

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

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



25 January 2011

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, 2 FEBRUARY 2011** 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
JEAN HUNTER
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 on 12 January 2011 as a correct record. The Minutes can be

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viewed by following the links from www.scams.gov.uk/meetings

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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

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

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

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Disturbance by Public

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

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

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

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

Notes

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

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South Cambridgeshire District Council

Planning Committee – 2 February 2011 – Declaration of Interests

Councillor

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Villiage:

Reason:

Personal / Personal and Prejudicial [delete as appropriate]

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Personal / Personal and Prejudicial [delete as appropriate]

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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.

Personal / Personal and Prejudicial [delete as appropriate]

Item no: App. No. Village:

Reason:

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Item no: App. No. Village:

Reason:

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

S/2058/10/F – WESTON COLVILLE
Dwelling – Land South of Springhill Lodge, Brinkley Road
For Mr & Mrs Chennells

Recommendation: Approve conditionally

Date for Determination: 24 January 2011

Notes:

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

Members will visit this site on 2 February 2011

Site and Proposal

1. The site lies near the northern edge of the village. It measures approximately 50m deep by 11-14m wide and comprises the side garden of Springhill Lodge, to the south-west of that property, which is the last house in Brinkley Road leading north-east out of the village. The site is set back behind a verge of grass and trees, over which access would be provided by removing part of the front boundary hedge. The site slopes downwards towards the rear, and the street slopes upwards to the north.
2. Springhill Lodge is a two storey dwelling of white painted brick with a plain tiled roof, with recent permission to be extended on its north side (opposite side to the site) by a similar footprint to provide garaging with accommodation above. To the south west is a chalet bungalow, Springwood, which is a modern detached 1½ storey dwelling of red brick under a concrete pantiles roof. It is set back on its plot and orientated such that the front elevation faces the front of the application site rather than its own plot.
3. The character of the area is one of informal development beyond the end of the built up part of the street, with 3 houses on each side of the road being mainly detached and semi-detached and set in varying sized plots and with varying degrees of set-back from the road.
4. The application proposal is for a two storey, 3 bedroom dwelling with shallow pitched roof facing gable on to the street. The height of the dwelling has been reduced from a typical two storey dwelling by incorporating an element of the first floor into the roofspace, such that the overall height would be 6.9m, and this would sit between the heights of the dwellings either side. The form of

the dwelling would be made up of a two storey central element, with subservient single storey extensions to the front and rear, including the garage. It would be finished in red brick, cedar boarding and a slate roof. Windows to habitable rooms would face front and rear. The design incorporates sustainability features including rainwater harvesting, and maximises solar gain.

5. The application is accompanied by a Design and Access Statement, a Daylight/Sunlight Assessment, and an Arboricultural Implications Assessment.

Planning History

6. Extensions to Springhill Lodge approved in 1979 and 2010.

Planning Policy

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

ST/7 – Infill villages

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

DP/1 – Sustainable development

DP/2 – Design of New Development

DP/3 – Development Criteria

DP/4 – Infrastructure and New Developments

HG/1 – Housing Density

SF/10 – Outdoor play space, informal open space and new developments

SF/11 – Open Space Standards

NE/1 – Energy Efficiency

NE/6 – Biodiversity

TR/2 – Car and Cycle Parking Standards

7. Supplementary Planning Documents:

District Design Guide

Open Space in new developments

Trees and Development Sites

Consultation

8. **Parish Council** – recommends refusal. “We consider the site very small for development having an adverse effect on the two adjoining properties. Also rather a poor entrance and limited parking. However, we are aware of precedence for similar development so this may not be sufficient reason for refusal.”
9. **Highway Authority** – requests conditions requiring visibility splays, bound material for the driveway, and no surface water to drain onto the highway.

10. The **Acting Environmental Health Manager** requests a condition restricting hours of use of construction machinery, and method statement if pile foundations are to be used.
11. The **Trees and Landscape Officer** has no objection, subject to tree protection measures being installed prior to development.

Representations

12. **From the occupiers of Springwood, adjacent to the site** – Object. Overdevelopment of this area of the village. The land is currently garden, and its change of use would constitute creeping urbanisation. The plot is not considered large enough for the proposed or any reasonable housing development, which would be boundary to boundary and too close to the existing dwellings. It is not considered that the plot is the width of other similar properties on Brinkley Road, particularly that of detached properties which are on much larger plots and well spaced apart.
13. The Arboricultural Implication Assessment does not reflect that numerous trees have been removed from the grounds prior to the application. The area of the proposed dwelling was a wooded area a few months before the application, about 95% of which has now been removed including several mature oak, ash and field maple. There has since been a decline in bird and bat population.
14. There is insufficient space for the parking of construction vehicles. The design of the dwelling is out of keeping with the area.
15. **From the occupiers of Ashcroft, opposite the site** – object to the loss of garden land and consequent loss of natural flora and fauna of the area. Trees were felled earlier in the year. Any further additional building will increase the urbanisation of the village. There would be direct views into the windows of our 2 front bedrooms.
16. **From the occupier of Woodlands, opposite the site** – Concerned about number of trees removed, which should be replanted. The proposed development is too big for the plot and too close to the existing house, irreparably damaging the amenity of the area. I also object as the upstairs windows at the front will, due to the slope of the land, be directly in line and directly look into my kitchen, dining room, living room and one bedroom.
17. **The agent** has responded to the comments of the Parish Council and occupiers of Ashcroft: “The plot area is of an acceptable size to accommodate a dwelling. It is indeed larger than that for the similar sized dwelling approved in Chapel Road, Weston Colville (ref S/1684/09). The entrance from Brinkley Road has been designed so as to comply with the Highway Authority’s requirements and the parking spaces meet your standards. There will be no loss of amenity caused to the neighbouring properties, particularly those on the opposite side of the road. Whilst my client has removed some trees from within the garden of Springhill Lodge, this is part of an ongoing programme of tree and hedgerow replacement and has been carried out with the advice of an arboriculturalist.

Planning Comments – Key Issues

18. The main issues to be considered are the principle of development, character and appearance of the area, effect on neighbouring amenity and highway safety, and landscaping.
19. Principle of Development. The site lies within the village framework where development is acceptable in principle. The site measures 0.05 hectare, which equates to a site density of 20 dwellings per hectare. Whilst policy HG/1 requires development to make the best use of the site by achieving 30 dwellings per hectare, the relatively narrow shape of the site would not facilitate the provision of more than 1 dwelling whilst retaining the linear character of development in the area. The provision of one dwelling is therefore appropriate and acceptable. In addition, Policy ST/7 supports infill development.
20. Character and appearance of the area. There is a clear distinction in character between the built up part of Brinkley Road and the 6 houses beyond the end of them, within which the site lies. The character of this part of the road is one of detached and semi-detached houses set back on their plots, with a rural, village-edge setting with verges, hedges and trees. The plots vary in width, such that this plot would not be out of character in terms of its size. The proposed dwelling would have its gable end facing the road, but has been designed with various elements at a variety of heights so as to add interest, and add to the variety of dwelling types in the street. Its height would be between those of the neighbours each side, and it would be set back in the same way as other dwellings. It would not therefore be dominant or out of character in the street scene.
21. Effect on neighbouring amenity. The proposed dwelling has been carefully positioned on the plot to account for the outlook of the neighbouring dwelling to the south, Springwood. That property sits on its plot at an angle to the road and therefore overlooks the front of the application site. It has no windows in its side elevation. The proposed dwelling would be set behind the straight-line view from the front of that dwelling, and would have a single storey element at the front so as not to appear too dominant in oblique views. Whilst it would be visible from the neighbouring property to the south it would not be overbearing. There would be no first floor windows in the side elevation of the dwelling, so no overlooking would occur. As the proposed dwelling would be to the north of Springwood, it would not cause overshadowing to that property.
22. The applicant's dwelling to the north of the site is on a very large plot, part of which would be overshadowed by the proposed dwelling. The Sunlight assessment shows that for most of the year there would be little or no overshadowing. The size of the plot and the length of that property means that more than sufficient space remains un-shaded for the occupiers' amenity not to be unduly affected. Only high level roof lights would be provided within the north elevation of the proposed dwelling, so that overlooking would not occur.
23. The occupiers of Ashcroft and Ash House on the opposite side of the road have objected on the grounds of overlooking from front elevation to front elevation. The nearest window to window distance (to Ashcroft) would be

35m and also at an oblique angle, with Ash House even further. There would therefore be no unduly detrimental overlooking across the road.

