use of the proposed holiday lets and requiring from the applicant a contribution towards the cost of the speed limit along Lower Road, and to the Conditions referred to in the report from the Corporate Manager (Planning and New Communities). Should there be no agreement to contribute towards the reduction of the speed limit, officers would present a further report to a future meeting of the Planning Committee.

Since the above decision officers have further investigated the potential for the applicant to contribute towards the improvement of the B1042, of which the application site uses for access. The November Planning Committee report is attached for reference at Appendix 1.

Further Consultations

1. The applicants agent wrote directly to the Local Highway Authority immediately after the outcome at November Committee. The letter reads as follows:

All of the Members were supportive of the scheme in principle but the issue was raised about potential reduction of speeds along the road frontage to this site and the initiative, which I think the County Highways are bringing forward to try and get speed reduced.

Unfortunately, despite the circumstances of our application the decision was deferred pending my clients being asked if they would like to make some form of financial contribution towards this aim/objective.

From my clients point of view their scheme is only marginally viable considering the additional costs being incurred and they certainly cannot

afford to make contributions to the efforts to reduce speeds along this frontage however laudable that aim might be.

As far as I am concerned the facts of this matter are; -

- (a) There is an extant consent for conversion of these barns to holiday lets in place, which my clients can embark upon tomorrow.*
- (b) You have no objections to these proposals in principle as all relevant visibility splays etc can be met.*
- (c) Just as the Local Parish and the County Highways might not have any money in the current financial climate for putting these measures into place then similarly my clients do not have any extra money available from their plot to make such contributions.*
- (d) I am not aware of any formal scheme for this traffic measure, whether this has been costed, whether it has a timescale attached to it and therefore how can my clients make a contribution to a scheme, which has no status.*
- (e) In any case how much would my clients be expected to contribute?*
- (f) Why would my clients be required to contribute when their immediate neighbours, i.e. the horse livery, which generates substantially more traffic, will not be asked nor will any other frontage owners or users along this stretch of the major road, a totally unreasonable situation.*

Local Highways Authority

2. As Members will note from the November Committee report the LHA raise no objections to the proposals subject to suitable visibility splays. I have since requested further information on the proposed Speed Review and whether the LHA would request a contribution towards a reduction in the existing speed limit. The LHA has responded:

The proposed 50mph limit on the B1042 Lower Road extends from the A1198 to just after the Mill Lane (Shingay) junction. It does not incorporate the stretch of Lower Road where Croydon Farm Barns is located, which is just over 2km away from the proposed 50mph limit.

The Speed Review summary report is added for information at Appendix 2.

Conclusion

3. In light of the above information it is considered by officers to be unreasonable to refuse this application based on the requirement of monies for road improvements without sufficient evidence to justify such a request. Members are reminded of the advice given at Paragraph 13 of the November Committee report. This advises that planning obligations must, amongst other things, be necessary and directly relevant to the development to be permitted. To request a contribution in this instance, would in my view, fall short of these requirements. It would also give rise to a legitimate claim for costs in the event of an appeal.

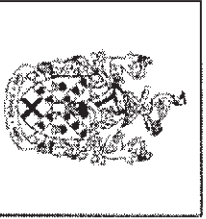
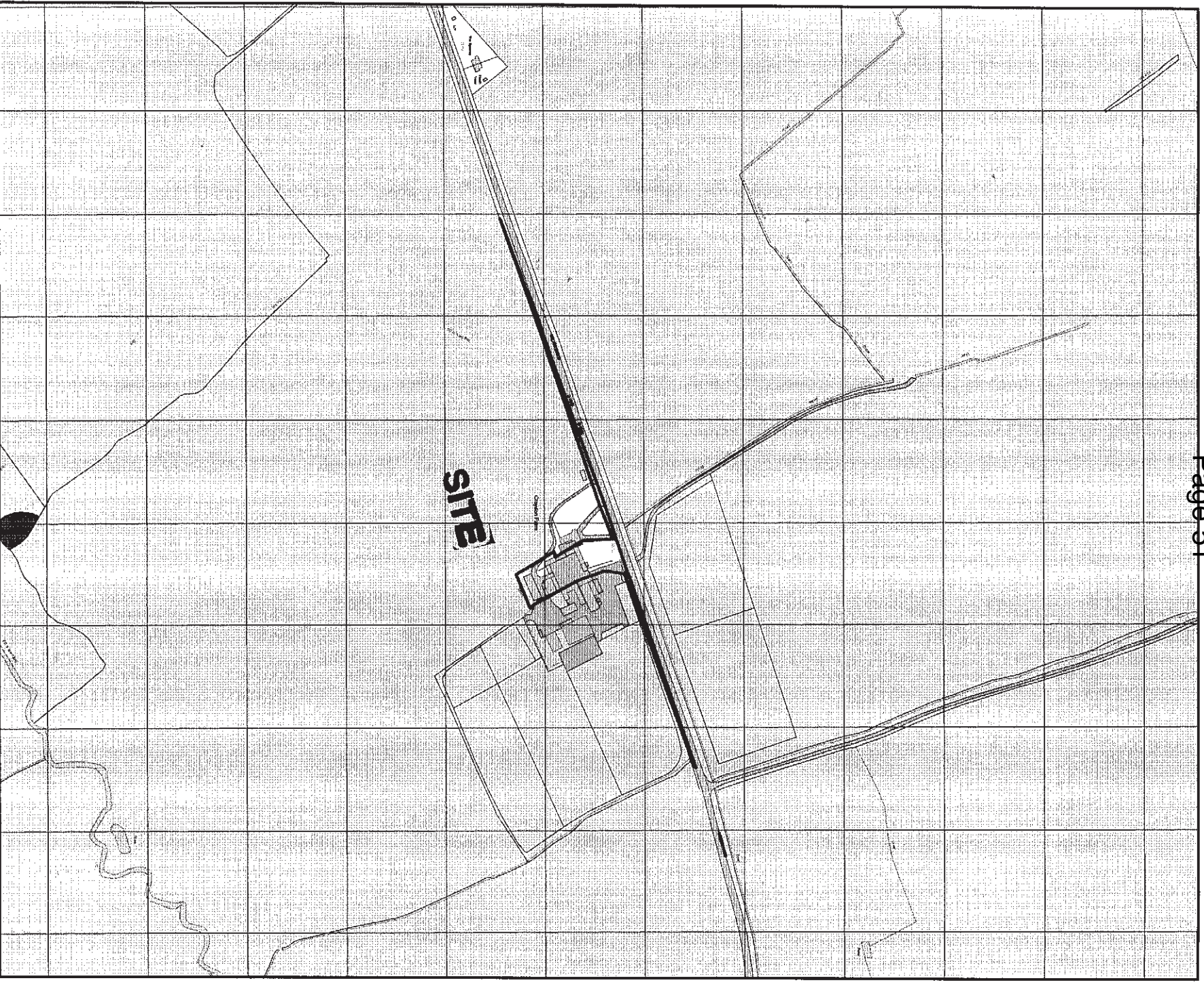
Recommendation

4. Delegated powers to approve/refuse subject to the approval of the details of the legal agreement agreeing terms of use and the following conditions:
 1. Sc1 – Full Planning Permission time limit
 2. Sc95 – Approved Plans
 3. Sc13 – Materials
 4. Sc5 – Landscape Scheme
 5. Sc6 – Landscape Implementation (Rc6)
 6. Sc27 – Contamination (Rc27)
 7. Sc38 – Noise during construction (Rc38)
 8. Sc23 – Foul Water
 9. Sc24 – Surface Water
 10. Sc20 - Vehicle Visibility (2.4m x 215m)
 11. Sc54 – Bird Nest boxes
 12. Sc58 – Lighting

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.
- South Cambridgeshire Local Development Framework (LDF) Supplementary Planning Documents: Biodiversity; District Design Guide.
- Circulars 11/95 and 05/2005.
- Planning File Refs: S/1068/05/F and S/1297/10/F

Contact Officer: Saffron Garner– Senior Planning Officer
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1539/10 - HISTON

Variation of Condition 4 of Application ref.S/1318/09/F to Allow Alternate Tree Planting Scheme to Site Frontage. - Land to the south of 102, Cottenham Road for Dr Sally, Harding

Recommendation: Approve

Date for Determination: 4 November 2010

Notes:

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

Site and Proposal

1. The site in question comprises approximately 0.10126 ha and is adjacent to No.102 Cottenham Road, which is a detached two-storey dwelling of a mid 20th century character set back from the street behind a tall landscaped and manicured boundary.
1. A detached two-storey dwelling was granted planning permission on the site in accordance with application reference S/1318/09/F. The dwelling is now almost complete but is not yet occupied.
2. The southern boundary of the site was previously formed by a corrugated sheet metal screen and untended hedging. This southern boundary is the edge of the development framework and Green Belt. To the front of the site there are two trees, one an Acer Drummondi and the other a Silver Birch, neither of these trees are afforded statutory protection.

Planning History

3. **S/0125/06/O** – Erection of 7 dwellings with the construction of new access and parking for the existing dwelling – Refused and dismissed at appeal.
4. **S/0645/08/F** – Erection of new dwelling and access and parking for existing dwelling – Approved
5. **S/1318/09/F** – Dwelling – Approved

Planning Policy

6. **South Cambridgeshire Local Development Framework Development Control**

Policies DPD 2007:

DP/2 – Design of New Development

NE/6 – Biodiversity

Consultations

7. **Histon Parish Council** – Recommends refusal commenting ‘whereas the trees not remarkable, they are established, and were there prior to the commencement of building. The planning application was passed on condition the trees would remain as a screen between the house and the road; it is therefore surprising to note the owner now wishes to vary the condition before completion’.
8. **Tree Officer** – No objections to the proposed variation of condition 4 of application ref S/1318/09/F.

Planning Comments – Key Issues

9. The key issues to consider in the determination of this application are:
1. The reason for the original condition
 2. The impact upon the character and appearance of the street scene

The reason for the original condition

10. The original scheme submitted and approved in accordance with application ref.S/1318/09/F indicated the applicants’ intention to retain the two trees to the front of the site; one an Acer Drummondi and the other a Silver Birch.
11. Planning approval S/1318/09/F was thus subject to a tree protection condition that sought to ensure that the trees indicated for retention would be adequately protected during the period building works in accordance with the applicants intentions and also to retain the soft character of the site desired in this location adjacent to the Green Belt and countryside.
12. Upon completion of the building works on site this conditional requirement will no longer be applicable and the site owners could lawfully remove the trees without seeking approval from the Local Planning Authority.

The impact upon the character and appearance of the street scene

13. Removal of the existing trees would have a visual impact upon the street scene. As indicated in the comments of the Parish Council, the trees in question are by no means remarkable, but they are relatively mature and act to partially screen the dwellinghouse.
14. Removal of the trees would therefore result in the dwellinghouse becoming more visually prominent and would create a starker transition to the adjacent countryside.

15. The applicants acknowledge this and seek to replace the trees like for like in a position further from the front elevation of the dwelling and closer to the highway as indicated on the submitted planting plan. Thus, if the replacement trees are allowed to grow, overtime the character of the street scene would return to its present state.
16. It is thus considered reasonable to vary the condition to ensure that the planting on site is carried out in accordance with the submitted plan. This would also allow an opportunity to apply a retention clause to the condition to ensure that the replacement trees are retained for a minimum period of time (typically 5 years) and replaced if damaged or die. Thus the situation whereby the owners of the site could lawfully remove the existing trees without replacement upon completion of the scheme would be circumnavigated in the short term.

Recommendation

17. **Approve**

Condition 4 to be varied as follows:

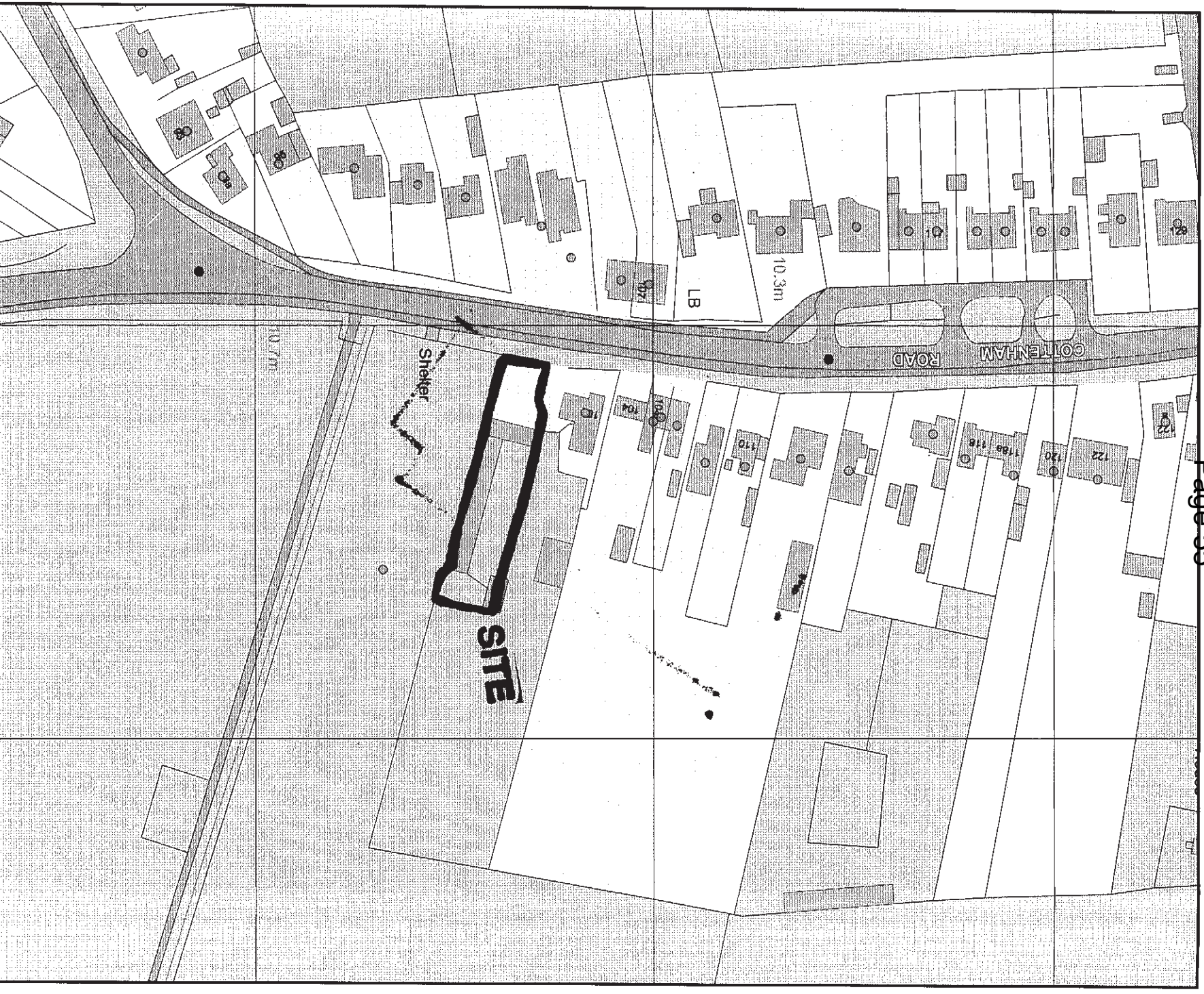
Prior to the occupation of the dwelling, hereby approved, the Silver Birch and Acer Drummondi shall be planted in accordance with the tree planting scheme as shown on drawing ref.SCDC1 and date stamped 9th September 2010. If within a period of five years from the date of the planting, or replacement planting, any tree is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework 2007

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1609/10 - BARRINGTON
Erection of a new ecological dwelling. - 36, High Street, Barrington
for Mr Christopher Taylor

Recommendation: Delegated Approval

Date for Determination: 17 November 2010

Site and Proposal

1. The application site is land to the North (rear) of the Guildhall, a Grade II listed dwelling which faces the Green. The land falls within both the Barrington Conservation Area and the Protected Village Amenity Area (PVAA). There is an existing vehicle access serving the Guildhall on the West side of the frontage with a late 20th Century detached carport and area of hardstanding, as well as a privy on the East side of the Guildhall. The rear garden and land behind the existing dwelling is heavily wooded. There are neighbouring dwellings fairly close to the Western boundary of the site for its full depth, and one dwelling adjacent to the Eastern side boundary set back from the building line created by the Guildhall by approximately 20 metres.
2. The proposed development is the erection of a detached dwelling on land to the rear (North) of the dwelling known as The Guildhall including the construction of a pedestrian path from the existing vehicular access and parking area for The Guildhall to the new dwelling. The vehicular access and parking area would be shared by both properties.