24. Effect on highway safety. The proposed entrance across the verge would serve a parking area which would accommodate at least one vehicle (in addition to the garage) and a turning space, therefore in accordance with the Council's standards. The highway authority has not objected subject to conditions. Neighbours have raised concerns about construction vehicles, and a condition can be added to require agreement of construction and delivery access and parking, as well as hours of construction.
25. Landscaping. The application has been submitted during the implementation of a programme of tree works (including felling) on the overall property, which has caused some consternation locally. However, none of the trees were the subject of a TPO or in a conservation area, and the applicant is therefore entitled to carry out any works he desires. However, in the interests of the rural character of the area, a landscaping condition should be added to any permission.
26. Other matters. The Parish Council and the agent have referred to precedent elsewhere. In particular the agent refers to a development in Chapel Road, which is indeed similar in terms of being an infill plot in a side garden, although it is in a slightly more built-up area of the village. However, each case must be considered on its own merits in accordance with policy.
27. The creation of a new dwelling requires financial contributions to be made towards public open space and community facilities in accordance with policies DP/4 and SF/10. In this instance, the developer contributions would amount to £3104.38 for open space and £523.93 for community facilities. Policy DP/4 also requires contributions for waste management, including waste receptacles at £69.50 per dwelling. Additionally, SCDC levies a S106 monitoring fee of £50.00 and approximately £350.00 towards legal fees. The contributions are acknowledged within the Design and Access Statement and it is therefore considered reasonable and justified to secure these payments through a scheme to be required by planning condition.

Recommendation

28. Approve, subject to the following conditions:

Conditions

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side elevations of the dwelling at or above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that**

behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

3. **The development hereby permitted shall be carried out in accordance with the following approved plans: 10:024-0A, 1A, 2A and 3A.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
4. **During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
5. **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.)
6. **No development shall take place until a plan showing the finished floor levels of the proposed dwelling in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.**
(Reason - In the interests of residential and visual amenity, in accordance with Policy DP/3 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. **No development shall begin until details of a scheme for the provision of open space and community facilities infrastructure, S106 monitoring and waste receptacle provision to meet the needs of the development in accordance with adopted Local Development Framework Policies**

DP/4 and SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards the need for recreation/open space and community facilities in the village and suitable waste provision for the property in accordance with Policies DP/4 and SF/10 of the adopted Local Development Framework 2007.)

9. **In this condition 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwelling hereby approved.**
- (a) **No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.**
- (b) **If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.**
- (c) **The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.**
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
10. **No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:**
- i) Contractors' access arrangements for vehicles, plant and personnel;**
 - ii) Contractors' site storage area(s) and compounds(s);**
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles;**
- Development shall not be carried out other than in accordance with the approved details.**
(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)
11. **No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard**

scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

12. **The dwelling, hereby permitted, shall not be occupied until the parking and turning spaces shown on the approved plans has been laid out and made available for use.**

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

13. **Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.**

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

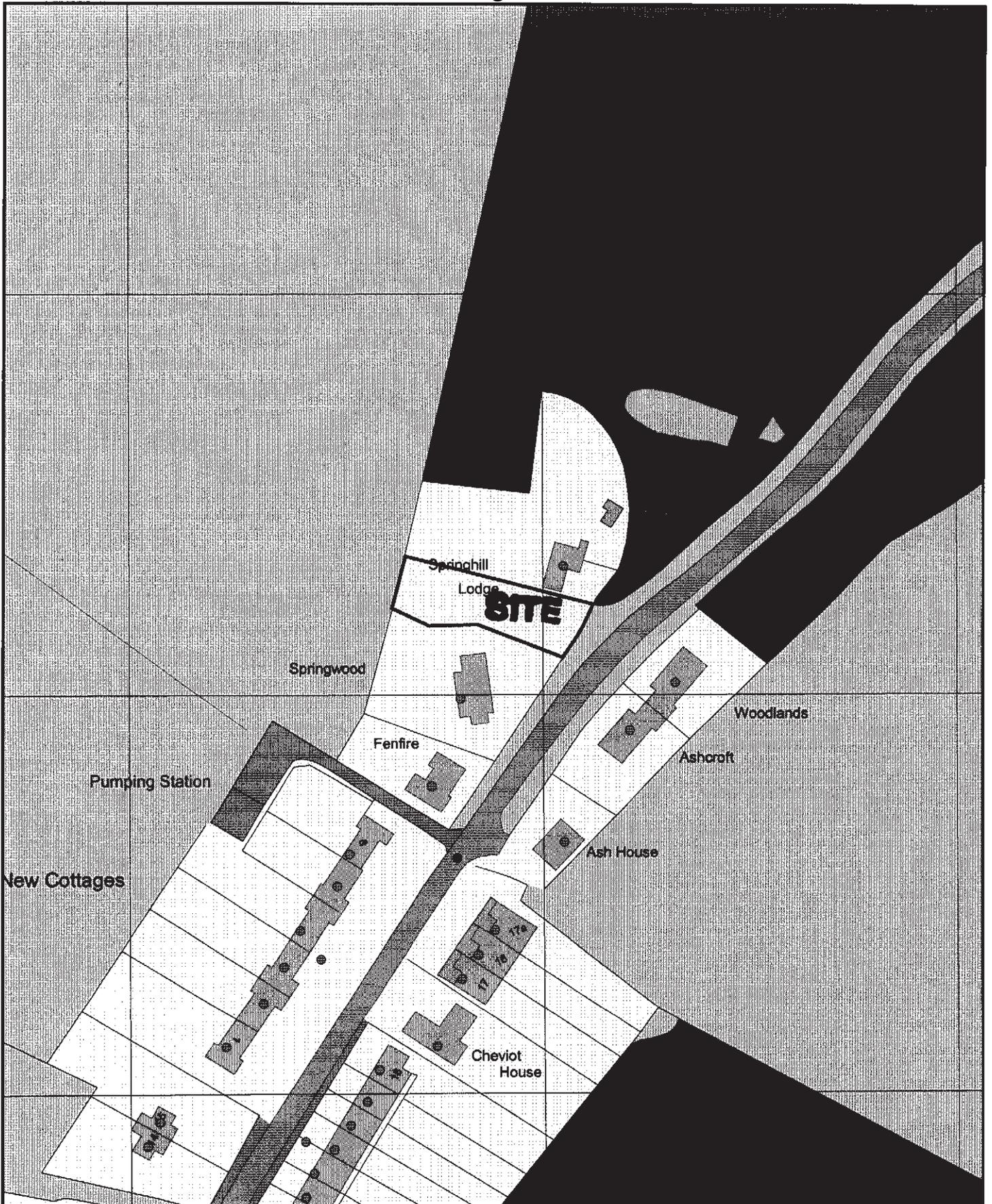
14. **The new accessd driveway hereby permitted shall be constructed in bound material for at least the first 10m from the carriageway edge.**

(Reason - To prevent debris spreading onto the highway, in the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Planning File Ref: S/2058/10/F

Contact Officer: Emily Ip – Planning Officer
Telephone: (01954) 713250



South
Cambridgeshire
District Council

Planning Dept - South Cambridgeshire DC



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Scale - 1:1250
Time of plot: 13:45

Date of plot: 21/01/2011

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee2nd February 2011**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/2148/10 - COMBERTON**Erection of Dwelling - 3, Long Road, Comberton, Cambridge, Cambridgeshire,
CB23 7DG for Murfet Group Ltd****Recommendation: Approve Conditionally****Date for Determination: 28th January 2011****Notes:****This Application has been reported to the Planning Committee as Officer
recommendation is contrary to that of the Parish Council.****Site and Proposal**

1. The application site comprises a large residential plot of approximately 0.105ha, which at present is occupied by a single dwelling – No.3 Long Road. The site falls within the Comberton Development Framework boundary. No.3 Long Road comprises a detached two-storey dwelling redolent of typical 1920s-1930s house design. Externally the dwelling is characterised by strong red brick, concrete roof tiles and a hipped roof profile. Vehicular access exists to the north of the dwelling and significant mature trees delineate the northern boundary of the site.
2. Long Road is a linear thoroughfare that runs south to north with single dwellings, cul-de-sac development and housing estates feeding off to the west and the defined countryside and Green Belt to the east. House design, age and scale vary considerably along the length of Long Road but the feeling is one of harmonious variety.
3. The full planning application, submitted on 1st December 2010, proposes the erection of a two-storey dwelling in the rear of the application site to be accessed via the lengthening and in places widening of the existing vehicular access that serves no.3 Long Road.
4. The proposals have been formally amended (see plan refs; 962/03 Rev B, 962/05 Rev B, 962/06 Rev B, 962/07 Rev B, 962/08 Rev B) to reduce the height and depth of the proposed dwelling and to alter to the roof form following officer concerns for the impact upon the residential amenity of the neighbouring dwelling to the north (no.5 Long Road).

Planning History

5. **S/2147/10** – For Extensions to Dwelling and Erection of Garage is currently pending determination with an officer recommendation of approval.

Planning Policy

6. **South Cambridgeshire Local Development Framework Core Strategy 2007**

ST/6 – Group Villages

7. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**

DP/1 - Sustainable Development

DP/2 - Design of New Development

DP/3 - Development Criteria

DP/4 - Infrastructure and New Developments

HG/1 - Housing Density

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

SF/11 - Open Space Standards

NE/1 - Energy Efficiency

NE/6 - Biodiversity

TR/1 - Planning for more Sustainable Travel

TR/2 - Car and Cycle Parking Standards

8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Design Guide SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009

Consultations

9. **Comberton Parish Council** – Recommends refusal stating

‘Size and access problems i.e. shared driveway, drainage being less than 20m away from watercourse’

10. **Local Highways Authority** - Raises no objection to the proposals. Recommends standard conditions for pedestrian visibility splays and access drainage.

11. **Trees Officer** – raises no objections to the proposals, however advises that foundation design should be designed to accommodate the roots of the boundary planting.