Relevant Planning History

3. *S/1455/09/F* – Planning permission was refused for the erection of an Ecological Dwelling, Carport and Store with New Access at Land to the North of 36 High Street, Barrington, on the grounds of impact on the character and setting of the Listed Building (The Old Guildhall), the Conservation Area and the special character of the PVAA and because it failed to make sufficient provision for the additional burden the development would place on open space within the village.
4. An appeal against the refusal was dismissed by a planning inspector in April 2010, although the grounds on which he dismissed the appeal were more limited than those given by the Local Planning Authority (LPA) in its original reasons for refusal.
5. *S/0613/09/F* – Planning permission was refused for largely the same development as proposed in the *S/1455/09* application on the same grounds as above and in addition because it was considered that the application failed to adequately consider the impact of the development upon the biodiversity value of the site.

Policies

DP/2 – Design of New Development
DP/3 – Development Criteria
DP/7 – Village Frameworks
HG/1 – Housing Density
NE/1 – Energy Efficiency
NE/6 – Biodiversity
NE/9 - Water Drainage and Infrastructure
CH/4 – Development within the Curtilage or Setting of a Listed Building
CH/5 – Conservation Areas
CH/6 – Protected Village Amenity Areas (Combined with Local Plan 2004 Policy SE10)
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 – Open Space Standards
TR/2 - Car and Cycle Parking Standards

Consultations

6. *Barrington Parish Council* – recommends refusal on the following grounds:
 - Impact on the Back Lane PVAA;
 - Impact on the setting of the Listed Building (The Guildhall);
 - Car parking provision and access;
 - Impact on the Conservation Area;
 - Inadequate disabled access;
 - Impact on neighbouring properties;
 - Fire Brigade access.
7. If permission is granted, it also requests that the local planning authority ensures Open space contributions are made towards a proposal to improve the play equipment in Challis Green.
8. *Conservation Team* –This application follows previous refusal and subsequent dismissal of an appeal, but the Inspector left open the principle of this house in the woodland, provided landscaping was controlled to screen it. The dismissal was on the basis of the access drive. The applicant has therefore omitted an access drive from the scheme, although there is some conflict in the Heritage Statement, which still describes a 2.7M wide gravelled access drive and gates, which should be specifically omitted from any approval.
9. The conclusion of the Conservation Officer is that the provided landscaping, boundary treatments, hardstanding, access points, materials and the works to the existing carport are controlled, the application can be approved.
10. *Trees Officer* – does not object to the development, but comments that tree protection as specified in the arboriculture report must be in situ prior to any development on site.

11. **Ecology Officer – is satisfied on the basis of the information provided in the application, that the proposed development would not impact on protected species in the area and that general biodiversity impact would be minimal. Requests conditions relating to disposal of spoil, implementation of biodiversity enhancement and bird breeding.**

Representations

12. Four letters of objection have been received from owners/occupiers of the properties at 9 Back Lane, 34 High Street, 4B West Green and 4C West Green regarding the following issues:
- Harm to the setting of the Listed Old Guildhall and the Conservation Area;
 - Harmful impact on the Protected Village Amenity Area;
 - Impact on trees on site;
 - Inappropriate design;
 - Impact on residential amenity from visual intrusion, overlooking and noise and disturbance;
 - Increase in traffic across green, arising from extra household;
 - Undesirable precedent for future development;
 - Perceived inaccuracy of ecology survey;
 - Requirement for contributions under policy SF/10 should be on the basis of a 3 bedroom house not a 1 bedroom house.
 - Excessive length of pedestrian access
 - Emergency access

Planning Comments

14. The main planning considerations in this case are the principle of the development, the impact on the setting of the Listed Building, Conservation Area and PVAA, Parking and Highway Safety, Ecology, Trees, Residential Amenity and Public Open Space provision.

Principle

15. As the site is located within Barrington's Development Framework there is a general presumption in favour of residential development in this location, although given the site's location within the PVAA, Conservation Area and proximity to the Grade II Listed Building, the scheme for the dwelling has also had to address those constraints.
16. Where such constraints exist, policy HG/1 of the Local Development Framework allows the Authority to consider whether an exception can be made to the usual requirement for a density of 30 dwellings per hectare where there are exceptional local circumstances which require a different treatment. It is considered that the setting of the Listed Building and character and appearance of the Conservation Area and PVAA, constitute exceptional circumstances in this case.
17. It is considered that more than one dwelling would be likely to cause significant additional harm to the setting of the Listed Building, not just through its additional bulk, but also because of the need for extended areas of hardstanding for parking and access. Another dwelling would also have a greater impact on the character and appearance of the Conservation Area and would be more likely to adversely impact on the character, amenity, tranquility and function of the PVAA.

18. The proposed single dwelling is therefore considered to be acceptable in principle, despite being at a lower density than that ordinarily required by policy HG/1.

Impact upon Setting of Conservation Area, Listed Building and PVAA

19. In the consideration of previous applications, the LPA has taken the view that the proposed dwelling is within the setting of the Listed Building and that it, as well as a permanent vehicle access to the East side of the existing house, would have a harmful impact on that setting as well as the character and appearance of the Conservation Area, by providing a built form that would enclose the structure to the side and rear and providing a hard backdrop at odds with the current large, broadly treed setting. In addition, the LPA's view has been that the erection of any dwelling in the location proposed would erode the special tranquil, landscape character area that the PVAA is intended to protect by introducing a built form and associated traffic and other domestic activities into this currently undeveloped area.
20. However, in coming to a decision on the appeal against the most recent refusal of planning permission, a planning inspector took the view that the dwelling itself would not cause any significant harm to the setting of the Listed Building or the PVAA. This decision is considered to have material weight in the consideration of this similar proposal. Nonetheless, the inspector dismissed the appeal on the grounds that the creation of a new vehicle access to the East side of the Listed Building *would* harm the setting of the Listed Building as well as the character and appearance of the Conservation Area and the visual amenity of the area, contrary to the purposes of designating the site a PVAA.
21. As a result of this decision, the application has been resubmitted with the previously proposed permanent access to the East of the house removed and a new proposal to share the existing access and parking area for the Guildhall with the new dwelling. This would necessitate the removal of a lean-to element on the existing carport. A pedestrian path would lead from that parking area on the West side of the Guildhall to the new dwelling. The carport originally proposed next to the new dwelling has also been removed and a workshop and store added. The new access and parking arrangements as well as the proposed pedestrian path are considered to be acceptable in principle in terms of their impact on the setting of the Listed Building, character and appearance of the Conservation Area and PVAA but will need to be covered by condition for additional planted screening to ensure the acceptability of the scheme in the long term.
22. In light of the planning inspector's decision on the impacts of the proposed dwelling, it is now recommended that the house, as well as the proposed access and parking area be considered to be acceptable in terms of their impact on the setting of the Listed Building, Conservation Area and PVAA subject to conditions regarding the following matters:
- Details of landscaping scheme and its permanent retention;
 - Restrictions on additional boundary treatments or alteration to existing boundaries;
 - Restrictions on any additional access or alterations to the approved access;
 - Restrictions on alterations to hard surfacing other than as approved;
 - Removal of Permitted development rights for fencing, dormer windows, porches and new openings and alterations to openings;
 - Details of hard surfacing and boundaries including path and edgings and details of any alterations to existing boundaries;

- Samples of materials for external surfaces;
- Details of windows, doors, screens, eaves, verge, rooflight, canopy, to comprise 1:20 elevations and 1:5 sections;
- Details of the extent and details of alterations to existing garage and lean-to.

23. The proposed construction access would be through the existing gates in the picket fence to the East side of the frontage of the property. Potentially, the construction access may require the temporary removal of a section of the picket fence and/or the gates to ensure it is not damaged. This is not considered to cause significant harm, provided that the removal of the fence be carried out carefully and that there is a clear timescale for the removal of the temporary access and the reinstatement of the picket fence.
24. The proposed development is therefore considered to be acceptable in terms of its impact on the setting of the Listed Building, the character and appearance of the Conservation Area and the visual amenity of the PVAA.

Residential Amenity

25. The proposed dwelling would be some 35 metres from the nearest dwelling and it is not considered the built development would have any significant impact on the amenity of neighbouring residential properties. The first floor windows in the proposed property would not directly face neighbouring properties and it is not considered that there would be any significant overlooking of neighbouring properties.
26. The proposed parking and access arrangements, shared with the existing dwelling, are considered to be unlikely to cause any significant disturbance to any of the neighbouring properties. The pedestrian path to the dwelling would pass relatively close to the garden of No. 4b West Green, however given that it would not be used by motorised vehicles, it is considered that it would not cause any significant disturbance likely to affect the residential amenity of that property.
27. The proposed development is therefore considered to be acceptable in terms of its impact on residential amenity.

Parking and highway safety

28. The Highways Authority has previously commented that any shared access should be widened to 3 metres, however given that the existing access is adequate for vehicles to access the parking area and as the parking area is not significantly changing, albeit that more cars will use it, it is not considered necessary to widen the access. The gravelled access road to the front is quiet and it is not considered that either the sharing of the existing access or having cars reversing out of the driveway would have any significant impact on highway safety.
29. The proposed arrangements would provide two parking spaces for the new property and would retain the existing two bay car port as well as the hardstanding in front as parking for the Guildhall. Although slightly in excess of the Council's maximum parking standards of 1.5 spaces per dwelling the provision of two spaces is considered to be acceptable in this case and adequate for the likely needs of the property. The remaining car port and driveway parking spaces for the Guildhall are also considered to satisfy the parking needs of the property.

30. The pedestrian access is a relatively long distance from the vehicle parking area to the house itself and concern has been raised locally regarding the potential impact that pedestrian movements, particularly deliveries will have on neighbouring amenity. Whilst it is accepted that the pathway is longer than normal with a detached dwelling of this kind, a walk of 60 or 70 metres between a car parking area is common in other residential situations and it is not considered to be problematic in itself. The disturbance generated by the use of this pathway, which runs close to the boundary with a neighbouring bungalow, has been considered. Given that deliveries are likely to be relatively infrequent, it is not considered that the use of a trolley or similar on the pathway would be likely to cause any significant harm to neighbouring amenity. In terms of the daily use of the pathway by the occupiers of the property, it is also considered that these pedestrian movements would be very unlikely to have any significant impact on the residential amenity of the neighbours in terms of noise generated.
31. The Parish Council's response makes it clear that it may not grant the necessary permissions for either the temporary access or the dual use of the existing access. This is considered to be a civil matter between the applicant and the Parish Council/Green Charity Trustees. Whilst these issues over access may prevent the development going ahead, they are not considered to impact on the principle of the development or the acceptability of the access in terms of its impact on any material planning matters.

Ecology

32. The Ecological Survey has previously been examined by the Council's Ecology Officer, who is satisfied that subject to conditions relating to disposal of spoil, implementation of biodiversity enhancement and bird breeding, no harm to biodiversity would result from the proposed development.

Trees

33. The Council's Trees Officer is satisfied that the proposed development, as well as the temporary access and driveway for construction traffic will, if implemented in accordance with the recommendations of the Arboricultural report will not harm significant trees on site and will preserve the existing character of the site and the current levels of screening.

Open Space

34. The 2005 Audit and assessment of need for outdoor play space and informal open space showed that Barrington has a surplus of both sports pitches and play space. It also concluded, however, that the existing main pavilion was in poor condition and required updating.
35. The most recent previous application was also refused on the grounds that it failed to make sufficient provision for the additional burden upon open space within the village that would arise from residents occupying the development, as although Barrington has a surplus of open space provision in the village, the quality of these facilities is in poor condition and requires additional funding to service demand. At appeal, however, it transpired that the pavilion was in private ownership and the LPA accepted that it would not be appropriate to seek funds to spend on private property.
36. Since then, the Parish Council has suggested that there is an alternative scheme of upgrading the play equipment on Challis Green. The LPA is still considering this

aspect of the application and an update will be provided on the issue prior to the consideration of the application by the Planning Committee.