12. **Landscape Design Officer** – No comments received.

13. **Environmental Health Officer** – Raises no objections to the proposals. Recommends that a standard condition limiting the use of power operated machinery on site be applied.

Representations

14. Representation received from the occupant of no.5 Long Road (adjacent dwelling to the north of the site) objecting to the proposals for reasons of noise and disturbance arising from the proposed vehicular access.
15. Representation received from the occupant of No.13 Long Road (approximately 30m to the north of the application proposal) objecting to the proposals for the following reasons:
 - Loss of privacy
 - Noise and disturbance
 - Overshadowing
 - Traffic impacts upon Long Road
 - 'Over-development' of plot

Planning Comments – Key Issues

16. The key issues to consider in the determination of this application are:
 - The impact of proposals upon the character and appearance of the area
 - The impact of proposals upon the residential amenity of neighbouring dwellings.
 - Tree impacts
 - Public open space and community facility provision

Character and Appearance

17. The site comprises garden land serving No.3 Long Road. As such, in accordance with the guidance set out in Planning Policy Statement 3; Housing (PPS3) it is important to make an initial assessment of the impact that residential development would have upon the character and appearance of the area. In this case surrounding development is predominantly residential and adjacent to the application site to the north and south the built form does extend back from Long Road. To this end it is considered that residential development of the site in question would not be detrimentally uncharacteristic to the character and appearance of the area in this instance.
18. Comberton is a group village as defined by policy ST/6 of the Core Strategy and the site in question, being garden land, is classed as a Greenfield site. As such a maximum indicative scheme size of 8 dwellings is permitted for development of any green field site in accordance with this policy. The scheme proposes a single dwelling and represents an approximate density of 20dph. This is below the minimum housing density target of 30dph as required by policy HG/1. However, more intensive development of the site is considered to potentially impact upon the residential amenity of neighbouring dwellings and as such a lower density of development is considered acceptable in this instance. Furthermore PPS 3 has been revised deleting the national indicative minimum density of 30 dwellings per hectare from paragraph 47.

19. Further to the above due to the fact that the proposed dwelling is sited to the rear of the existing street fronting dwelling the proposed structure would not be openly visible within the street scene. As such there is not considered to be a substantive impact upon the character and appearance of the area.

Residential amenity

20. The greatest potential for impact is identified as being upon no.5 Long Road which lies to the due north of the application site. No.5 Long Road fronts the highway and follows roughly the same building line as no.3 Long Road. Similar to no.3, no.5 also benefits from a substantial rear garden area. There are primary habitable room windows within the rear and side elevations of the dwelling and the defined amenity area, denoted by pavers, relates closely to the rear elevation of the dwelling.
21. The proposed scheme seeks to site a detached dwelling to the rear of no.3 the proposed location is approximately 30m to the south west of the rear elevation of no.5. The two sites are screened by a significant boundary of relatively mature trees.
22. The divorced relationship of the proposed dwelling with no.5 is considered sufficient to preclude a significant overbearing or overshadowing impact upon the rear patio area and rear elevation of no.5 arising from the proposed dwelling. In addition, the existing line of boundary trees will mitigate the visual impact of the dwelling on the enjoyment of the neighbours rear garden.
23. The proposed dwelling will overshadow parts of the rearmost half of the garden area serving no.5 to various extents at different points during the day. However, it is reasonable to assume that the existing tall boundary treatment would afford a significant degree of overshadowing at present. Further to this, as mentioned above, it is evident that the defined amenity areas and therefore the most sensitive amenity areas in the rear garden of no.5 are located close to the rear of this dwelling and are thus some distance from the proposed structure.
24. The occupant of no.5 has made representation raising concerns for noise and disturbance arising from the proposed vehicular access drive that runs adjacent to the common boundary with this dwelling. This is a material consideration, however having regard to the fact that the driveway is intended to serve only one dwelling and the parking and turning areas are spatially divorced from the sensitive rear elevation and amenity areas of no.5 there is not considered to be a significant noise impact arising from the proposed driveway layout sufficient to support refusal of the application.
25. The proposed dwelling is sited approximately 45m to the north of nos.113-119 Barton Road and approximately 30m to the south of no.13 Long Road. The adopted South Cambridgeshire Design Guide advises that as a 'rule of thumb' a distance of approximately 25m where elevations with habitable room windows face each other should separate dwellings. In this instance this distance is exceeded to both the north and the south and is therefore not considered to have a significant impact upon the residential amenity of the occupants of these dwellings.
26. Windows are proposed within the north elevation of the dwelling, all of which serve bathrooms. It is thus considered reasonable and justified to apply a

conditional requirement that these windows be obscure glazed and fixed (apart from any top hung vent) to ensure the privacy of no.5 is retained. It is also considered reasonable and necessary to remove permitted development rights for the insertion of first floor windows in either the north or south elevations of the proposed dwelling in order to retain privacy.

Trees

27. As stated above, the common boundary between the application site and no.5 Long Road to the north is largely defined by existing trees. If possible it would be considered beneficial to retain these features. The Tree Officer has raised no objections to the proposed location of the dwelling but requests that foundation design be controlled to ensure that it does not conflict with the trees. This can be achieved through the use of appropriate conditions and is considered reasonable and justified to do so.

Developer Contributions

28. The Audit for Outdoor Play Space 2005 reveals a shortage of sport and play space in the Comberton area. As such the development will be required to contribute towards open space provision in the area. As onsite provision is not achievable in this instance the applicants have agreed to a financial contribution of £4,258.90, this will be secured by a S106 agreement and triggered by conditional requirement of the consent.
29. In addition to the above the development would also be required to contribute to the upkeep of community facilities in the area. In this instance this equates to a financial contribution of £718.78 to which the applicants have informally agreed. As with the above this would be secured by a S106 agreement and triggered by conditional requirement of the consent.
30. The applicants have also informally agreed to contribute towards bin provision for the development.
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. **Approve, as amended by plan refs; 962/04 Rev A (date stamped 10th January 2011) 962/03 Rev B, 962/05 Rev B, 962/06 Rev B, 962/07 Rev B, 962/08 Rev B (date stamped 18th January 2011)**

Conditions

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 962/04 Rev A (date stamped 10th**

January 2011) 962/03 Rev B, 962/05 Rev B, 962/06 Rev B, 962/07 Rev B, 962/08 Rev B (date stamped 18th January 2011) & 962/01.

(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 take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- 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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected upon the site. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- 7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the foundation design for the dwelling, hereby approved. The foundations shall be constructed in accordance with the approved details.**

(Reason - To protect trees, which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance

with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

8. **The dwelling, hereby permitted, shall not be occupied until details of a scheme for the provision of outdoor sports, play and informal open space, community facility and waste receptacle infrastructure to meet the needs of the development in accordance with Policies DP/4, SF/10 and SF/11 of the Local Development Framework Development Control Policies 2007 has been submitted to and approved in writing by the Local Planning Authority.**

(Reason - To ensure the development provides a suitable level of public open space, community facilities and waste receptacle infrastructure for occupants of the development, in accordance with Policies DP/4, SF/10 and SF/11 of the South Cambridgeshire Local Development Framework 2007.)

9. **During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

10. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the north or south elevations of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

11. **Apart from any top hung vent, the proposed first floor windows in the north elevation of the building, hereby permitted, shall be fitted and permanently glazed with obscure glass.**

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework 2007
- South Cambridgeshire Design Guide SPD – Adopted January 2009
- Open Space in New Development SPD – Adopted January 2009
- Trees and Development Sites SPD – Adopted March 2010

Contact Officer: Matt Hare – Senior Planning Officer
Telephone: (01954) 713180

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee2nd February 2010**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

**S/1186/10 – Foxton
Dwelling (revised design)- Land Between 3-11 Mortimers Lane for Amber
Homes Ltd**

Recommendation: Delegated Approval

Date for Determination: 23rd September 2010

Notes:

Members of Committee will visit the site on Wednesday 2nd February 2010

This application has been reported to the Planning Committee for determination due to a conflict in views between officers and the Parish Council.

Site and Proposal

1. Mortimer's Lane is a rural lane/cul de sac located in the village framework of Foxton. The application site is located next to a listed building No. 3 Mortimer's Lane and a 2 storey thatched cottage at No.11 Mortimer's Lane. Between these two properties and the rear of the application site are two large houses, No. 7 and 9 erected under a recent planning permission. The site is bound by thick mature hedging to the rear of the site. On road parking provision is minimal in Mortimers Lane, turning is very restricted and difficult to achieve without using private land to turn. Land levels differ marginally from the front to the rear of the site. The dwelling type in the immediate vicinity is varied though predominately rural in character, comprising barn conversions, thatched roofs and modest bungalows.
2. The application seeks to change the design of an already approved dwelling (No. 5) granted consent under planning reference S/1806/07/F. It comprises a small one bedroom detached property with one off road parking space. The design has been amended several times since the original submission, however the location is similar to that already approved. The amended plan franked 6th December is the most up to date revision.
3. The application has been accompanied by Planning and Design & Access Statement and a draft Section 106 detailing an Open Space contribution.

Planning History

4. Outline consent **S/1674/04/O** was granted in 2004 for 3 units (5, 7 and 9 Mortimer's Lane), a S106 secured the provision of one affordable unit.