Fire Safety

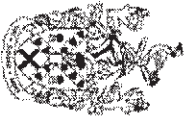
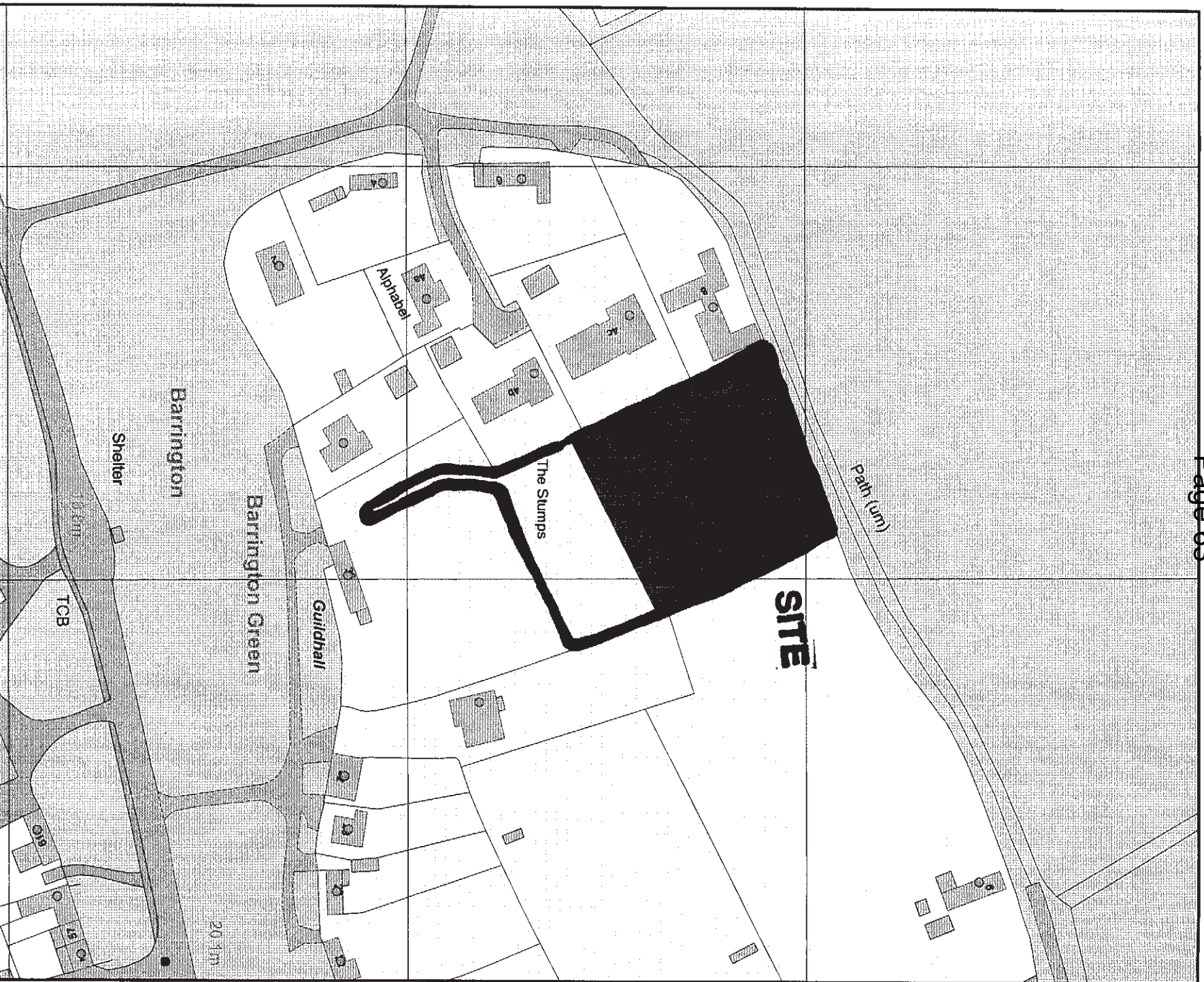
37. The adequacy of the provisions for fire fighting at the proposed dwelling, given its distance from the public highway, are currently being checked with the Cambridge Fire and Rescue Service. The outcome of these discussions will be reported to members as an update.

Recommendation

38. Delegated powers to approve the application with conditions are requested, subject to the resolution of the outstanding issues regarding contributions to play space and open space and the confirmation from the Fire Service that the proposed emergency access arrangements are acceptable. Conditions relating to the following would be applied to any such permission:

- a) Time Limit for implementation
- b) Approved Plans
- c) Materials to be approved
- d) Details of windows, doors, screens, rooflights and canopy for the proposed dwelling in the form of 1:20 elevations and 1:5 sections
- e) Landscaping
- f) Landscaping implementation and retention
- g) Method statement for installation of temporary access including tree protection, its use and a timescale for its removal
- h) Additional details regarding removal of lean-to structure from existing garage
- i) Details of proposed boundary treatments, restriction on additional boundary treatments and alterations to existing treatments
- j) Restrictions on any additional access or alterations to the approved access
- k) Details of proposed hard surfacing and restrictions on alterations to hard surfacing other than as approved
- l) Removal of Part 1 and Part 2 permitted development rights
- m) Disposal of spoil from the site
- n) Scheme for biodiversity enhancement and bird breeding

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1748/10 – GREAT ABINGTON
Extension to Guest Accommodation Building to Provide an Additional 4 No.
Guest Rooms - Three Tuns, 75, High Street
for Mr & Mrs Christopher Adomeit

Recommendation: Delegated Refusal

Date for Determination: 9 December 2010

Notes:

Members of Committee will visit the site on Wednesday 1 December 2010

This application has been reported to the Planning Committee for determination at the request of District Councillor Orgee

Conservation Area and Listed Building

Site and Proposal

1. The Three Tuns is a Grade II listed thatched public house located on the east side of the High Street within the village Conservation Area. Within the curtilage of the public house to the rear are a large gravelled parking area, an open-sided curtilage listed flint outbuilding, and, adjacent to the southern boundary, an L-shaped single-storey timber outbuilding providing five guest accommodation rooms. Residential properties adjoin the site to the north, east and south. Within the garden of the property to the south, in close proximity to the common boundary with The Three Tuns, is a mature walnut tree.
2. The full application, registered on 14th October 2010, seeks to extend the existing guest accommodation building in order to provide an additional four en-suite guest bedrooms. The existing structure is an L-shaped building with the main element standing 5 metres high and oriented in a north-south direction and with a subservient 4.4 metre high wing oriented in an east-west direction. The proposed extension would be added to the east side of the lower wing and would measure 14.4 metres long x 6.6 metres wide. Its ridge height would be the same as that of the existing wing but the building would be dropped into the ground by 900mm, thereby enabling the provision of loft and storage space at first floor level. Materials would consist of stained timber joinery and clay pantiles to match the existing structure.

Planning History

3. **S/1306/07/F** – Planning permission granted for the erection of guest accommodation.

Planning Policy

4. 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/7 – Development Frameworks

CH/3 – Listed Buildings

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

CH/5 – Conservation Areas

NE/15 – Noise Pollution

ET/10 – Tourist Facilities and Visitor Accommodation

TR/1 – Planning for More Sustainable Travel

TR/2 – Car and Cycle Parking Standards

5. South Cambridgeshire Local Development Framework Supplementary Planning Documents:

Development Affecting Conservation Areas – 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.

6. **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.
7. **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

8. **Great Abington Parish Council** recommends approval, stating:

“Concern has been expressed about a neighbour's walnut tree but we understand that the applicant has agreed to replace it if it does not survive. Also care must be taken not to damage another neighbour's barn.”

9. **The Conservation Officer** recommends refusal, stating that the proposal is considered to have a detrimental impact on the setting of the Grade II listed public house. It is noted that the existing guest accommodation was the subject of extensive pre-application discussion and was considered to have a minimal impact on the setting of the listed building due to its relatively modest scale, traditional form and design. The proposed extension would significantly

increase its bulk and massing and result in a dominant structure that would be visually intrusive. Increasing the span would result in untraditional proportions and the different roof heights would result in an awkward detail. In terms of detailing, the large number of windows and doors on the north elevation, in addition to rooflights, would result in a fussy, cramped and overtly domestic appearance. The proposal would extend the full width of the south-west boundary and result in overdevelopment of the site, additional parking, loss of garden and views, and would harm the setting of the Grade II listed building and the curtilage listed outbuilding, and would neither preserve nor enhance the Conservation Area.

10. **The Trees Officer** raises no objections.
11. **The Landscape Design Officer** has not commented to date. Members will be updated on any comments received prior to the Committee meeting.
12. **The Local Highways Authority** expresses concern regarding the restricted number of parking spaces. It is assumed that the number of spaces currently available (excluding space No.2 shown on the plan) is sufficient to cater for the vehicles associated with the owners of the pub, any staff that work there who do not live in the village, the patrons and visitors who stay in the accommodation. However, more information is required to show that the 16 available spaces can satisfactorily cater for the vehicles associated with the above and a further four accommodation units. As such, details relating to the number of vehicles associated with the private residence within the public house, together with the number of vehicles associated with any staff, should be provided together with a survey of vehicles within the car park throughout the opening hours of the public house over say a period of one month. Whilst such a survey would have been more representative had it been undertaken within the summer months (when the accommodation is likely to be full), one undertaken now will hopefully provide visitor patterns relating to the public house use, upon which the worst case scenario numbers associated with the accommodation can be used.

Representations

13. A letter has been received from the owner of The Old Paddock, the dwelling to the rear. No objections are raised to the development as it would not be visible. However, concern is expressed regarding the safety of this neighbour's barn and adjacent wall during the building work. Assurance should be given that there will be no damage or detriment caused to the property.
14. A letter of objection has been received from the owners of No.7 Linton Road to the south, who raise the following concerns:
 - The development would affect a large walnut tree which stands just 80cm away from the boundary..
 - The application states that parking is not a problem as the pub is mainly frequented by local people. This is not the case. The pub attracts a lot of custom from far and wide. If there were four more cars in the car park (to cater for the four extra rooms), this would result in more cars lined up on both sides of the High Street.

Representation from District Councillor Orgee

15. District Councillor Orgee has requested that, if Officers are minded to refuse the application, it be referred to Planning Committee for determination:

“This planning application is for extensions to the guest accommodation to provide an additional four guest rooms. The site in question is at the only remaining public house in the Abingtons. The site is in the conservation area and I understand that the local parish council is supportive of the application. Maintaining the viability of our villages and the businesses in them are important issues to consider as are issues about what is appropriate within a conservation area. In the circumstances, if officers are minded to reject this application, I would be very grateful if the application could go to the full Planning Committee for determination.”

In a further email, Councillor Orgee states:

“I note the views of the Conservation team on the impact on the development on the setting of listed building and upon the character of the Conservation Area and that officers are likely to recommend refusal on this basis. I would have to profoundly disagree with the Conservation team's views regarding the impact on the setting of the listed building and on the character of the Conservation area. I therefore formally request that, in the event of an officer recommendation to refuse, this application does go to the Planning Committee with a site visit. I understand the Great Abington Parish Council supports the application, a further reason why this application should go to the Committee for decision.”

Planning Comments – Key Issues

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

16. The Three Tuns is a Grade II listed public house located within the village Conservation Area. During the consideration of the previous application for the existing guest accommodation, care was taken to ensure that the building was traditional in form, scale and materials, with the scheme being amended to reduce the eaves and ridge heights of the building. The resultant structure is considered to have a minimal impact upon the setting of the Listed Building. During pre-application discussions in respect of the current proposal, the applicant initially proposed a three-bedroom extension to the existing outbuilding, with office accommodation above. This proposed extension was higher and wider than the existing structure, and Officers expressed concerns regarding the span, bulk, massing and detailing of the proposed scheme. The submitted application attempts to resolve these issues by setting the extension at a lower level, thereby reducing the overall ridge height to the same as that of the existing wing. However, the extension would still have a greater span and lower eaves height than the existing building. Due to the untraditional span and lowered floor levels of the extension, it would significantly increase the bulk and massing of the building. This, together with the awkward detailing caused by differing eaves heights and the large number of windows, doors and rooflights that give the building a fussy and overly domestic appearance, would result in an inappropriate form of development within the curtilage of this listed building. As a result, the development would harm the setting of the listed building, and the curtilage

listed outbuilding, and would neither preserve nor enhance the character of the Conservation Area.

17. The application has been accompanied by supporting information that explains that the guest accommodation approved under application reference S/1306/07/F has been very successful, and the occupancy rate is high. It is argued that, as it is necessary for rural businesses to diversify in these difficult economic times, the applicants wish to increase the number of rooms they can offer. Councillor Orgee has also stressed the importance of maintaining viability within the Council's villages and businesses. In this instance, no information has been put forward to suggest that the guest accommodation is necessary in order to ensure the survival of the business. Rather the proposal has come about in response to the high level of demand for the rooms. Whilst any proposal to improve the pub's income is to be welcomed, in this instance the harm caused by the design of the extension is considered to outweigh this wish. It must also be stressed that Officers do not have any in-principle objection to increasing the number of guest rooms on the site or to increasing the length of the existing building. Rather, it is the design and form of the proposed addition that cause concern. If the extension were designed with the same span, ridge, eaves and floor levels as the existing building, and the fenestration simplified to match that of the existing structure, it is likely that this would overcome concerns relating to the impact upon the setting of the Listed Building and upon the character of the Conservation Area.
18. Should Members be minded to support the proposal, it should be noted that the approved application for the existing building stated that the walls would comprise stained black weatherboarding. The walls have not been stained black, and despite a letter to the applicant's agent, advising that this would need to be carried out to ensure compliance with the plans, the works have not been carried out to date. It is therefore recommended that any approval be conditional upon the weatherboarding on both the existing building and the proposed extension being stained black, in order to ensure a more traditional and appropriate finish.

Highway Safety

19. The Local Highways Authority (LHA) has raised concerns regarding the level of available parking and has requested that a traffic survey be undertaken. The application has been accompanied by a plan showing the provision of seventeen spaces in total. The LHA has stated that space number 2 should be excluded, thereby resulting in sixteen available spaces. Tandem spaces need to measure a minimum of 6m x 3m, whereas the spaces shown are to the standard dimensions. However, there is space available to comply with the higher standard and I am therefore satisfied that this area on the south side of the access is capable of accommodating two cars and that the site can accommodate the seventeen spaces shown on the plan.
20. During the consideration of planning application reference S/1306/07/F, car parking was required at a maximum ratio of: one space per 5 square metres of lounge/dining floor area in the pub; and one space per guest room. This resulted in a requirement for sixteen spaces, and seventeen were shown on the approved plans. Using the same criteria, the proposals would result in the need for an additional four spaces to cater for the extra guest rooms, resulting in a total need for twenty spaces. This results in a total shortfall of three

parking bays. As the parking standards are maximum standards, that there could be an element of dual-use between the guest rooms and the pub, and that the pub is in the centre of the village, so within walking distance for most residents, this shortfall is not considered to be significant. The LHA's request for a traffic survey to be carried out is considered to be overly onerous, and Officers consider the car parking provision to be acceptable.

Trees

21. The application has been accompanied by a Tree Survey. This shows the location of the walnut tree within the garden of the neighbouring property to the south, No.7 Linton Road, and proposes the retention of this tree. The Council's Trees Officer has been consulted on the application, and has raised no objections to the proposal.