5. A full application later saw the consent for a revised scheme of 3 units comprising 2 market dwellings and one low-cost dwelling under planning reference **S/1806/07/F**.
6. Two separate applications under references **S/1941/09/F** and **S/1942/09/F** later comprised revisions to the approved units at plots 7 and 9. These were approved under delegated powers. Both applications were subject to Public Open Space contributions. Under policy DP/5 of the LDFDCP 2007 it states that where a site forms part of a larger site where there would be a requirement for infrastructure provision if developed as a whole, development would not be permitted if this requirement were not forthcoming. Ongoing discussions with the developer and the acting agent agreed that an off site housing contribution can be made in relation to this scheme and the neighbouring scheme, which would otherwise request the provision of one affordable unit. This was secured through a condition.
7. A further application under planning reference **S/0610/10/F** comprised an amended design to plot 7 to include a side and rear single storey extension, the omission of plot 5 (as approved under S/1806/07/F) and the erection of a car port with ancillary accommodation. This was refused by officers and later dismissed at appeal in January 2011.
8. A separate application for the revision of plot 7 was submitted under planning reference **S/1154/10/F**. This was refused on design grounds under delegated powers.
9. The Inspector who assessed the site for the abovementioned appeal (paragraph 10) did not raise specific concern with regard to the single storey extensions to unit 7 and openly disagreed with the officer view taken. It is likely there will be a future application for the same additions as those in applications S/0610/10/F and S/1154/10/F that were previously refused.

Planning Policy

10. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 2007:
 - DP/2 - Design of Development
 - DP/3 – Development Criteria
 - DP/4 – Infrastructure and New Developments
 - DP/5 – Cumulative Development
 - DP/7 – Development Frameworks
 - CH/4 - Development within the curtilage or setting of a Listed Building
 - NE/1 - Energy Efficiency
 - TR/2 - Car and Cycle Parking Standards
11. Supplementary Planning Documents
 - Open Space in New Developments SPD - January 2009
 - Trees & Development Sites SPD - January 2009
 - Listed Buildings SPD - July 2009
 - Landscape in New Developments SPD - March 2010
 - District Design Guide SPD - March 2010
 - Affordable Housing SPD - March 2010

12. **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.
13. **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

14. **Foxton Parish Council** - Recommends approval subject to conditions. The comments are as follows:

The plan misrepresents the orientation of 3 of the elevations of the submitted plan. The elevation labelled north should read west; the elevation labelled west should read east and the elevation labelled east should read north. Only the elevation labelled South is correct.

The Parish Council recommends approval of the new plan, omitting one window from the North gable wall, subject to the boundary of No.5 being extended to allow for 2 parking spaces to be provided specifically for the residents and visitors to plot 5 in accordance with Policy TR/2 Appendix 1 (14 and 15).

15. **The Conservation Manager** - recommended refusal based on the originally submitted scheme. This resulted in a number of discussions that later altered the character and design of the proposed unit to a property that fitted better in its surrounding context. The Conservation Manager raises no objection to the revised scheme as shown on drawing 09/1038/PL.06 Rev F franked 6th December 2010.
16. **The Local Highways Authority** - raises no objection subject to conditions being put in place to address the future erection of gates, vehicles are able to enter and exit the site in forward gear, park clear of the highway, the work is carried to Local Highway Authority specification, adequate drainage measures for water run off are met, visibility splays are shown, prevention of planting in the highway and no use of unbound material within 6m of the highway (tar spray and chip is not seen as acceptable).

Representations

17. None received.

Planning Comments – Key Issues

Principle

18. As detailed in the History section of this report, previous applications have seen the approval of a dwelling in a similar location and of a similar design. This dwelling is smaller than that approved under S/1806/07/F and comprises a 1-bed unit with off road parking. The previous scheme, on closer investigation did not meet building regulations as a two bed property and nor did the proposed floor area meet the minimum requirements as an 'affordable 2 bed dwelling'. It was therefore reduced to a one bed unit to overcome this and an off site contribution towards affordable housing was agreed to substantiate the loss of what was initially to be the 'affordable dwelling' on site. The principle of the development has been established through the planning history.

Impact on the setting of the Neighbouring Listed Building

19. The siting of the proposed property is located close to the listed building at No. 3 Mortimers Lane and designed so as not to overpower this property. It hides the single storey lean-to element whilst still allowing views of its frontage in the street scene. The larger properties have been set back into the site with the smaller unit and garage block set forward and gable on to the road. These elements of the development are proportionate to the smaller cottages on either side and are considered to provide an appropriate street frontage to the development whilst setting the two large units back into the site prevents them from dominating the adjacent listed building. Whilst the revised design overall is different to that approved at outline stage, the arrangements of the elements are such that it is considered not to harm the setting of the adjacent listed building.

Highway Safety and Parking

20. The Local Highways Authority (LHA) has not raised any objections, however they have suggested a number of conditions prior to approval being granted. The proposed tar and chip surface is already approved for the access to units 7 and 9 and therefore whilst the material is considered acceptable the laying of the tar and chip should be set back from the road to ensure no spillage occurs in the public highway.
21. The LHA raises no concern with regard to the off road parking provision. The parking standards are controlled by the Local Authority and are set out in Appendix 1 of the Local Development Framework Development Control Policies 2007. The requirement for off road provision for a unit of 1 bedroom seeks a maximum of 1.5 spaces. The application proposes 1 parking space. The Parish Council would like to see the unit provide an additional space for visitors, allowing for 2 spaces for the proposed 1-bed unit.
22. Mortimers Lane is constrained in terms of accessibility and turning on Mortimers Lane is nearly impossible without encroaching onto private land. Parking of cars in the Lane exacerbates this. The request for 2 spaces is difficult to support when standards ask that an average of 1.5 spaces per dwelling across the district (up to a maximum of 2 per 3 or more bedrooms in poorly accessible areas) be achieved. Whilst it is appreciated that access along the Lane can be difficult if cars do park on the road, Foxton is not considered to be poorly accessible, particularly given it has its own train station.

23. I have recently been informed by the Parish Council that the agent has sent a letter implying that the provision of two spaces can be met if this will help progress the application positively. A revised plan showing two off road parking spaces has been sent to the Parish Council for its consideration. Its comments to this are as follows:
24. *The members of the Foxton Parish Council planning committee met on site this morning to consider the Barford letter of 6th January 2011. The Clerk will be writing to advise you that the Parish Council support revision E of drawing 09/1038/plot7 proposal submitted for 2 car parking spaces on plot 5. The Parish Council feels this proposal should have been submitted by the developer to SCDC, and that the Parish Council view should be communicated to SCDC and thence to the developer.*
25. Additionally recent Government changes (3rd January 2010) to paragraphs 49 - 56 of PPG 13 Transport has been amended to remove the requirement for development plans to set parking standards as maximum levels. Whilst PPG13 still requires parking standards to be set through local development plans, the emphasis remains on efficient use of land and promoting sustainable transport choices. The change allows Councils to set appropriate standards for their area rather than being specifically required to set a maximum standard.
26. In light of the above officers are of the opinion that this scheme be recommended for approval with the provision of one parking space being acceptable in meeting the policy requirements of the Local Development Framework and efficient use of land. Should the applicants wish to commence development based on the revised scheme submitted to the Parish Council (Revision E showing two spaces) this could also be achieved through an amendment to the scheme.
27. With regard to the Parish Council comments a request for the correct annotations on the elevational drawings has been made for clarification. The listing of the approved plans in condition 2 and 9 will then be changed accordingly.

Recommendation

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which would not have been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 09/1038/PL.06 Rev F franked 6th December 2010 and 09/1038/PL.07 Rev D franked 22nd November 2010.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the**

approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- 4. No further windows, doors or openings of any kind shall be inserted in any elevation of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason – To safeguard the privacy of occupiers of the adjoining properties and the street scene in accordance with the requirements of Policy DP/3 of the Local Development Framework Policies adopted 2007).

- 5. 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 unless they are carried out in accordance with approved drawing 225-01B franked 24th February 2010 as approved under planning reference S/1941/09/F. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

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

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

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

- 7. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf: -**

i) PART 1, (Development within the curtilage of a dwellinghouse, all classes).

ii) **PART 2, (Minor operations), Class A (erection of gates, walls or fences).**

(Reason – To safeguard the character of the area and to ensure that additions or extensions which would not otherwise require specific planning permission do not overdevelop the site with consequent harm to the setting of the nearby Listed Building).

8. **During the period of construction no power operated machinery shall be operated on the site before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.**

(Reason – To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction)

9. **The development shall not be occupied until the area shown hatched on amended drawing No. 09/1038/PL.07 Rev D franked 22nd November 2010 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 and turning of vehicles.**

(Reason – To ensure adequate space is provided and thereafter maintained on site for the parking and turning of vehicles in accordance with the requirements of Policy DP/3 of the Local Development Framework policies adopted 2007).

10. **Before development commences, a plan specifying the area and siting of land to be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction shall be submitted to and approved in writing by the Local Planning Authority; such space shall be maintained for that purpose during the period of construction.**

(Reason – In the interests of Highway Safety and in accordance with the requirements of policy DP/3 of the Local Development Framework policies adopted 2007).

11. **Notwithstanding the development, hereby permitted, no development shall commence until details of the materials for the construction of the external surfaces, including details of the barge boards, eaves boards, fascias, arch formers and soffit boards have been submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.** (Reason – The dwelling will be located very close to an existing listed building and the use of uPVC is not considered appropriate in light of the proximity of the new unit where the context of development is closer than that of the larger properties to the rear. Also, the information submitted as part of the application and the details submitted on the amended plan with regard to materials to be used are inconsistent. The finished detail of this unit is of high importance and the details are required to ensure the appearance of the development is satisfactory in accordance with Policy DP/2, DP/3 and CH/4 of the adopted Local Development Framework 2007.)

12. **Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within**

an area of 2m x 2m measured from and along respectively the highway boundary

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

- 13. Notwithstanding the development, hereby permitted, no development shall commence until details of the materials for the construction of the external surfaces have been submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

(Reason – The information submitted as part of the application and the details submitted on the amended plan with regard to materials to be used are inconsistent and in light of the proximity of the new unit where the context of development is closer than that of the larger properties to the rear the finished detail is of high importance. The details are required to ensure the appearance of the development is satisfactory in accordance with Policy DP/2, DP/3 and CH/4 of the adopted Local Development Framework 2007.)

- 14. No development shall begin until details of a scheme for the provision of outdoor playing space and informal open space infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason - To ensure that the development contributes towards outdoor playing space and informal open space in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)

INFORMATIVES

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

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

The shed shown on 09/1038/PL.07 franked 22nd November 2010 is not part of this approval.

Awarded Drains

No additional surface water run off to the Local Authorities Award Drain will be permitted without the prior consent of the councils Land Drainage Manager

No obstructions, fencing or buildings shall be erected within 5 metres of the Award Drain

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:

South Cambridgeshire Core Strategy 2007:
ST/6 Group Villages

South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)

- DP/2 - Design of Development
- DP/3 – Development Criteria
- DP/4 – Infrastructure and New Developments
- DP/5 – Cumulative Development
- DP/7 – Development Frameworks
- CH/4 - Development within the curtilage or setting of a Listed Building
- NE/1 - Energy Efficiency

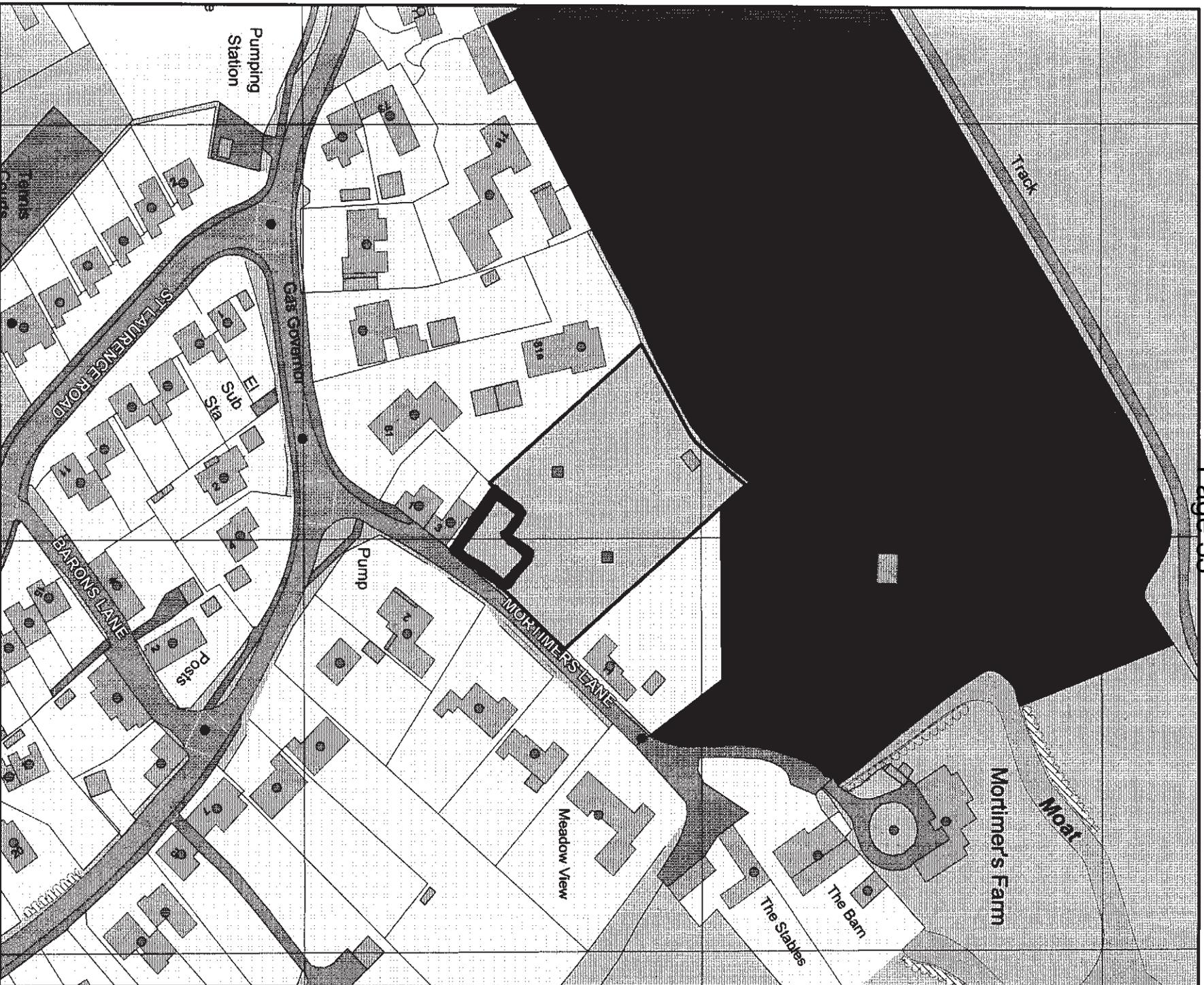
2. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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

- 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: District Design Guide.
- Circular 11/95 and 05/2005
- Planning File References: S/1674/04/O, S/1806/07/F, S/1941/09/F and S/1942/09/F, S/0610/10/F, S/1154/10/F

Contact Officer: Saffron Garner – Senior Planning Officer
Telephone: (01954) 713256

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

**S/1951/10 - GIRTON
ERECTION OF SINGLE STOREY DWELLING AND CREATION OF VEHICLE
ACCESS AND PARKING (REVISED DESIGN)
3 CHERRY BOUNDS ROAD, GIRTON FOR MS ATHENA POLYDOROU**

Recommendation: Approve with conditions

Date for Determination: 5th January 2011

The application has been referred to the Planning Committee as the recommendation of approval conflicts with the recommendation of the Parish Council,

Site and Proposal

1. The application site is an area of land to the North West of No. 3 Cherry Bounds Road. To the North is an area of grassed private land and an electricity substation. The site is located close to a bend in the road and the plot sits perpendicular to No. 3. The housing in the area is of a variety of types; two storey houses opposite the site and detached bungalows to the South and East. There is a relatively new dormer bungalow to the North. The plot of land is separated from the garden of No. 3 by a high close-boarded fence. The relatively mature hedging and tree to the front of the site have been removed during construction of the dwelling, which has commenced under a previous permission and the site is therefore now open to the street. To the North of the site there is a lower timber panelled fence.
2. The proposed development is the erection of a detached bungalow with associated access and parking on land adjacent to No. 3 Cherry Bounds Road, Girton. The scheme is similar to that approved in application S/1327/10/F, however the access is now to the North end of the dwelling, partly on land which, whilst in the ownership of the applicant, is the subject of an easement for the benefit of EDF Energy. The design of the bungalow has changed in one respect; the garage door proposed as part of the approved scheme has been removed and a window proposed in its place.

Relevant Planning History

3. S/1327/09/F – Planning Permission was granted for the erection of a detached bungalow with associated access and parking. The bungalow was smaller than the one previously refused and its drive way was located away from the easement which had previously been objected to by the owner, EDF Energy.
4. S/1943/08/F – Planning permission was refused for a dwelling on the site as its impact on the character of the area was considered harmful due to the cramped appearance and design which were considered to be out of keeping with other

properties in the area. In addition, the area proposed for hardstanding for parking was not able to be implemented due to an easement on that part of the site, relating to the substation to the North.

Policies

5. DP/2 – Design of New Development
DP/3 – Development Criteria
DP/4 – Infrastructure and New Developments
DP/7 – Development Frameworks
SF/10 – Outdoor Play Space, Informal Open Space and New Developments
NE/1 – Sustainable Development
NE/15 – Noise Pollution

Consultations

6. Parish Council – has recommended refusal on the ground of the impact of the changes to the access and parking on highway safety in the area.
7. Local Highways Authority – does not object to the proposed development provided conditions relating to provision of pedestrian visibility splays, details of materials, construction and drainage of the parking area and the restriction of any gates to the parking area are applied to any permission.
8. UK Power Networks (formerly EDF Energy) - has confirmed verbally and in writing that it no longer objects to the use of the part of the land over its easement being used for the parking of a vehicle, as this still allows it to use the sub-station site as it wishes; provided the conditions set out in it's letter of the 27 October are adhered to. The conditions listed in its letter are that the use of the land does not prevent it from accessing the substation and that the land levels in the area of the easement are not adversely affected.
9. Environmental Protection Team Manager – previously requested details of the measures that would be taken to protect the proposed dwelling from noise emitted by the substation.