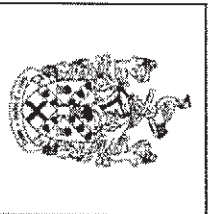
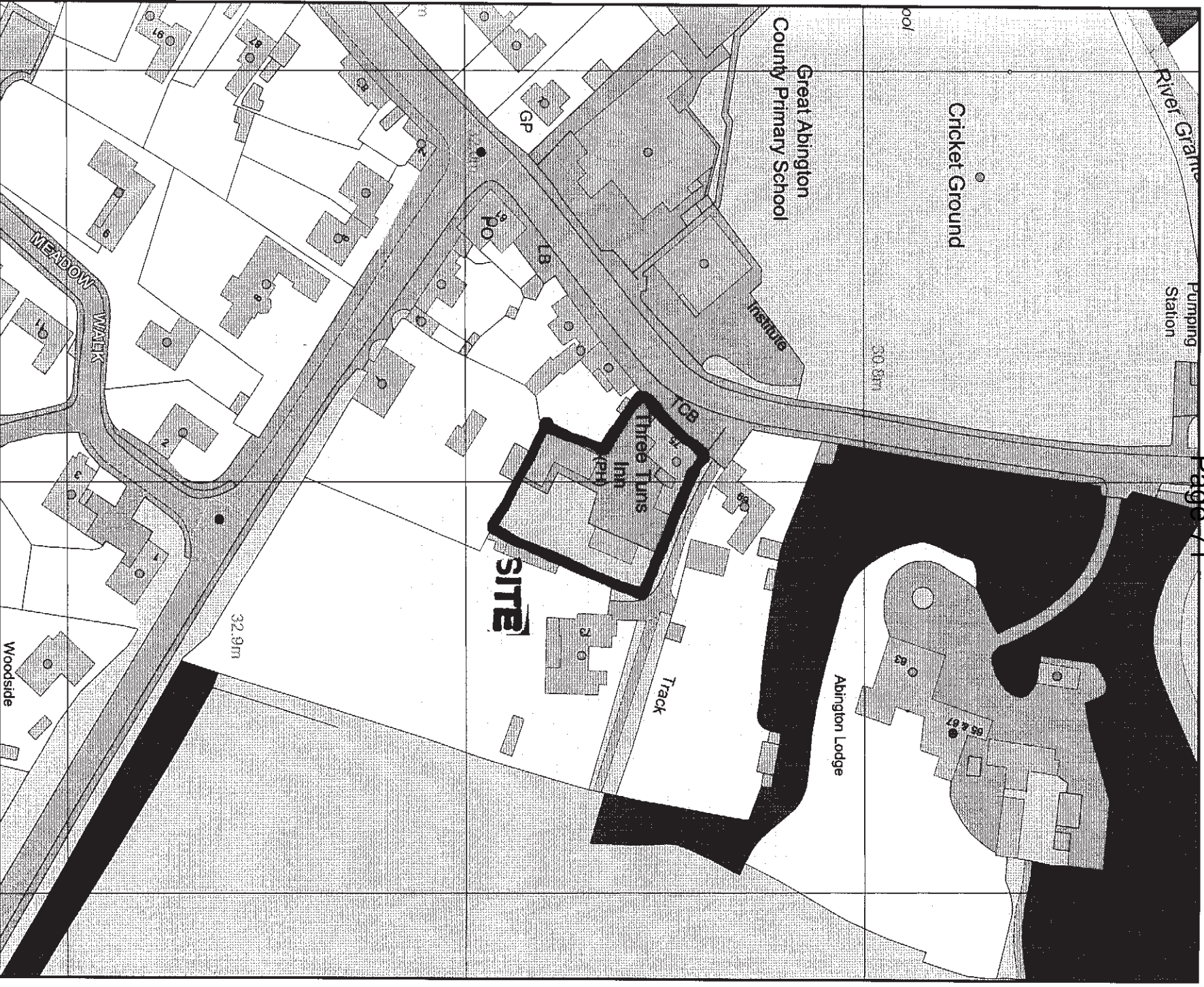
Recommendation

22. Refusal:
 1. By virtue of the untraditional span of the proposed extension, which is wider than that of the existing structure, and its siting at a lower ground level relative to the existing building, the proposal would significantly increase the scale, bulk and massing of the existing building. This, together with the awkward detailing caused by the lowered eaves height, and the large number of windows, doors and rooflights that give the building a fussy and overly domestic appearance, would result in an inappropriate form of development within the curtilage of this listed building. As a consequence, the proposed development would seriously harm the setting of the Grade II Listed Building, The Three Tuns, as well as that of the site's curtilage listed outbuilding, and would fail to either preserve or enhance the character and appearance of the Conservation Area. Consequently, the development would be contrary to Policies DP/3, CH/4 and CH/5 of the adopted South Cambridgeshire Local Development Framework 2007, which state that development will not be permitted if it would have an unacceptable adverse impact upon village, character, upon the setting of Listed Buildings, and if it fails to preserve or enhance the character and appearance of Conservation Areas.

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; Listed Buildings; Trees and Development Sites; District Design Guide; Landscape in New Development.
- Circular 11/95 and 05/2005
- Planning File References: S/1748/10/F and S/1306/07/F.

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Scale - 1:1250
Time of plot: 14:25

Date of plot: 18/11/2010

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1362/10 - PAMPISFORD**Erection of Two Business Units (Class B1), Access, Revised Parking and Associated Infrastructure: Phase 2 (Extension of Time of Planning Permission S/1060/07/F) - Iconix, Pampisford Park, London Road for Turnstone (Cambridge) Limited****Recommendation: Approve Conditionally****Date for Determination: 10 November 2010**

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

Site and Proposal

1. The site, which extends to 1.67 hectares, rises gently to the southwest towards the A1301 Sawston By-Pass. There is a 2m high hawthorn hedge on a low bank along the London Road/east frontage, a B1 (Business) building to the south, and commercial premises on "Sawston Park" to the north. The bypass to the west is set down below the level of the site. The site includes one single storey and several two-storey business units, comprising 2,861 sq.m. floorspace, an open storage depot, frontage to a disused petrol filling station and a high telecommunication mast.
1. This full application, received on 11 August 2010, proposes the extension of the time limit for the commencement of development for a further five years. Planning permission reference S/1060/07/F was granted 6 September 2007 for the erection of two B1 (Business) units, comprising B1(a) office and B1(b) research and development. The buildings have dimensions 49m x 19m approximately x 8.75m high to top of roof, and 11.05m high to top of plant room roof (combined 3,744 square metres of gross external floor area). The proposal included new and reconfigured car parking (200 spaces in total, 107 spaces for the proposed buildings and 93 spaces for the adjacent existing buildings), a new access to London Road and landscaping. Cycle parking is also proposed. The buildings would be faced with metallic silver horizontal metal panelling system, vertical gault brick panels and would have a flat roofing membrane system behind a brick parapet wall. Two existing accesses onto London Road would be closed off.
2. Amended landscape and layout plans were received on 25th July 2007 to take account of the comments of the Ecology Officer and Landscape Design Officer.
3. The application is supported by a Transport Statement:

1. a traffic survey of the site, and junction capacity surveys of the junction of London Road and A1301, and the A505 roundabout, and at a comparable office premises Morgan Sindall/ Bluestone offices in Sawston;
 2. detailed all modes assessment of the proposed development;
 3. improvement to the section of existing footway to the east of the site to provide a footway/cycleway joining up with the existing provision adjacent to the A505 roundabout;
 4. the provision of a nearside passing bay in the Sawston Bypass at its junction with London Road;
 5. 10% reduction in parking provision;
 6. Amendment to the Travel Plan to reduce single-occupancy car journeys, improvements to local cycleways, consideration of a shuttle bus service, priority parking for car sharing, shower facility for cycle users, and a Travel coordinator and a Managing Agent.
 7. As part of the Travel Plan, surveys are proposed of the impact of the development on traffic conditions through Pampisford.
 8. inclusion of a stage 1 safety audit of the proposed access in the Transport Assessment;
4. The application is accompanied by a Design and Access Statement, Ecological Appraisal, Arboricultural Report and Tree Survey, an Archaeological desk-based Assessment, Ground Investigation Report, Contamination and Remediation Statements, Flood Risk Assessment and a Foundation Works Risk Assessment.

Planning History

5. Application reference S/2134/06/F for similar development was refused at Planning Committee on 7.2. 2007 following a site visit by Members. The reasons for refusal followed on from the advice of the Local Highway Authority on the grounds of an inadequate Transport Assessment and inadequate capacity assessment of the A1301/A505 junction.
6. S/1060/07/F: Two B1 (Business) Units, New Access, Reconfigured Car Park and Ancillary Infrastructure (Phase 2) Approved 6.9.2007
7. S/1061/07/O: B1 (Business) development (Phase 3) Approved 6.9.2007

Planning Policy

East of England Plan 2008

SS1: (Achieving Sustainable Development)

E2: (Provision of Land for Employment)

ENV7 (Quality in the Built Environment)

LDF Adopted Core Strategy Development Plan Document (2007)

ST/8 (Employment Provision)

South Cambridgeshire Development Control Policies Development Plan Document (2007)

DP/1 (Sustainable Development)

DP/2 (Design of New Development)

DP/3 (Development Criteria)

ET/1 (Limitations on the Occupancy of New Premises in South Cambridgeshire)

ET/4 (New Employment Development in Villages)
SF/6 (Public Art and New Development)
TR/1 (Planning for More Sustainable Travel)
TR/2 (Car and Cycle Parking Standards)
TR/3 (Mitigating Travel Impact)
NE/1 (Energy Efficiency)
NE/3 (Renewable Energy Technologies in New Development)
NE/6 (Biodiversity)
NE/8 (Groundwater)
NE/11 (Flood Risk)
NE/12 (Water Conservation)
NE/14 (Lighting Proposals)
NE/15 (Noise Pollution)
NE/16 (Emissions)

Local Development Framework Site Specific Policies DPD (2010)
SP/12 (Allocations for Class B1 Employment Uses) part b: Pampisford, west of Eastern Counties Leather, London Road.

South Cambridgeshire Local Development Framework Supplementary Planning Documents

Public Art SPD (2009)
Trees & Development Sites SPD (2009)
Biodiversity SPD (2009)
District Design Guide SPD (2010)

Consultations

8. **Pampisford Parish Council:** Objection to the proposal, on grounds also put forward in response to the applications in 2006 and 2007:

“Pampisford Parish Council objected to the original planning application on the grounds that it failed to address a number of fundamental problems.

OVERCROWDED SITE

The proposed development of a further 4 buildings on the site is excessive. Development on this scale in a village of only 300 people is inappropriate. Unit 1 (part of Phase 1) is believed to be only partly occupied.

NON-COMPLIANCE WITH POLICY EM6

South Cambridgeshire District Council Planning Policy EM6 states that planning permission will only be granted for development where “there would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors”. The proposed development fails on these counts greatly. The Parish Council cannot understand why planning permission was granted in the first place.

TRAFFIC CONGESTION

The parking provision for these buildings totals more than 300 places, and with visitor traffic including delivery vehicles added on, this will generate additional traffic flows on a huge scale. This will have an impact on the local road network, especially the roundabout on the nearby A505. Traffic congestion has increased since 2007. At peak times, both morning and evening, long queues are generated on all roads. On the A505 these often extend back to the M11 junction to the west and to the dual carriageway to

the east. Iconix transport statement confirms that the roundabout is reaching the limit of its capacity. As a result, rat-running through Pampisford has reoccurred. If the proposed development is allowed, the additional traffic generated will impact seriously on all local traffic movement. Highway improvements on a major scale would be required, for which funds are unlikely to be available. The highway improvements put forward by the developer would not address this problem.

Access to and from the site will cause major difficulties to traffic movements on London Road, which is already heavy during rush hours. The proposals to improve the site access will not do much to alleviate this situation, as the proposed central waiting zone on London Road by the entrance will impact on the grass verges and the footpath as a result of the road being too narrow at this point.

TRANSPORT PLAN

The proposals put forward by the developers are naïve and simplistic. The Iconix buildings will be let to a large number of small firms. It would not be feasible for them to operate the kind of detailed scheme envisaged. Whilst the developer could include some such obligation in the terms of the lease, compliance could not be easily monitored or enforced.

CONCLUSION

For the reasons stated above, Pampisford Parish Council are solidly opposed to the scale of the development and recommend rejection of this application. There is enough industrial and commercial development within the parish of Pampisford. To allow more would have an adverse effect on the quality of life for the residents and would result in major disruption to traffic movements in the area.

If, notwithstanding our deep concerns over this development, SCDC is minded to approve this application; there are a number of important conditions we would wish to see imposed. The Parish Council does not feel that these were considered seriously enough when planning permission was granted.

- a) Scale back: The development should be scaled back to be more in keeping with the character of the village and the spirit of Policy EM6.
- a) Transport and additional traffic: There must be provision for traffic calming and other measures to control rat-running through the village.
- b) Widening of London Road The intended widening of London Road for a turning lane to the site must not impact on the footpath and grass verge.
- c) Cycleways: Local cycleways need joining up, between Pampisford and the west side of Whittlesford station, Sawston, along the bypass, A1301 and A505 eastwards.
- d) Number of employees: Controls on number of employees in the tenant businesses (following policy EM6)
- e) Light pollution: There should be strict controls on light pollution from the site. The unoccupied building in Phase 1 is already illuminating the surroundings to an unnecessary degree.
- f) Hazardous substances: There should be strict controls of/ restrictions on hazardous substances, which might be used in

some small light industry/ lab research operations, particularly in relation to disposal. There is already polluted ground water in the area.

g) Entry to the village: There should be a defined acknowledgement that people are entering the village as you come to 30mph sign on London Road – such as a fence, village name, village sign or traffic calming measures.

9. **Sawston Parish Council** – recommendation of approval (no further comments).
10. **Local Highway Authority** – no objection to the extension of the time limit.
11. **Highways Agency** – no objection.
12. **Council's Drainage Manager** – No objection, subject to compliance with Environment Agency restrictions on surface water discharge rates (brought forward from S/1060/07/F).
13. **Ecology Officer** – No objection. In the previous application, the proposals were considered to be satisfactory, subject to clarification of boundary planting and to a condition to require provision of bird and bat boxes, and pollarding of willows on the site.
14. **Landscape Design Officer** – No objection to the scheme, subject to a condition requiring detailed landscaping to be agreed (brought forward from S/1060/07/F).
15. **Trees and Landscape Officer**- No objection, subject to a condition for further landscaping of the enlarged car park should planning permission be approved (brought forward from S/1060/07/F).
16. **Corporate Manager (Health and Environmental Services)** – No objection, subject to a revised condition to require details of the lighting scheme to be submitted for approval.
17. **Scientific Officer (Contaminated Land)** - Notes that there is substantial contamination to soils and groundwater, which should be the subject of remediation and regulated by a condition on the planning permission.
18. **Cambridgeshire Fire and Rescue Service** has requested a condition to require provision of fire hydrants on the site (comment brought forward from S/1060/07/F).
19. **Police Architectural Liaison Officer** – Comments that the external walls should be robust enough to withstand criminal attack such as the cutting or removal of metal panels. He would prefer secure fencing to be placed on the embankment backing onto the A1301 Sawston bypass.
20. **County Archaeological Unit** – the applicant has submitted a desk-top archaeological assessment, and further investigations are unnecessary.
21. **Environment Agency** – The EA considers the flood risk assessment to be acceptable in principle, but has requested clarification of details relating to the flood compensation area. The EA has recommended several conditions, and

a S106 Agreement to safeguard the flood compensation area in perpetuity, and to safeguard it from inappropriate development (comment brought forward from S/1060/07/F).