Representations

10. Two representations have been received in respect of this application.
11. The owner of No. 6 Cherry Bounds Road has objected to the proposed development on the grounds of the increased on street parking which would result from cars not being able to be parked on the driveway as it is under easement, noting that this arrangement has already been refused planning permission. The owner also expresses concern that development work has already begun and the permitted garage already bricked up to window height despite not yet having received planning permission. They also note that the boundary hedge and trees have been removed, contrary to the conditions on the previous planning permission and express concern about whether any replacement landscaping would be possible given the new access arrangements.
12. The owner of No. 1 Cherry Bounds Road, does not object to the proposal but states

that the site is not larger than that of No. 1. They also note that when they built their property they were obliged to provide a garage and the fact that this property would not have a garage is unfair and they should be allowed to convert their on garage if this application is passed. In addition, they claim that the current issue over the access was predictable.

Planning Comments

13. The main planning considerations in this case are the principle of development, the impact on the streetscene, parking and highway safety and residential amenity.
14. Principle of the development – As established by the previous permission, the site for the proposed dwelling is approximately 180 sqm and a single dwelling on the plot would achieve a net density of just less than 56 dwellings per hectare. This is in excess of the net density of 30 dwellings per hectare required by policy HG/1 of the Local Development Framework and it is therefore considered that the principle of just a single dwelling on the site is acceptable.
15. Impact on the Streetscene – The overall bulk of the proposed dwelling has not changed from that approved under the previous planning permission. The removal of the garage door and replacement with a window is not considered to cause any additional harm to the visual amenity of the streetscene. Therefore as with the previous application, in terms of its impact on the character of the area, on balance, it is considered that the dwelling has an acceptable relationship with existing buildings in the immediate area and the development does not lead to an unacceptably cramped form of development. The proposed dwelling is therefore considered acceptable in terms of its impact on the visual amenity of the area.
16. The boundary treatments which previously screened some of the proposed dwelling at the front and Southern side of the site have been removed by the applicant during construction. The previous permission contained a condition requiring a landscaping scheme which included the retention of the tree (since removed) and the retention or replacement of the hedges on site (also since removed) as well as the ‘beefing up’ of the hedges where necessary. It is considered necessary to apply a condition requiring that those hedges removed are replanted in order to screen what is now quite a stark view of the dwelling sited close to the front boundary of the site.
17. Given the potential for future extensions to create an overdevelopment and cramped appearance on site, it is considered necessary to remove permitted development rights for extensions and other development that could significantly increase the impact of the development on the streetscene and neighbouring properties. This can be achieved by the implementation of a restrictive condition.
18. Highway Safety and parking – The original access approved required the removal of a Virgin Media switch box from the land immediately in front of the garage to allow creation of the access and parking. The applicant states that the initial costs for moving the switch box have risen from £5,000 to over £15,000. Whilst this is not a planning matter in itself, the alternative location for the access has therefore been proposed by the applicant. The objections previously raised by UK Power Networks (formerly EDF Energy) which has an easement over the land in front of the adjacent substation have been withdrawn. It is now content for the application to construct a vehicle parking space in this area, provided that the land levels do not significantly

change and access remains possible to the substation. It is considered that both of these provisos could be met by the current arrangement.

19. The Local Highways Authority has visited the site and commented at that time that the proposed new arrangement would be preferable to the previously approved arrangements as the driveway would be in accordance with standard minimum dimensions. The previously approved driveway was slightly substandard in length.
20. There is therefore no objection in principle on highways grounds provided pedestrian visibility splays for the access, surface materials, drainage and construction methods and the restriction of any gates to the parking area are conditioned.
21. The proposed dwelling is a small, one bedroom unit and the proposed car parking is considered to be adequate for the anticipated needs of the property. Whilst this would necessitate visitors to the property parking on the road, this is not considered to be significantly different to the situation at most of the properties in the area. Although parking on the corner of the road may not be the most desirable situation from a highway safety point of view, there are several locations close to the property where safe on street parking is possible and the proposed arrangements are therefore considered to be acceptable in terms of their impact on parking and highway safety in the area.
22. Impact on Residential Amenity – The proposed bungalow is of a low profile design and it is not considered that it would cause any significant loss of light, visual intrusion or overshadowing.
23. It is not considered that the siting of the bungalow, which does not have any windows above ground floor level (save for a roof light to the loft) would result in any loss of privacy to neighbouring properties. It is not considered that any of the ground floor windows, including the new window in place of the garage door, would cause any significant overlooking of neighbouring properties, given the boundary treatments of the site and the distance from neighbouring properties.
24. Other Matters – The applicant has previously agreed to provide a scheme for the provision of outdoor play space and open space in accordance with policy SF/10 and has entered into a Section 106 legal agreement in respect of the previous application. A similar requirement would be necessary in this case to ensure the mitigation of the additional burden the dwelling would place on formal outdoor sport space and informal open space.
25. The existence of the electricity substation to the North has the potential for noise created by the substation to impact on the amenity of future residents of the proposed dwelling. It is considered that the dwelling would not be adversely affected by any noise created provided it is properly insulated and windows and doors are adequately soundproofed. Further details of this soundproofing were required by condition on the previous permission and were provided by the applicant. A similar condition for the insulation and soundproofing measures necessary would be applied to this permission.

Recommendation

26. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application

be granted planning permission, subject to conditions relating to the following:

1. 3 year time limit
2. Approved plans
3. Pedestrian visibility splays
4. Details of materials construction and drainage of the parking area
5. Implementation of the parking area
6. Restriction of gates to the access
7. Removal of Permitted Development rights
8. Details of landscaping and implementation, specifically requiring replacement of the hedge that has been removed.
9. Details of boundary treatments
10. Scheme for noise insulation
11. Scheme for formal outdoor sport space and informal open space provision

Contact Officer: Daniel Smith - Planning Officer
01954 713162

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

**S/0961/10/F - HASLINGFIELD
GAZEBO
HASLINGFIELD PRIMARY SCHOOL, HIGH STREET****Recommendation: Approve for Limited Period****Date for Determination: 6 September 2010**

The application has been reported to the Planning Committee at the request of the Local Elected Member and as the concerns of the Parish Council have not been addressed.

Site and proposal

1. The application site is an area of land within the boundary of Haslingfield Primary School. The land is at the North East corner of the rear playing field area of the school site adjacent to the boundary with No. 2 Stearnes Yard, a detached house, and Nos. 6 and 8 The Hemlocks which are detached bungalows. The area immediately to the West of the application site is a formal garden area with pond which is sectioned off from the rest of the school playing field by a low metal fence. The boundary with the property in Stearnes Yard is a 1.8 metre high timber fence and mature planting and the boundary with No. 8 The Hemlocks is a 1.8 metre high timber fence. The application site is within a Protected Village Amenity Area (PVAA) which covers the school playing field.
2. The proposed development is the siting of a timber gazebo with seating in the North East corner of the school playing field.

Relevant Planning History

3. S/1041/10/F – Planning permission was recently refused for the siting of a modular classroom building on part of the playing field adjacent to the boundary with No. 3 Stearnes Yard, on the grounds that it would be visually intrusive and overbearing to the garden area of the neighbouring property.

Policies

4. DP/2 – Design of New Development
DP/3 – Development Criteria
CH/6 – Protected Village Amenity Areas
NE/15 – Noise Pollution

Consultations

5. Parish Council – has recommended approval of the principle of a gazebo but has commented that it wishes the school to give serious consideration to locating the gazebo further from the boundaries to minimise disruption to neighbours. It also requests sound reduction measures around the perimeter of the gazebo/garden area.
6. Given the proximity of the gazebo to the neighbouring properties, the Case Officer attempted to negotiate with the school for its location further from the boundaries however the school has confirmed that it wishes that the application be considered as it stands.
7. The Parish Council has therefore requested the opportunity to consider the proposal again, as well as the potential for the granting of a temporary permission as per the recommendation of the Environmental Protection Team.
8. Environmental Protection Team – has commented that due to the location of the Gazebo close to neighbouring properties and the likelihood that children will congregate in it and potentially have lessons in it, there is the potential for it to cause noise disturbance that may harm the residential amenity of the neighbouring properties. It recommends that the structure be given a temporary permission for one year, in order that the impact of its use can be monitored, with a view to granting a permanent permission if no harm arises.

Representations

9. Concern has been raised by the owner of one of the neighbouring properties, No. 8 The Hemlocks, with regard to noise disturbance and the physical impact of the gazebo close to the common boundary. The owner requested that the Case Officer visit the property to assess the impact. This site visit subsequently occurred and the owner re-iterated the above concerns.
10. The local elected member has also expressed concern regarding the impact of the structure on the amenity of the immediate neighbours. They requested that the application be referred to the Planning Committee were approval to be recommended.