22. **Anglian Water** – Recommends a condition to require the submission of foul and surface water drainage proposals for the scheme (comment brought forward from S/1060/07/F).
23. **Cambridge Water Company** – Any planning consent should include conditions to prevent ground water contamination in the chalk aquifer from the development (comment brought forward from S/1060/07/F).

Representations

24. None received.

Planning Comments

Employment Policies

25. The site is brownfield/previously-developed land within the Village Framework. Structure and Local Development Framework policies encourage business development on such sites, subject to limitations on occupancy for Class B1 premises being imposed by condition (Policy ET/1 of the South Cambridgeshire Development Control Policies Development Plan Document).
26. Although the site is within the Pampisford Village Framework, it is also very close to Sawston Village Framework, a Rural Centre. Policy ET/4 of the Development Control Policies DPD supports small-scale (firms who employ 25 people or less) B1 development in this circumstance.
27. Having regard to the size of each unit, approximately 1,870 sq.m, and the car parking available to each, 53/54 spaces, it is possible that each unit would, if occupied by a single user, employ more than 25 persons. However, it is not considered that this is harmful in the context of existing employment land, and that each unit is similar in size to that approved at Unit 1 in 2005 and that an occupancy condition is proposed in order to comply with Policy ET/1.

Character and Appearance

28. The proposed buildings will back on to existing unattractive commercial buildings to the north. They will be seen from both London Road and the A1301, Sawston By-pass, but in the context of commercial buildings on either side. Street elevations illustrate that, although the roof of the buildings will be some 2m higher than the commercial buildings to the north (plant room a further 2.3m higher), the roof of the buildings will be 1.22m lower than the recently constructed Unit 1 and 0.15m higher than the adjoining building at Unit 3 to the south. The top of the plant room will be the same as that on Unit 1 and 0.85m below that of the plant room on Unit 3. These proposed plant rooms are, however, recessed approximately 7.5m and 5.5m from the end and principal elevations respectively of each building. In terms of scale, design and appearance I conclude that the proposal is acceptable.

Transportation

29. The proposed new access achieves 4.5m x 90m visibility splays, appropriate to the scale of the development and the 30 mph speed limit on London Road. It provides a protected right-turning lane which does not exist for either of the two existing accesses, which would be closed. In principle highway safety on London Road will be improved.
30. Car parking has been provided at a ratio over the entire site of 1 space per 35.7 sq.m. gross floor area to accord with the Local Plan maximum standard of 1 space per 30sq.m. for development over 2,500 sq.m. Disabled car parking provision has been provided at 5% of capacity (6 spaces). Covered and secure cycle parking is provided at 1 space per 50 sq.m. gross floor area. Although this is commensurate with the level of provision approved as part of the 2005 permission for Unit 1, it does not accord with the Development Control Policies DPD standard of 1 space per 30 sq.m. gross floorspace. In conjunction with a Travel Plan, it is considered that this provision will be adequate, and is supported by the Local Highway Authority.
31. The site is located 1.6km from Whittlesford railway station and close to bus stops on London Road, along which a frequent service operates. Each business unit will be subject to a Travel Plan by condition of the planning permission.
32. To the south of the site, London Road merges into the A1301 Sawston By-Pass at a very acute angle. The Transport Statement assesses traffic flows for the full development opening year of 2010. The Statement concludes that in 2010, the site access and junction of London Road/ A1301 Sawston Bypass will operate 'with substantial reserve capacity in weekday peaks', whereas the A505 roundabout is currently approaching capacity in weekday peak periods. The report notes that 'with the introduction of traffic growth and development trips through to 2010 both the A1301 eastern approach and the A505 southern approach are predicted to be at the limit of capacity'. The Local Highway Authority has not required any further improvements to the roundabout.
33. The Travel Assessment proposes monitoring the amount of rat-running through Pampisford. The agent comments that there would be a small likelihood of such rat-running, based on predicted development trips in weekday peak periods. The Local Highway Authority has described the proposed Travel Plan as 'highly aggressive', which will include traffic surveys of movements within Pampisford and to enable mitigation measures to be taken, if necessary.

Drainage and Flood Risk

34. The displacement of flood waters by buildings will be compensated for within the site on a level by level, volume by volume basis up to 1 in 100 year flood level. This is detailed in the Flood Risk Assessment, which is acceptable to both the Environment Agency and the Council's Drainage Manager, subject to the imposition of a number of conditions on any planning permission.

Ground Contamination

35. The Ground Investigation Report and Foundation Works Assessment recommends that localised remediation is necessary to mitigate the impact of concentrations of chromium and various hydrocarbons which were proven in

soils. The appropriate and suitable foundations for each building are identified in these reports. A suitable condition is recommended.

Landscaping and Ecology

36. The proposed landscaping belt along the south west boundary will vary in width from 5m to 10m. Native tree and shrub species will reflect the previously approved scheme for Phase 1 (Unit 1). In the northern section of this belt an existing open watercourse will be retained but will require re-profiling. The existing access gaps on London Road will be closed by the planting of a native hedge, the species being selected from the existing hedge on this frontage.
37. At the rear of Units 2 and 3 the extended and reconfigured car park is shown to be planted with trees at intermittent distances, which is an improvement over the previous application.
38. The Ecological Appraisal found no habitats of ecological value although features on site offer opportunities for local wildlife. A survey found no evidence of bat roosts, and a low population of common lizards at the edge of the development area. The report recommends that a reptile mitigation strategy be prepared. Any removal of vegetation should be conducted outside of the bird nesting season (March-August).

Energy conservation, renewable energy and water conservation.

39. The previous grant of planning permission did not fully assess the potential for energy conservation, renewable energy provision or water conservation measures to be incorporated into the scheme. In issuing a renewal of planning permission, it is considered that suitable conditions should be attached in order to comply with LDF Policies NE/1, NE/3 and NE/12.

Extended time period

40. The application proposes a five year period for implementation of the development. Current Government advice set out in '*Guidance: Greater Flexibility for Planning Permissions*' (2009) acknowledges that Local Planning Authorities have discretion in legislation to grant longer permissions if this is justified on planning grounds. In the current economic downturn, it is considered that the extended period for commencement would provide greater certainty for the developer which would be in the interests of the economic development of this brownfield site that is in a sustainable location and which falls in part within the employment designation ST/12.

Conclusion

41. The concerns of Pampisford Parish Council are acknowledged, but it is not considered that these amount to sufficient grounds for refusal of planning permission, taking into account the provisions of the development plan and the advice received from consultees, as indicated.

Recommendation

Approval, subject to conditions, to include:

1. **The development hereby permitted shall be begun before the expiration of 5 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: (to be completed)**
(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 commence until details of**
 - a. **Samples of materials to be used for the external walls and roofs.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
 - b. **Details of the covered secure cycle parking.**
(Reason - To encourage alternative means of travel to the site in accordance with Policies DP/1, TR/1 and TR/2 of the adopted Local Development Framework 2007.)
 - c. **Details of tree pits and accommodation of tree roots adjacent to retaining walls and ramps.**
(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.)
 - d. **A water conservation strategy to show practicable measures for water conservation and recycling in the development.**
(Reason- In the interests of water conservation in the development in accordance with Policies DP/1 and NE/12 of the adopted Local Development Framework 2007)

have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
4. **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.)
5. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the**

occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. **Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) - for a period of ten years from the date of first occupation of each of the hereby permitted buildings, they shall only be used and occupied as follows:**

(a) Offices

(i) Normally to the provision of a local or sub-regional service or administrative facility principally for persons resident or organisations situated in the Cambridge area excluding national or regional headquarters offices; or

(ii) To a maximum floorspace of normally 300 square metres;

and/or

(b) Research and Development

(i) To the provision for high technology research and development firms, or organisations, which can show a special need to be closely related to the universities, or other established facilities or associated services in the Cambridge area;

and/or

(c) Light industry to a maximum planning unit size of 1,850 square metres of floorspace.

(Reason - To comply with Policy ET/1 of the adopted Local Development Framework 2007, which limits employment development in the Cambridge area to uses that need to be located close to Cambridge.)

7. **No development shall take place until details of off-site highway works (safety improvements to A1301/London Road junctions, cycleway improvements and site access) have been submitted to and approved by the Local Planning Authority. The approved works shall be implemented before the buildings, hereby approved, are first occupied or in accordance with a scheme of implementation that shall have previously been submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council as Local Highway Authority.**

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

8. **Neither building shall be occupied until a Travel Plan has been submitted to and approved by the Local Planning Authority; implementation of the Plan shall be carried out in accordance with the**

approved details of the Plan.

(Reason - To encourage car sharing and the use of alternative means of travel to the site in accordance with Policies DP/1 and TR/1 of the adopted Local Development Framework 2007.)

9. **The development shall not be occupied until the area shown on amended site plan date stamped 25 July 2007 No. P037/105 revP5 has been drained and surfaced (or other steps as may be specified), and that area shall not thereafter be used for any purpose other than the parking loading and unloading turning of vehicles except as may be required in the approved Travel Plan.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
10. **Details of the location and type of any power driven plant or equipment including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the buildings but excluding office equipment and vehicles and the location of the outlet from the buildings of such plant or equipment shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.**
(Reason - To protect the occupiers of adjoining buildings from the effect of odour, dust or fumes in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)
11. **No power operated machinery (or other specified machinery) shall be operated on the premises before 8.00 am on weekdays and 8.00 am on Saturdays nor after 6.00 pm on weekdays and 1.00 pm on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing by 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 adopted Local Development Framework 2007.)
12. **No development shall commence until a scheme ecological enhancement, including measures for the erection of bird and bat boxes and the pollarding of willow trees, has been submitted to and approved in writing by the Local Planning Authority; the scheme shall be implemented in accordance with the approved details and an approved timetable.**
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
13. **No development shall take place until full details of a Scheme of Mitigation and Translocation for the Common Lizards has been submitted to and approved in writing by the Local Planning Authority. These measures shall include:**
 - (a) **Appropriate surveys undertaken in order to determine the population size and distribution across the site.**
 - (b) **Clear definitions of the Scheme's aims and objectives.**
 - (c) **Evaluation of the ecological requirements of the Common Lizards.**

- (d) **Selection of suitable receptor sites.**
- (e) **Method statement for the species' protection and translocation.**
- (f) **Location of works and/or measures required to successfully implement the translocation.**
- (g) **Full details of long-term management and ownership of the receptor site(s).**
- (h) **Persons responsible for the implementation of the Scheme.**
- (i) **Timing of the Scheme's implementation.**
- (j) **Measures for the monitoring of the Scheme for a minimum period of three years.**

No site providing habitat for the Common Lizard shall be destroyed, modified or removed or altered in any way or form (including the removal of surrounding vegetation) until the Scheme of Mitigation and Translocation has been approved and fully implemented, unless otherwise agreed in writing with the Local Planning Authority.

(Reason - Planning Policy Statement 9: Biodiversity and Geological Conservation, seeks the maintenance, enhancement or restoration of biodiversity. The Common Lizard receives protection under the Wildlife and Countryside Act, 1981. The above Scheme seeks to minimise harm and disturbance to the species and ensures compliance with Policy NE/6 of the adopted Local Development Framework 2007.)

14. **No development shall commence until flood compensation works have been carried out in accordance with Flood Risk Assessment for Phases 2 and 3 dated May 2007 and drawings numbered 19374:90:001 Rev E and 002 Rev D. The works shall be implemented in accordance with the approved programme unless otherwise agreed with the Local Planning Authority.**

(Reason - To prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

15. **No development shall commence until details of a safe access/egress route, not adversely affecting the flood regime, to land outside the 1 in 100 year floodplain, are submitted to and agreed in writing by the Local Planning Authority. The approved route shall be in place before any occupancy of the buildings.**

(Reason - To provide safe access and egress during flood events and reduce reliance on emergency services. in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

16. **No spoil or materials shall be deposited or stored in the floodplain nor shall any ground be raised within the floodplain as shown on Drawing No. 19374:90:002 Rev D within the Flood Risk Assessment unless expressly authorised in writing by the Local Planning Authority.**

(Reason - To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

17. **Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly**

prohibited within the Flood Compensation Area in accordance with Drawing No. 19374:90:002 Rev D in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:

Part 8 (Industrial and Warehouse Development).

(Reason - To ensure that any development which would not otherwise require planning permission does not lead to an increased risk of flooding to other land/properties, due to impedance of flood flow and reduction in flood storage capacity in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

18. **The minimum ground floor level of any building involved in the development must be at least 23.96m AOD unless otherwise agreed in writing by the Local Planning Authority.**
(Reason - To provide a reasonable freeboard against flooding and an allowance for climate change in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
19. **No development shall commence until a flood contingency plan including car parks and warning signage has been submitted to and approved in writing by the Local Planning Authority; the approved plan shall be implemented in accordance with the Flood Risk Assessment before any building is occupied and shall thereafter be held on site for use at all times.**
(Reason - To ensure the safe access and egress during times of flood in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
20. **No development shall commence until a scheme for the provision and implementation of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.**
(Reason - To prevent the increased risk of flooding by ensuring the provision of a satisfactory method of surface water drainage in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
21. **No development approved by this permission shall be commenced until:**
 - a) **The works specified in the Remediation Method Statement (RSA Geotechnics Report No 10070C dated January 2008, or other document previously agreed in writing by the Local Planning Authority) have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.**
 - b) **A verification report for remediation at the site has been submitted to and agreed in writing by the Local Planning Authority. The verification report should confirm that remediation works have been undertaken in accordance with the above Remediation Method Statement, and should set out measures for maintenance, further monitoring and reporting. Any alterations to the agreed report shall be agreed in writing by the Local Planning Authority.**

c) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, , then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted to and obtained approval in writing from the Local Planning Authority an amendment to the Method Statement detailing the method for dealing with the previously unidentified contamination.

(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

22. No infiltration of surface water drainage into the ground shall take place other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

(Reason - To prevent pollution of controlled waters in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

23. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

(Reason - The site is contaminated and the proposed foundation solution could lead to the contamination of groundwater in the underlying aquifer.)

24. The development, hereby permitted, shall be fully protected against the ingress of carbon-dioxide and volatile organic compounds using appropriate (aluminium cored) gas protection membranes: service entry points must be fully sealed.

(Reason - The development is above the LS9 closed non-inert landfill site used for the disposal of tannery residues. RSA Geotechnics site investigation report 10070A demonstrates the presence of significant VOC and carbon dioxide levels in the ground beneath the development.)

25. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

(Reason - To ensure an adequate water supply is available for emergency use.)

26. Prior to the commencement of the development a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, shall be submitted to and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour

maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of Obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details measures unless the Local Planning Authority gives its written consent to any variation.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

27. **No development shall take place until an energy audit has been submitted to and approved in writing by the Local Planning Authority. The energy audit shall include:**
- (a) An assessment of the predicted carbon dioxide emissions of the development once occupied;**
 - (b) A review of alternative methods for reducing the predicted carbon emissions of the development once occupied and their anticipated effectiveness;**
 - (c) Proposals for measuring the effectiveness of the chosen methods for reducing the predicted carbon dioxide emissions of the development once occupied; and**
 - (d) Consideration of how the layout, orientation, design and materials used in the construction of the development can affect the consumption and use of energy.**

No development shall be carried out other than in accordance with the approved energy audit.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)

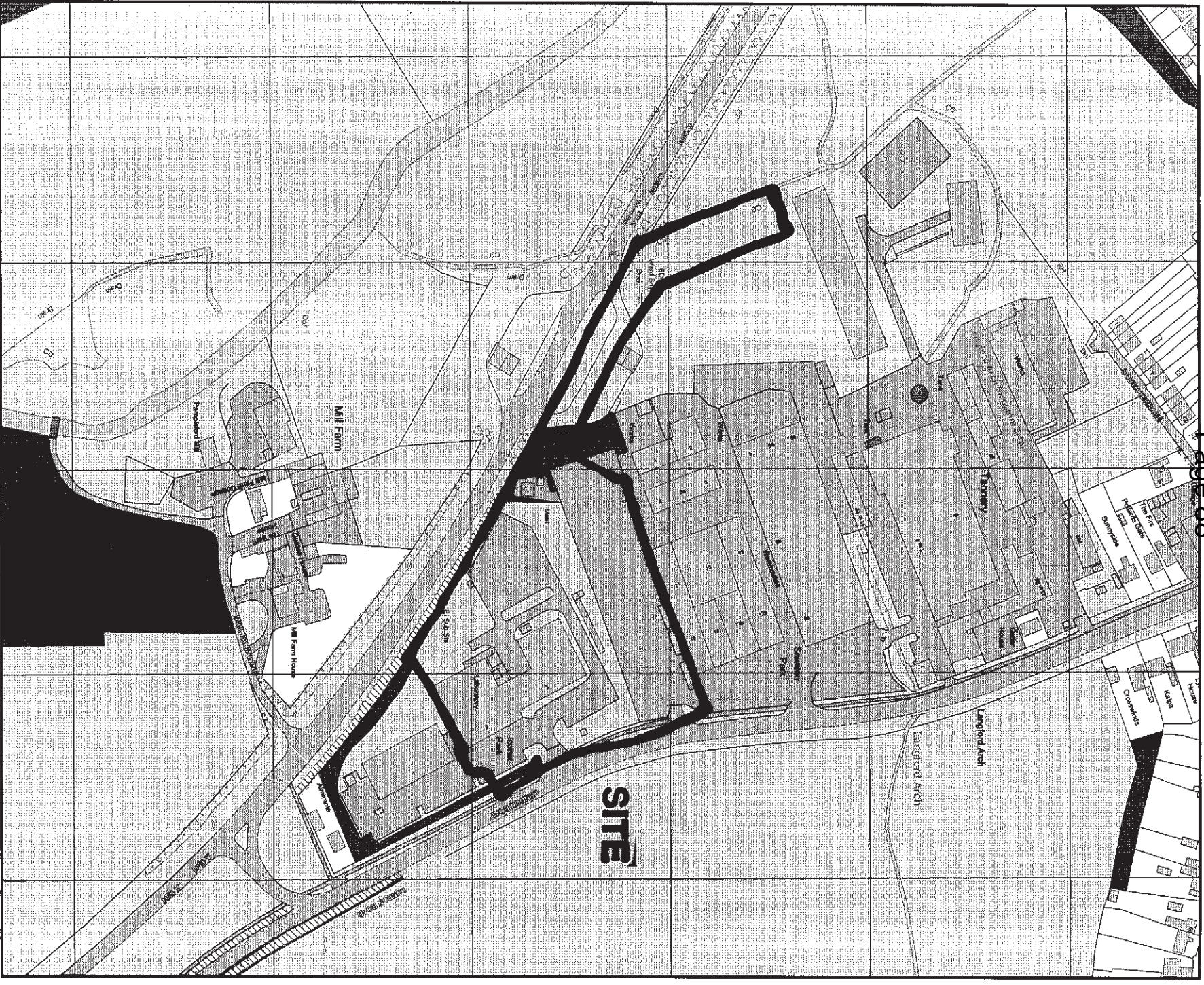
28. **Prior to the occupation of any buildings, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. The energy statement shall include:**
- (a) An assessment of the actual effect on carbon dioxide emissions of the measures previously agreed as part of the energy audit.**
 - (b) A statement of how the layout, orientation, design and materials used in the construction of the development have actually been influenced by the energy audit.**

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- Local Development Framework Site Specific Policies DPD (2010)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- LDF Adopted Core Strategy Development Plan Document (2007)
- East of England Plan 2008
- Planning applications S/1061/07/O; S/1060/07/F; S/2134/06/F

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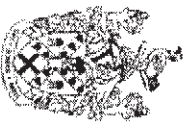


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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

S/1363/10 - PAMPISFORD**B1 (Business) development- Phase 3 (Extension of time of planning permission S/1061/07/F) - Iconix, Pampisford Park, London Road, for Turnstone (Cambridge) Limited****Recommendation: Approve Conditionally****Date for Determination: 10 November 2010****This application has been reported to the Planning Committee for determination because the recommendations of Pampisford and Sawston Parish Councils does not accord with the officer recommendation.****Site and Proposal**

1. The site, which extends to 1.17 hectares, is located to the north east of the A1301, Sawston By-Pass, south west of Sawston Park Trading Estate, North West of B1 (Business) Development on London Road. The land within the site comprises a disused former petrol filling station, hard standing used for vehicle parking, unkempt land and part of an existing road and landscaping fronting London Road. There is a high telecommunications mast close to the south boundary of the site and adjoining the A1301.
2. This full application, received on 11th August 2010, proposes the extension of the time limit for the submission of reserved matters for a further five years. Planning permission reference S/1061/07/O was granted on 6th September 2007. The outline planning permission proposes B1 (Business) Development, (Phase 3). The means of access are to be determined at this stage, but other details of layout, scale, appearance and landscaping, are reserved for later approval. The application shares the same access arrangement as Phase 2 (see preceding item S/1362/10). The outline application seeks consent for a maximum floor area of 3465sq.m. gross external floorspace. Unit 6 has a floor area of 1593sqm and parking for 43 cars, and Unit 7 has a floorspace of 1870 sq.m. and parking for 52 vehicles. In support of this proposal there is an indicative site layout, and illustrations of typical section and massing details (appended to a Design and Access Statement) that show two buildings.
3. Amended landscape and layout plans were received on 25th July 2007 to take account of the comments of the Ecology Officer and Landscape Design Officer.
4. A Transport Statement has been provided that shows:

1. traffic survey of the site, and junction capacity surveys of the junction of London Road and A1301, and the A505 roundabout, and at a comparable office premises Morgan Sindall/ Bluestone offices in Sawston;
 2. detailed all modes assessment of the proposed development;
 3. improvement to the section of existing footway to the east of the site to provide a footway/cycleway joining up with the existing provision adjacent to the A505 roundabout;
 4. the provision of a nearside passing bay in the Sawston Bypass at its junction with London Road;
 5. Travel Plan that aims to reduce single-occupancy car journeys, improvements to local cycleways, consideration of a shuttle bus service, priority parking for car sharing, shower facility for cycle users, and a Travel coordinator and a Managing Agent.
 6. As part of the Travel Plan, surveys are proposed of the impact of the development on traffic conditions through Pampisford.
 7. inclusion of a stage 1 safety audit of the proposed access in the Transport Assessment;
 8. Deletion of a proposal to provide an emergency access onto the A1301 Sawston Bypass;
 9. increased provision of landscaping across the site.
5. The application is accompanied by a Design and Access Statement, Transport Statement, Ecological Appraisal, Arboricultural Report and Tree Survey, an Archaeological desk-based Assessment, Ground Investigation Report, Contamination and Remediation Statements, Flood Risk Assessment and a Foundation Works Risk Assessment.

Planning History

6. Application reference S/2135/06/O for similar development was refused at Planning Committee on 7.2. 2007 following a site visit by Members. The reasons for refusal followed on from the advice of the Local Highway Authority on the grounds of an inadequate Transport Assessment, an unsafe junction with London Road and inadequate capacity assessment of the A1301/A505 junction.
7. S/1061/07/O: B1 (Business) development (Phase 3) Approved 6.9.2007 for three years.
8. S/1362/10/F: Two units Class B1 (Phase 2) are the subject of a current application reported elsewhere on this agenda.

Planning Policy

9. **East of England Plan 2008**
SS1: (Achieving Sustainable Development)
E2: (Provision of Land for Employment)
ENV7 (Quality in the Built Environment)

LDF Adopted Core Strategy Development Plan Document (2007)
ST/8 (Employment Provision)

South Cambridgeshire Development Control Policies Development Plan Document (2007)

DP/1 (Sustainable Development)
DP/2 (Design of New Development)
DP/3 (Development Criteria)
ET/1 (Limitations on the Occupancy of New Premises in South Cambridgeshire)
ET/4 (New Employment Development in Villages)
SF/6 (Public Art and New Development)
TR/1 (Planning for More Sustainable Travel)
TR/2 (Car and Cycle Parking Standards)
TR/3 (Mitigating Travel Impact)
NE/1 (Energy Efficiency)
NE/3 (Renewable Energy Technologies in New Development)
NE/6 (Biodiversity)
NE/8 (Groundwater)
NE/11 (Flood Risk)
NE/12 (Water Conservation)
NE/14 (Lighting Proposals)
NE/15 (Noise Pollution)
NE/16 (Emissions)

Local Development Framework Site Specific Policies DPD (2010)
SP/12 (Allocations for Class B1 Employment Uses) **part b:** Pampisford, west of Eastern Counties Leather, London Road.

South Cambridgeshire Local Development Framework Supplementary Planning Documents

Public Art SPD (2009)
Trees & Development Sites SPD (2009)
Biodiversity SPD (2009)
District Design Guide SPD (2010)

Consultations

10. **Pampisford Parish Council:** Objection to the proposal, on grounds also put forward in response to the applications in 2006 and 2007:

“Pampisford Parish Council objected to the original planning application on the grounds that it failed to address a number of fundamental problems.

OVERCROWDED SITE

The proposed development of a further 4 buildings on the site is excessive. Development on this scale in a village of only 300 people is inappropriate. Unit 1 (part of Phase 1) is believed to be only partly occupied.

NON-COMPLIANCE WITH POLICY EM6

South Cambridgeshire District Council Planning Policy EM6 states that planning permission will only be granted for development where “there would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors”. The proposed development fails on these counts greatly. The Parish Council cannot understand why planning permission was granted in the first place.

TRAFFIC CONGESTION

The parking provision for these buildings totals more than 300 places, and with visitor traffic including delivery vehicles added on, this will generate

additional traffic flows on a huge scale. This will have an impact on the local road network, especially the roundabout on the nearby A505. Traffic congestion has increased since 2007. At peak times, both morning and evening, long queues are generated on all roads. On the A505 these often extend back to the M11 junction to the west and to the dual carriageway to the east. Iconix transport statement confirms that the roundabout is reaching the limit of its capacity. As a result, rat-running through Pampisford has reoccurred. If the proposed development is allowed, the additional traffic generated will impact seriously on all local traffic movement. Highway improvements on a major scale would be required, for which funds are unlikely to be available. The highway improvements put forward by the developer would not address this problem.

Access to and from the site will cause major difficulties to traffic movements on London Road, which is already heavy during rush hours. The proposals to improve the site access will not do much to alleviate this situation, as the proposed central waiting zone on London Road by the entrance will impact on the grass verges and the footpath as a result of the road being too narrow at this point.

TRANSPORT PLAN

The proposals put forward by the developers are naïve and simplistic. The Iconix buildings will be let to a large number of small firms. It would not be feasible for them to operate the kind of detailed scheme envisaged. Whilst the developer could include some such obligation in the terms of the lease, compliance could not be easily monitored or enforced.

CONCLUSION

For the reasons stated above, Pampisford Parish Council are solidly opposed to the scale of the development and recommend rejection of this application. There is enough industrial and commercial development within the parish of Pampisford. To allow more would have an adverse effect on the quality of life for the residents and would result in major disruption to traffic movements in the area.

If, notwithstanding our deep concerns over this development, SCDC is minded to approve this application; there are a number of important conditions we would wish to see imposed. The Parish Council does not feel that these were considered seriously enough when planning permission was granted.

- a) Scale back: The development should be scaled back to be more in keeping with the character of the village and the spirit of Policy EM6.
- a) Transport and additional traffic: There must be provision for traffic calming and other measures to control rat-running through the village.
- b) Widening of London Road The intended widening of London Road for a turning lane to the site must not impact on the footpath and grass verge.
- c) Cycleways: Local cycleways need joining up, between Pampisford and the west side of Whittlesford station, Sawston, along the bypass, A1301 and A505 eastwards.
- d) Number of employees: Controls on number of employees in the tenant businesses (following policy EM6)

e) Light pollution: There should be strict controls on light pollution from the site. The unoccupied building in Phase 1 is already illuminating the surroundings to an unnecessary degree.

f) Hazardous substances: There should be strict controls of/ restrictions on hazardous substances, which might be used in some small light industry/ lab research operations, particularly in relation to disposal. There is already polluted ground water in the area.

g) Entry to the village: There should be a defined acknowledgement that people are entering the village as you come to 30mph sign on London Road – such as a fence, village name, village sign or traffic calming measures.

11. **Sawston Parish Council** – recommendation of refusal on the grounds of traffic generation, and requesting a Green Travel to Work Plan for the scheme.
12. **Local Highway Authority** – no objection to the extension of the time limit
13. **Highways Agency** – comments awaited.
14. **Council's Drainage Manager** – No objection, subject to compliance with EA restrictions on surface water discharge rates (brought forward from S/1061/07/O).
15. **Ecology Officer** – The proposals are considered to be satisfactory, subject to clarification of boundary planting and to a condition to require provision of bird and bat boxes, and pollarding of willows on the site (brought forward from S/1061/07/O).
16. **Landscape Design Officer** – No objection, subject to a condition requiring detailed landscaping to be agreed (brought forward from S/1061/07/O).
17. **Trees and Landscape Officer**- No objection to the scheme, subject to a condition requiring detailed landscaping to be agreed (brought forward from S/1061/07/O).
18. **Corporate Manager (Health and Environmental Services)** – No objection, subject to a revised condition to require details of the lighting scheme to be submitted for approval.
19. **Scientific Officer (Contaminated Land)** - Notes that there is substantial contamination to soils and groundwater, which should be the subject of remediation and regulated by a condition on the planning permission.
20. **Cambridgeshire Fire and Rescue Service** has requested a condition to require provision of fire hydrants on the site (brought forward from S/1061/07/O).
21. **Police Architectural Liaison Officer** – Comments that the area to the rear of the proposed units lacks natural surveillance which will expose them to criminal attack. He would prefer secure fencing to be placed on the embankment backing onto the A1301 Sawston bypass. (brought forward from S/1061/07/O).