Planning Comments

11. The main planning considerations in this case are the impact on character of the area and the impact on the residential amenity of neighbours.
12. Impact on the character of the area – The proposed location for the gazebo is within the PVAA which covers the playing field to the rear of the school. The proposal is considered to be broadly consistent with the use of the site as a school and it is not considered that the siting of the building in the proposed location would have any significant adverse impact on the character, amenity, tranquillity or function of the village.
13. The design of the proposed gazebo is attractive and the structure would be in timber. It would not be prominent from public views of the site, although it would be visible

from a handful of neighbouring properties and is not considered to cause any significant harm to the visual amenity of the area.

14. Impact on residential amenity – The proposed gazebo would be located close to the boundary with neighbouring properties. Those properties are separated from the school site by a boundary fence approximately 1.8 metres in height. The eaves of the structure would be 2.2 metres high, with the conical roof rising to 3.8 metres high in the centre. Although the structure would be visible from neighbouring properties, given the limited height of the eaves and the fact that the roof would slope away from all common boundaries, it is not considered that it would be visual intrusive or cause any loss of amenity though loss of light or being overbearing. The proposed development is considered to be acceptable in terms of the impact of the physical structure.
15. Given its location approximately a metre from adjacent common boundaries, the proposed gazebo has the potential to increase noise and disturbance to the neighbouring properties and the Environmental Protection Team has recommended that a temporary permission be granted for one year in order to assess the impact with the structure in situ. A condition would be applied to any permission to require the removal of the structure from the site after one year, unless a permanent permission had been granted for it to remain.
16. Given that there will be a financial outlay to erect the gazebo and that there would be no guarantee of a permanent permission, the agreement of the school to a one year permission has been sought. Its response has not yet been received, but this will be reported to members verbally at the Planning Committee.

Recommendation

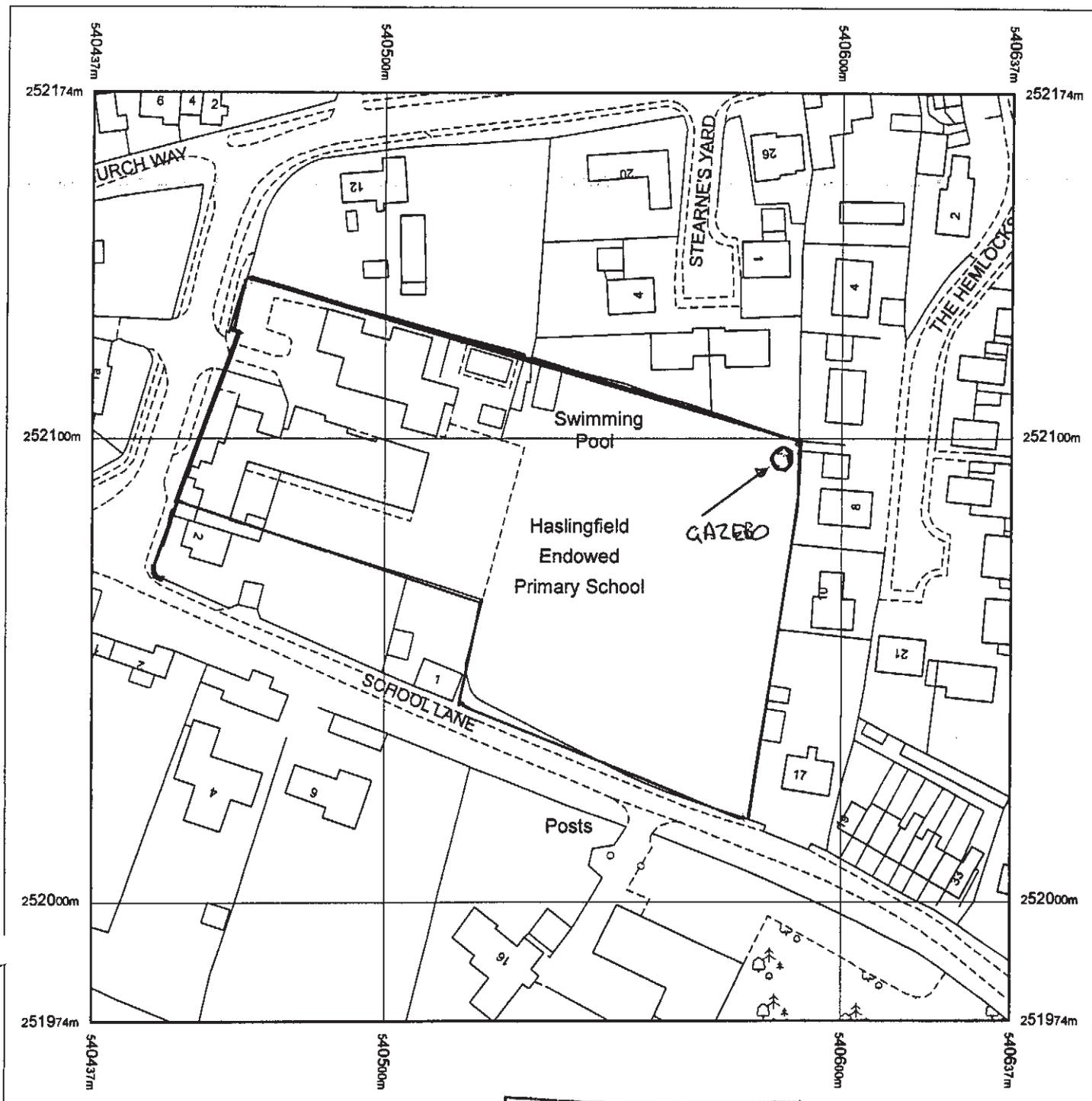
17. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application be granted temporary planning permission for one year.

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

South Cambridgeshire Local Development Framework, Development Control Policies DPD, adopted July 2007
Planning application reference S/0961/10

Contact Officer: Daniel Smith - Planning Officer
01954 713162

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee2nd February 2011**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/1847/10 - IMPINGTON**31 Dwellings (12 affordable) and associated landscaping (including LAP and community orchard), cycle and refuse enclosures, car parking, garaging and internal roadways and footpaths – Land West of Merrington Place, off Impington Lane for Almaren Plc****Recommendation: Conditional Approval****Date for Determination: 24th January 2011****Notes:**

This application has been reported to the Planning Committee for determination as the recommendation of Impington Parish Council differs to that of officers.

Site and Proposal

1. The site comprising 0.97ha is located within village development framework boundary with the vast majority of the site being situated within flood zone 3 (High Risk) of the Strategic Flood Risk Assessment (SFRA). A narrow strip of land to the west of the application site lies within the village Conservation Area. The site is accessed via Impington Lane and Glebe Way and is within walking distance to the centre of the village with close proximity to its services and facilities. The site forms the southern part of an allocated housing site under Policy SP/6.
2. The site is sandwiched between residential properties to the east (New Development at Merrington Place), south (long gardens serving properties within Impington Lane) and west (Glebe Way). The site's northern boundary is shared with a piece of open agricultural land, which forms the northern part of the allocated housing site under Policy SP/6 with the boundary being defined by a landscaped hedgerow and ditch.
3. The full planning application received 25th October 2010 seeks the erection of 31 dwellings (including 12 affordable) along with associated open space, landscaping, and car parking provision and vehicle and pedestrian routes. The application is supported by the following documents:
 - Design & Access Statement;
 - Flood Risk Assessment;
 - Development Brief;
 - Planning Statement;
 - Contamination Report;
 - Ecological Appraisal;
 - Foul Drainage & Utility Report;

- Landscape Proposal & Management Plan;
 - Lighting Assessment;
 - Sustainability Report;
 - Site Waste Management Plan;
 - Arboricultural Assessment;
 - Transport Statement;
 - Affordable Housing Statement;
 - Open Space Assessment;
 - Daylight & Sunlight Assessment;
 - Draft Heads of Term;
4. The development would represent a residential density of approximately 34dph providing the following house types:
- 2 x 5-bedroom private houses
 - 6 x 4-bedroom private houses
 - 3 x 3-bedroom private houses
 - 8 x 2-bedroom private apartments

 - 4 x 1-bedroom affordable apartments;
 - 4 x 2-bedroom affordable apartments;
 - 3 x 3-bedroom affordable houses;
 - 1 x 4-bedroom affordable house;
5. 40% of the scheme would provide affordable housing totalling 12 Units to be under the management of the Luminus Group. The properties would be two-storey in height and of a modern contemporary design mimicking the styles within the adjacent Merrington place development. The development would be served by 46 car parking spaces of which 4 would be allocated for disabled parking with a total of 43 cycle spaces. Car parking would be on plot for all private and affordable houses with parking serving apartments to be located at the front of these buildings including visitor spaces.
6. The development will be designed in accordance with the 'Green Guide to Specification' exceeding the basic requirements of the Building Regulations aiming to achieve a code 4 sustainable. It is proposed that 10% of the site's energy requirements would be met through the use of solar PV panels with sustainable construction measures providing a reduction in carbon emissions along with conservation of water in line with the code 4 for sustainable homes mandate.
7. The site would be served by the existing vehicular access from Impington Lane through the Merrington Place housing development and an additional pedestrian/cycle route from Glebe Way. In addition it is proposed that the site will provide a Local Area for Play (LAP) and a community orchard. The soft landscaping proposals seek to retain planting where appropriate with the provision of fruit and ornamental trees within each garden and indigenous trees and hedges with shrub planting and areas of wild sward throughout the development.