22. **County Archaeological Unit** – the applicant has submitted a desk-top archaeological assessment, and further investigations are unnecessary.
23. **Environment Agency** – The EA considers the flood risk assessment to be acceptable in principle, but has requested clarification of details relating to the flood compensation area. The EA has recommended several conditions, and a S106 Agreement to safeguard the flood compensation area in perpetuity, and to safeguard it from inappropriate development (brought forward from S/1061/07/O).
24. **Anglian Water** – Recommends a condition to require the submission of foul and surface water drainage proposals for the scheme (brought forward from S/1061/07/O).
25. **Cambridge Water Company** – comments awaited, but previously was concerned that any planning consent should include conditions to prevent ground water contamination in the chalk aquifer from the development. (brought forward from S/1061/07/O).

Representations

26. None received.

Planning Comments

Employment Policies

27. The site is brownfield/previously developed land within the Village Framework. Local Development Framework policies encourage Business development on such sites, subject to limitations on occupancy for Class B1 premises being imposed by condition (Policy ET/1 of the South Cambridgeshire Development Control Policies Development Plan Document).
28. The site is shown as an employment commitment and is allocated for employment development with Class B1 in Policy SP/12 part b of The Site Specific Policies DPD. There is a presumption in favour of the development in accordance with this allocation.
29. Although the site is within the Pampisford Village Framework, it is also very close to Sawston Village Framework, a Rural Centre. Policy ET/4 is the updated policy for local Plan Policy EM/6 referred to by Pampisford Parish Council. It supports small-scale (firms who employ 25 people or less) B1 development in this circumstance. Having regard to the size of each unit and the car parking available to each, it is possible that these would, if occupied by a single user, employ more than 25 persons. However, it is not considered that this is harmful to the proposal given that the site is on allocated employment land, that each unit is similar in size to that approved at Unit 1 in 2005, and that an occupancy condition is required by virtue of Policy ET/1 of the Development Control Policies DPD.

Character and Appearance

30. The proposed buildings will back on to existing unattractive commercial buildings to the east. They will be seen from the A1301, Sawston By-pass, but in the context of commercial buildings on either side. A section drawing illustrates that a parapet wall to the roof of the buildings would 7.95m and the plant rooms 10.25m above ground level respectively. It is not considered that the height and scale of such buildings would be out of character with those in the near vicinity.

Transportation

31. The proposed new access achieves 4.5m x 90m visibility splays, appropriate to the scale of the development and the 30 mph speed limit on London Road. It provides a protected right-turning lane which doesn't exist for either of the two existing accesses. Both of these would be closed. In principle, therefore, highway safety on London Road should be improved.
32. The car park will comprise some 95 spaces. Car parking has been provided at a ratio over the entire site of 1 space per 35.7 sq.m. gross floor area to accord with the Local Plan maximum standard of 1 space per 30sq.m. for development over 2,500 sq.m. Disabled car parking provision has been provided at 5% of capacity (6 spaces). Covered and secure cycle parking is provided at 1 space per 50 sq.m. gross floor area. Although this accords with the level of provision approved as part of the 2005 permission for Unit 1, it does not accord with the Development Control Policies DPD standard of 1 space per 30 sq.m. gross floorspace. In conjunction with a Travel Plan, it is considered that this provision is adequate.
33. The site is located 1.6km from Whittlesford Bridge railway station and close to bus stops on London Road, along which a frequent service operates. Each business unit will be subject to a Travel Plan, which can be made the subject of a condition.
34. To the south of the site, London Road merges into the A1301 Sawston By-Pass at a very acute angle. The Transport Statement assesses traffic flows for the full development opening year of 2010. The Statement concludes that in 2010, the site access and junction of London Road/ A1301 Sawston Bypass will operate 'with substantial reserve capacity in weekday peaks', whereas the A505 roundabout is currently approaching capacity in weekday peak periods. The report notes that 'with the introduction of traffic growth and development trips through to 2010 both the A1301 eastern approach and the A505 southern approach are predicted to be at the limit of capacity'. The proposed provision of a nearside passing bay on the A1301 at its junction with London Road stems from a recommendation of the Local Highways Authority to improve safety.
35. The Travel Assessment proposes monitoring the amount of rat running through Pampisford. The agent comments that there would be a small likelihood of such rat-running, based on predicted development trips in weekday peak periods. The Local Highway Authority has described the proposed Travel Plan as 'highly aggressive', which will include traffic surveys of movements within Pampisford and to enable mitigation measures to be taken, if necessary.

Drainage and Flood Risk

36. The displacement of flood waters by buildings will be compensated for within the site on a level by level, volume by volume basis up to 1 in 100 year flood level. This is detailed in the FRA, which is acceptable to both the Environment Agency and the Council's Drainage Manager, subject to the imposition of conditions.

Ground Contamination

37. The Ground Investigation Report and Foundation Works Assessment recommends that localised remediation is necessary to mitigate the impact of concentrations of chromium and various hydrocarbons which were proven in soils. The appropriate and suitable foundations for each building are identified in these reports.

Landscaping and Ecology

38. The proposed landscaping belt along the south west boundary will vary in width from 7m to 18m. Native tree and shrub species will reflect the previously approved scheme for Phase 1 (Unit 1). In the northern section of this belt an existing open watercourse will be retained but will require re-profiling. An existing open ditch approximately 72m in length and located to the north of the disused petrol filling station is to be diverted, but will remain open other than under the access road. The existing access gaps on London Road will be closed by the planting of a native hedge, the species being selected from the existing hedge on this frontage.
39. The appearance of the car park will be softened by a mix of ornamental trees and shrub planting.
40. The Ecological Appraisal found no habitats of ecological value although features on site offer opportunities for local wildlife. A survey found no evidence of bat roosts, and a low population of common lizards at the edge of the development area. The report recommends that a reptile mitigation strategy be prepared. Any removal of vegetation should be conducted outside of the bird nesting season (March-August).

Energy conservation, renewable energy and water conservation.

41. The previous grant of planning permission did not fully assess the potential for energy conservation, renewable energy provision or water conservation measures to be incorporated into the scheme. In issuing a renewal of planning permission, it is considered that suitable conditions should be attached in order to comply with LDF Policies NE/1, NE/3 and NE/12.

Extended time period

42. The application proposes a five year period for submission of reserved matters for approval. Current Government advice set out in '*Guidance: Greater Flexibility for Planning Permissions*' (2009) acknowledges that Local Planning Authorities have discretion in legislation to grant longer permissions if this is justified on planning grounds. In the current economic downturn, it is considered that the extended period for commencement would provide greater certainty for the developer which would be in the interests of the

economic development of this brownfield site that is in a sustainable location and which falls within the employment designation ST/12.

Conclusion

43. The concerns of Pampisford Parish Council are acknowledged, but it is not considered that these amount to sufficient grounds for refusal of planning permission, taking into account the provisions of the development plan and the advice received from consultees, as indicated.

Recommendation

44. Approval, subject to conditions, to include:
1. **Approval of the details of the layout of the site, the scale and appearance of buildings and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.**
(Reason - The application is in outline only.)
 2. **Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.**
(Reason - The application is in outline only.)
 3. **The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.**
(Reason - The application is in outline only.)
 4. **The development hereby permitted shall be carried out in accordance with the following approved plans: (to be completed)**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 5. **No development shall commence until details of**
 - a. **Samples of materials to be used for the external walls and roofs**
 - b. **Details of the covered secure cycle parking**
 - c. **Details of tree pits and accommodation of tree roots adjacent to retaining walls and ramps**
 - d. **A water conservation strategy to show practicable measures for water conservation and recycling in the development****have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory, to encourage alternative means of travel to the site, to ensure the development is satisfactorily assimilated into the area and enhances biodiversity, and in the interests of water conservation in the development, in accordance with Policies DP/1, DP/2, TR/1, TR/2, NE/6 and NE/12 of the adopted Local Development Framework 2007.)

6. **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.)

7. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

8. **Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) - for a period of ten years from the date of first occupation of each of the hereby permitted buildings, they shall only be used and occupied as follows:**

(a) Offices

(i) Normally to the provision of a local or sub-regional service or administrative facility principally for persons resident or organisations situated in the Cambridge area excluding national or regional headquarters offices; or

(ii) To a maximum floorspace of normally 300 square metres; and/or

(b) Research and Development

(i) To the provision for high technology research and development firms, or organisations, which can show a special need to be closely related to the universities, or other established facilities or associated services in the Cambridge area;

and/or

(c) Light industry to a maximum planning unit size of 1,850 square metres of floorspace.

(Reason - To comply with Policy ET/1 of the adopted Local Development Framework 2007, which limits employment development in the Cambridge area to uses that need to be located close to Cambridge.)

9. **No development shall take place until details of off-site highway works (safety improvements to A1301/London Road junctions, cycleway improvements and site access) have been submitted to and approved by the Local Planning Authority. The approved works shall be implemented before the buildings, hereby approved, are first occupied**

or in accordance with a scheme of implementation that shall have previously been submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council as Local Highway Authority.

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

10. **No building, hereby approved, shall be occupied until a Travel Plan has been submitted to and approved by the Local Planning Authority; implementation of the Plan shall be carried out in accordance with the approved details of the Plan.**

(Reason - To encourage car sharing and the use of alternative means of travel to the site in accordance with Policies DP/1 and TR/1 of the adopted Local Development Framework 2007.)

11. **Before the development, hereby permitted, commences details of the siting and layout of the space to be provided on the site for the parking of cars (car parking in accordance with the Local Authority car parking standards) shall be submitted to and approved in writing by the Local Planning Authority; the parking space shall be provided in accordance with the agreed details before the buildings, hereby permitted, are first occupied, and that area shall not thereafter be used for any purpose other than the parking of cars except as may be required in the approved Travel Plan.**

(Reason - To ensure adequate space is provided and thereafter maintained on site for the parking, loading, unloading and turning of vehicles.)

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

(Reason - To protect the occupiers of adjoining buildings from the effect of odour, dust or fumes in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

13. **No power operated machinery (or other specified machinery) shall be operated on the premises before 8.00 am on weekdays and 8.00 am on Saturdays nor after 6.00 pm on weekdays and 1.00 pm on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing by 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 adopted Local Development Framework 2007.)

14. **No development shall commence until a scheme ecological enhancement, including measures for the erection of bird and bat boxes and the pollarding of willow trees, has been submitted to and approved in writing by the Local Planning Authority; the scheme shall be implemented in accordance with the approved details and an**

approved timetable.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

14. **No development shall take place until full details of a Scheme of Mitigation and Translocation for the Common Lizards has been submitted to and approved in writing by the Local Planning Authority. These measures shall include:**

- (a) **Appropriate surveys undertaken in order to determine the population size and distribution across the site.**
- (b) **Clear definitions of the Scheme's aims and objectives.**
- (c) **Evaluation of the ecological requirements of the Common Lizards.**
- (d) **Selection of suitable receptor sites.**
- (e) **Method statement for the species' protection and translocation.**
- (f) **Location of works and/or measures required to successfully implement the translocation.**
- (g) **Full details of long-term management and ownership of the receptor site(s).**
- (h) **Persons responsible for the implementation of the Scheme.**
- (i) **Timing of the Scheme's implementation.**
- (j) **Measures for the monitoring of the Scheme for a minimum period of three years.**

No site providing habitat for the Common Lizard shall be destroyed, modified or removed or altered in any way or form (including the removal of surrounding vegetation) until the Scheme of Mitigation and Translocation has been approved and fully implemented, unless otherwise agreed in writing with the Local Planning Authority.

(Reason - Planning Policy Statement 9: Biodiversity and Geological Conservation, seeks the maintenance, enhancement or restoration of biodiversity. The Common Lizard receives protection under the Wildlife and Countryside Act, 1981. The above Scheme seeks to minimise harm and disturbance to the species and ensures compliance with Policy NE/6 of the adopted Local Development Framework 2007.)

15. **No development shall commence until flood compensation works have been carried out in accordance with Flood Risk Assessment for Phases 2 and 3 dated May 2007 and drawings numbered 19374:90:001 Rev E and 002 Rev D. The works shall be implemented in accordance with the approved programme unless otherwise agreed with the Local Planning Authority.**

(Reason - To prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

16. **No development shall commence until details of a safe access/egress route, not adversely affecting the flood regime, to land outside the 1 in 100 year floodplain, are submitted to and agreed in writing by the Local Planning Authority. The approved route shall be in place before any occupancy of the buildings.**

(Reason - To provide safe access and egress during flood events and reduce reliance on emergency services. in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

17. **No spoil or materials shall be deposited or stored in the floodplain nor shall any ground be raised within the floodplain as shown on Drawing No. 19374:90:002 Rev D within the Flood Risk Assessment unless expressly authorised in writing by the Local Planning Authority.**
(Reason - To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
18. **Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited within the Flood Compensation Area in accordance with Drawing No. 19374:90:002 Rev D in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
Part 8 (Industrial and Warehouse Development).**
(Reason - To ensure that any development which would not otherwise require planning permission does not lead to an increased risk of flooding to other land/properties, due to impedance of flood flow and reduction in flood storage capacity in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
19. **The minimum ground floor level of any building involved in the development must be at least 23.96m AOD unless otherwise agreed in writing by the Local Planning Authority.**
(Reason - To provide a reasonable freeboard against flooding and an allowance for climate change in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
20. **No development shall commence until a flood contingency plan including car parks and warning signage has been submitted to and approved in writing by the Local Planning Authority; the approved plan shall be implemented in accordance with the Flood Risk Assessment before any building is occupied and shall thereafter be held on site for use at all times.**
(Reason - To ensure the safe access and egress during times of flood in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
21. **No development shall commence until a scheme for the provision and implementation of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.**
(Reason - To prevent the increased risk of flooding by ensuring the provision of a satisfactory method of surface water drainage in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
22. **No development approved by this permission shall be commenced until:**
 - a) **The works specified in the Remediation Method Statement (RSA**

Geotechnics Report No 10070C dated January 2008, or other document previously agreed in writing by the Local Planning Authority) have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

b) A verification report for remediation at the site has been submitted to and agreed in writing by the Local Planning Authority. The verification report should confirm that remediation works have been undertaken in accordance with the above Remediation Method Statement, and should set out measures for maintenance, further monitoring and reporting. Any alterations to the agreed report shall be agreed in writing by the Local Planning Authority.

c) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, , then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted to and obtained approval in writing from the Local Planning Authority an amendment to the Method Statement detailing the method for dealing with the previously unidentified contamination.

(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

- 23. No infiltration of surface water drainage into the ground shall take place other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.**

(Reason - To prevent pollution of controlled waters in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- 24. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.**

(Reason - The site is contaminated and the proposed foundation solution could lead to the contamination of groundwater in the underlying aquifer.)

- 25. The development, hereby permitted, shall be fully protected against the ingress of carbon-dioxide and volatile organic compounds using appropriate (aluminium cored) gas protection membranes: service entry points must be fully sealed.**

(Reason - The development is above the LS9 closed non-inert landfill site used for the disposal of tannery residues. RSA Geotechnics site investigation report 10070A demonstrates the presence of significant VOC and carbon dioxide levels in the ground beneath the development.)

26. **No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.**
(Reason - To ensure an adequate water supply is available for emergency use.)
27. **Prior to the commencement of the development a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, shall be submitted to and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of Obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details measures unless the Local Planning Authority gives its written consent to any variation.**
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
28. **No development shall take place until an energy audit has been submitted to and approved in writing by the Local Planning Authority. The energy audit shall include:**
- (a) An assessment of the predicted carbon dioxide emissions of the development once occupied;**
 - (b) A review of alternative methods for reducing the predicted carbon emissions of the development once occupied and their anticipated effectiveness;**
 - (c) Proposals for measuring the effectiveness of the chosen methods for reducing the predicted carbon dioxide emissions of the development once occupied; and**
 - (d) Consideration of how the layout, orientation, design and materials used in the construction of the development can affect the consumption and use of energy.**
- No development shall be carried out other than in accordance with the approved energy audit.**
(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)
29. **Prior to the occupation of any buildings, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. The energy statement shall include:**

(a) An assessment of the actual effect on carbon dioxide emissions of the measures previously agreed as part of the energy audit.

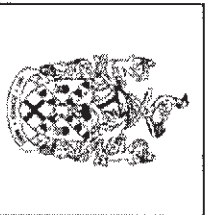
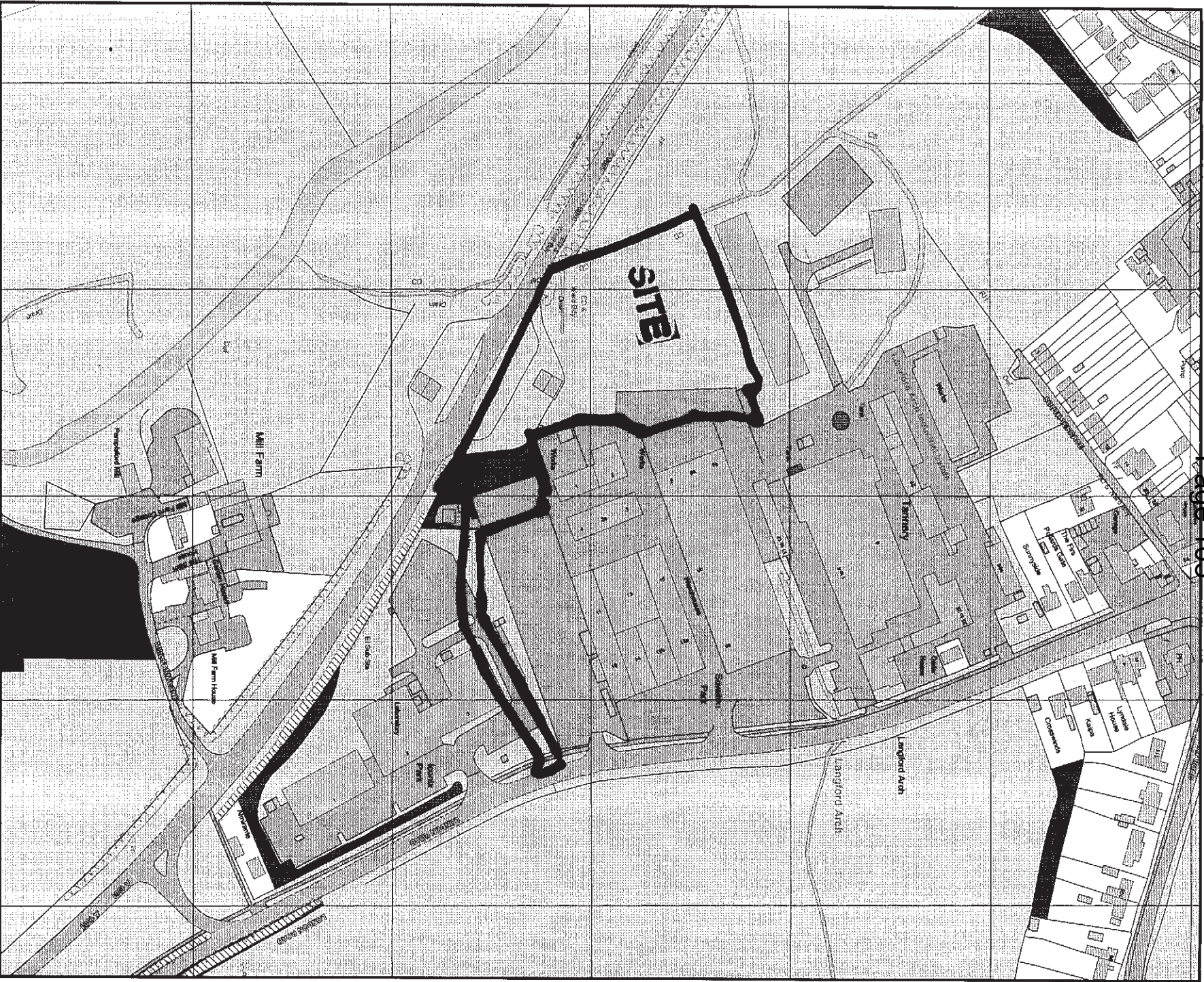
(b) A statement of how the layout, orientation, design and materials used in the construction of the development have actually been influenced by the energy audit.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Site Specific Policies DPD 2010
- LDF Adopted Core Strategy Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- East of England Plan 2008
- Planning File Refs: S/2135/06/O and S/1061/07/O

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Date of plot: 18/11/2010

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

CAMBOURNE DRAINAGE**Purpose**

1. This report relates to the Cambourne Foul Drainage Action Plan of September 2010, which set out the Developers' proposals for investigating and reporting defects within the foul drainage networks which contribute to surface water ingress.

Recommendation

2. Members are requested to note the report.

Background

3. The Cambourne Foul Drainage Action Plan of September 2010 set out the Developers' proposals for investigating and reporting defects within the foul drainage networks which contribute to surface water ingress.
4. Work has progressed over a six week period, in line with the Action Plan's programmed timescale. Survey work is nearing completion and is focused this week on those areas that have previously been inaccessible, including some back garden areas.
5. The survey has been wide ranging and covered a large geographical area comprising over forty development parcels and encompassing over 2,000 dwellings. In excess of 10,000 metres of drains, ranging from individual property connections to adoptable sewers and over 2,000 inspection chambers have been tested for deterioration, damage and cross connections.
6. The results of the surveys have been circulated to developers and SCDC on a week by week basis in the form of a summary report and site specific defect sheets. Concurrent with this exercise, a site-wide defects database has been compiled.
7. The surveys have confirmed initial observations made on site during major storm events, that high flows within the foul network are attributable to a variety of relatively minor defects rather than a few major ones. By the end of week five of the survey, approximately 220 defects had been identified, that may contribute in varying degrees to the overall problem.
8. At the end of October the developers were issued with comprehensive defects schedules for their respective parcels, along with a letter from MCA notifying them of their responsibilities for rectifying defects and giving a target timetable for completion. The majority of remedial works are expected to be straight forward and not disruptive to residents.

9. Following MCAs letter 29thOct2010 to all developers work is now underway across the surveyed area to rectify the identified defects and information is being collected to inform the master programme which MCA intend to submit to SCDC Planning Committee for discussion on 1st Dec 2010. WSP are instructed to engage with AW, NHBC & SCDC Building Control to 'oversee' the whole process.
10. Anglian Water have been kept apprised of the survey progress and of the general findings to date. The ongoing series of Strategy Meetings is being used to update the different sectors of Anglian Water that have an interest in the Action Plan. The last meeting proposed that flow monitors should be reinstalled to allow accurate measurement of discharges.
11. The target programme for remedial works as advised to developers proposes a 28 day timescale for completion. This may be optimistic in view of the time of year and the shorter working days. However a wider programme is being prepared in consultation with developers' adoption engineers which will be provided prior to the Committee Meeting of 1 December 2010.
12. Section 104 Adoption agreements are already in place for the Spine Sewers. As remedial works are completed within the parcels, the developers will progress their estate sewer adoption agreements. The strategy will engage Anglian Water in the site monitoring and inspection regime which will complement the adoption process. MCA and WSP are also liaising with NHBC Building Control to assist in the remediation work and ensure that future inspections will have due regard to the survey results.

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

None

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 December 2010

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

APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as at 12 November 2010. Summaries of recent decisions of importance are also reported, for information.

- **Decisions Notified By The Secretary of State**

2.	Ref. no.	Details	Decision	Decision Date
	S/0093/10/F	Mr A R Cope 5 Greenacres Duxford Erection of detached dwelling	Dismissed	07/10/10
	S/1874/09/LB	Ms S Gregorios-Pippas The Red Lion Hotel Station Road East Duxford Demolition of freestanding garden retaining wall & attached lamp post.	Allowed	11/10/10
	S/1922/09/F	E W Pepper Ltd Bury Fruit Farm A10 Melbourn Enclose part of an existing covered retail area	Allowed	14/10/10
	S/1285/09/F	Mr & Mrs A Melesi Manor Lodge 25 Middle Street Thriplow Dwelling & alterations to boundary wall	Dismissed	15/10/10
	S/1286/09/LB	Mr & Mrs A Melesi Manor Lodge 25 Middle Street Thriplow Alteration of existing listed boundary wall fronting the access to the site.	Dismissed	15/10/10
	S/0232/09/F	Enertrag UK Little Linton Farm Linton Wind Farm	Dismissed	27/10/10

S/0097/10/F	Mr A de Simone Land at Lea Court Coles Road Milton Single Dwelling	Dismissed	02/11/10
S/0553/10/F	Mr A de Simone Land at Lea Court Coles Road Milton Single Dwelling	Dismissed	02/11/10
S/0608/10/LB	Mr W Elbourn 8 Church Street Whaddon Retention of Conservatory	Dismissed	03/11/10
S/0607/10/F	Mr W Elbourn 8 Church Street Whaddon Retention of Conservatory	Dismissed	03/11/10
S/1383/10/LB	Mrs S Fuller 30 Ledo Road Duxford Single storey timber and double glazed garden room	Dismissed	04/11/10
S/0088/10/LB	Mr & Mrs G Jones 5 Church End Arrington Removal of Gable Wall and construction of single story side extension, construction of 5 bar gates	Dismissed	04/11/10
S/0250/10/F	Mr & Mrs G Jones 5 Church End Arrington Removal of Gable Wall and construction of single story side extension, construction of 5 bar gates	Dismissed	04/11/10
PLAENF.3837	Mr Fleet Cooke Land at Hill Trees Babraham Road Stapleford Without planning permission the C of U of residential accommodation to a mixed use of land for motor vehicle sales and repair.	Dismissed and enforcement notice upheld subject to corrections	04/11/10
S/0674/10/F	Mr & Mrs Wynn 33 Church Street Willingham Two-storey extension and single story extension to rear and associated	Dismissed	08/11/10

	alterations		
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- **Appeals received**

3.

Ref. no.	Details	Decision	Decision Date
S/0925/10/F	Mr D Mercer 31 Moorfield Road Duxford Extension(Revised Design)	Delegated Refusal	08/10/10
S/0653/10/F	Mr R Pleasants Land West 18 The Knapp Haslingfield Dwelling	Non-determination	11/10/10
S/1061/10/F	Mr P Wharrier 8 Balsham Road Fulbourn Creation of formal garden to include brick planters, pond & reduction in ground levels	Delegated Refusal	12/10/10
S/0980/10/F	Mr L Blake 69 High Street Orwell Erection of single storey rear extension following demolition of existing lean-to and replacement outbuildings	Delegated Refusal	25/10/10
S/0981/10/LB	Mr L Blake 69 High Street Orwell Alterations- refurbish cottage & replace lean-to & single storey outbuildings with extension for porch, hall cloakroom etc	Delegated Refusal	25/10/10
S/1051/10/F	Mr & Mrs Belbin 20 Town Green Road Orwell Extension following demolition of existing lean-to	Delegated Refusal	26/10/10
S/1052/10/LB	Mr & Mrs Belbin 20 Town Green Road Orwell Alterations- Extension following demolition of existing lean -to	Delegated Refusal	26/10/10
S/0665/10/F	Falck Renewables plc Land to the west of the A1198, Arrington Temporary meteorological	Delegated Refusal	05/11/10

	Mast		
S/0839/10/F	Mr T Aresti Odsey Grange Baldock Road Guilden Morden	Delegated Refusal	08/11/10
S/0609/10/F	Mr & Mrs A Curtis 345 St Neots Road Hardwick Dwelling following demolition of existing dwelling and outbuildings	Delegated Refusal	08/11/10
S/1163/10/F	Mr K Boodhun 21 Teasel Way Two-storey side extension	Delegated Refusal	08/11/10

- **Summaries of important decisions**

4 None

- **Local Inquiry and Informal Hearing dates scheduled before the next meeting on 1 December 2010.**

5.

Ref. no.	Name	Address	Hearing
PLAENF.3837	Mr F Cooke	Hill Trees Shelford Botto Stapleford	Inquiry Confirmed 12/10/10
S/0177/03/F	Mr Biddall	Biddalls Boulevard Meldreth	Inquiry Confirmed 02/11/10
S/0180/10/F	Mr A Houghton	47 London Road Harston	Hearing Confirmed 24/11/10

- **Appeals withdrawn or postponed:**

6.

Ref. no.	Name	Address	Hearing
S/0147/10/LDC	Mr J Calladine	Land North East of Green Acre Farm Oakington	Appeal Closed Inquiry Cancelled 29/10/10

- **Advance notification of future Local Inquiry and Informal Hearing Dates**
(*subject to postponement or cancellation*)

7.

Ref. no.	Name	Address	Date
S/1397/09/O	Banner Homes Ltd	18-28 Highfields Road, Caldecote	Hearing Confirmed 06/01/11
S/1178/09/F	Mr P McCarthy	Plot 12 Victoria View, Smithy	Hearing Offered

		Fen, Cottenham	11/01/11
S/0014/10/F	Camsure Homes	Brickhills Willingham	Hearing Confirmed 13/01/11

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

- None

Contact Officer: Mr N Blazeby – Development Control Manager
Telephone: (01954) 713165