Planning History

8. Planning Application S/1217/10/F was approved for revised design to plots 4 and 5 for the erection of two garages with associated driveways and landscaping.
9. Planning Application S/1235/09/F for the revised design to house types A and the merging of plots 6 and 7 to form one large affordable dwelling was approved.
10. Planning Application S/1356/08/F was approved for the erection of 35 dwellings (including 14 affordable homes), roadways, and landscaping and open space.
11. Planning Application S/0146/08/F was refused for the erection of 113 dwellings on the grounds that the proposal would result in an insufficient design, layout, parking provision, would not be in keeping with the character of the area and would prejudice the development of neighbouring land. In addition the proposal failed to provide adequate infrastructure provision for public open space and did not market the use of employment uses within the site.
12. Planning Application S/0321/05/O for residential development was refused and dismissed upon appeal on the grounds of loss of employment, flood risk and impact upon potential archaeological findings.

Planning Policy

13. **Site Specific Policies Development Plan Document (DPD) 2010:**
SP/6 North of Impington Lane, Impington
14. **South Cambridgeshire LDF Core Strategy Development Plan Document (DPD), 2007:**
ST/4 Rural Centres
15. **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/4 Infrastructure and New Developments
DP/5 Cumulative Development
DP/7 Development Frameworks
GB/3 Mitigating the Impact of Development Adjoining the Green Belt
CH/5 Conservation Areas
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
SF/6 Public Art and New Development
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity

NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage - Alternative Drainage Systems
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

16. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD – Adopted March 2010
Landscape in New Developments SPD – Adopted March 2010
Biodiversity SPD– Adopted July 2009
Development Affecting Conservation Areas SPD – Adopted January 2009
Open Space in New Developments SPD – Adopted January 2009
Public Art – Adopted January 2009
Trees and Development Sites – Adopted January 2009
Affordable Housing – March 2010

Consultations

(External)

17. **Histon & Impington Parish Council** – Whilst the application is commended on many aspects of its design, the Parish Council recommend that the development be refused on grounds of flood risk. The FRA submitted is considered to use out of date information ignoring local knowledge and recent history.
18. **Environment Agency** – Initially recommended a holding objection to the application and for the determination to be deferred in order to obtain additional information. This was on the grounds that insufficient information (FRA) was submitted to be able to fully assess the proposals with regard to flood risk. This objection was by virtue of the flood risk assessment submitted underestimating the potential flood risk to the site and the surrounding catchments. Following negotiations between the developer and the Council's Drainage Manager additional information has been submitted with regard to the Environment Agency's holding objection.
19. In light of the additional information submitted the Environment Agency (EA) has confirmed that the holding objection has been withdrawn and recommend pre-commencement conditions should the planning authority be minded to approve the application. These conditions are that the floor levels of the proposed dwellings no lower than 10.8m ODN and that surface water drainage; foul water drainage and pollution control schemes are submitted for the approval of the local authority. In addition the EA recommends a condition identifying ground contamination remediation where identified.
20. Notwithstanding the above, whilst the EA has confirmed that the site is not within the an area deemed to be functional as a floodplain and that the proposed floor levels are acceptable to mitigate flood risk it is not agreed at this present time that no flood risk has been demonstrated. Therefore whilst it is believed that the residual risk of flooding has not been adequately addressed, it is likely that the risk to the redline area of the site is marginal even at the worse case scenario.

21. **Anglian Water** – The foul drainage from the development is within the catchment of Cambridge STW that at present has available capacity for these flows. Furthermore the sewerage system at present has available capacity for these flows. Nevertheless, if the developer wishes to connect to this network, they will need to serve notice under S106 of the Water Industry Act 1991 and they will be advised on the most suitable point of connection. The surface water strategy/flood risk assessment submitted with the planning application is unacceptable in its relevance to Anglian Water. The FRA advises that connection will be via a public drain to the north of the site, however, the application states that the connection will be via SUDS. As a consequence the application will need to consult both Anglian Water and the Environment Agency and that any permission granted be subject to a pre-development condition requiring that no development is commence until a surface water strategy/flood risk assessment has been submitted to and approved in writing.
22. Notwithstanding the above, following the additional information submitted with regard to flood risk, Anglian Water has confirmed that surface water from the site is to be discharged to a ditch and that this methodology is outside of the jurisdiction of Anglian Water and will need to be reviewed by the Local Authority and the Environment Agency. Nevertheless a pre-commencement condition requiring a surface water drainage scheme will be required.
23. **Local Highway Authority** – Raise no objections to the proposals as the site is to remain private and therefore the internal layout and proposals shall not be adopted as part of the public highway. Notwithstanding this, it is considered that a condition requiring a site traffic management plan including a construction methodology has been submitted to and approved in writing by the Local Authority. In addition conditions will be required to ensure a condition survey of the adopted public highway is undertaken and approved prior to work commencing on site along with the construction of all footpaths/cycle ways abutting the adopted highway to be constructed in accordance with County Council Guidance.
24. **Cambridgeshire County Council New Communities** – Histon & Impington does not currently have sufficient capacity to accommodate the expected pre-school demand from 31 dwellings. Therefore a pre-school education contribution of £26,040 should be sought should the development benefit from planning permission. This is based on the County Council costing 1-pre school place at £8,400. The standard multiplier estimates that 100 dwellings would generate 10 pre-school places; so 31 dwellings would generate 3.1 places (3.1 x £8,400 - £26,040).
25. **Cambridge County Council Archaeology** – The site in question was investigated in 2005 revealing little remains within the application area. Therefore the County Council would not recommend that any further archaeological evaluations are required by way of condition.
26. **Cambridge County Council Rights of Way Access Team** – No recorded public rights of way would be affected by the proposed development.
27. **Cambridgeshire Fire & Rescue** – Adequate provision should be made for fire hydrants and secured by way of condition or legal agreement.

28. **Police Architectural Liaison Officer** – Raises no objections commenting that the proposed layout would appear fine in terms of permeability and natural surveillance. However, it is noted that the proposed access from Glebe Way would appear too narrow for vehicular traffic and would benefit from a barrier to slow potential cyclists from conflict with vehicle users. In addition the bin and cycle stores to the fronts of plots 9-12 and 20-31 would benefit from being gated.

(Internal)

29. **Council's Drainage Manager** - Following detailed discussions with both the EA and the developer's consultant the Agency were initially prepared to accept the developers assertion that flooding was very unlikely to occur on the site and that the site did not form part of the 1 in 100 year floodplain. Following concerns that downstream levels in the vicinity of the Histon pond (on a separate catchment) were such that they might impact on the development, the developer was asked to undertake a more detailed assessment.
30. The work recently undertaken included a topographical survey of the pond area. The survey demonstrates that the development site is above the highest known water levels from knowledge of the flooding in October 2001 and September 2005.
31. Based on this information officers are now satisfied that the downstream watercourse is very unlikely to be affected by the development of the site. The Agency has accepted that the developer's hydrology is an improvement over their own rather coarse estimate of the extent of the floodplain. It is now believed that the updated FRA and its amendments are acceptable subject to the conditions as set out by the Environment Agency.
32. **Urban Design Team** – The Urban Design Team supports the scheme commenting that the development would respond positively to the restrictions of the site and efficiently makes use of available land. The attempt to integrate the unique design into the rural environment, whilst being sympathetic to the site's surroundings is welcomed. The affordable housing would integrate with open market homes and would be indistinguishable from one other as both utilise the same high quality materials and detailing.
33. **Acting Environmental Health Manager** – No comments have been received. (Comments to feature by way of an update)
34. **Scientific Officer (Contaminated Land)** – The preliminary contamination report submitted with this application identifies further investigation within areas of previously restricted access. Therefore no development approved by this permission should commence until further investigations have been undertaken and controlled by the use of a pre-development condition.
35. **Housing Enabling Officer** – The 12 affordable units proposed would be in line with the 40% requirement outlined within Policy HG/3 and is supported by the Housing Team. Furthermore, the scheme would provide a good range of units and tenure to be built to the minimum code 3 standard. It is not clear from the application whether the development will seek grant support from the Homes and Communities Agency at this stage. Due to proposed cuts this

may result in the need for a variation to the proposed tenure to allow for some element of cross subsidy from the intermediate units.

36. **Trees & Landscaping Officer** – Raises no objections.
37. **Landscape Design Officer** – Raises no objections following the amended additional details relating to the management of the proposed fruit trees.
38. **Ecology Officer** – Raises no objections the current landscape arrangements would delivering notable biodiversity enhancements i.e. the community orchard and boundary tree planting inc fruit trees in gardens.
39. **Building Control** – From the information provided the PV panel system would be sufficient to achieves the 10% CO2 reduction for the site's overall energy requirements.
40. **Conservation** – No comments have been received (Comments to feature by way of an update)

Representations

41. 8 letters of objection from local residents have been received, the content of which has been summarised below:
 - The site has already been turned down for development in the past due to the risk of flood;
 - The garden of no.26 Glebe Way would be overshadowed by the height of the buildings proposed within close proximity to the common boundary;
 - Current activity within the garden of 26 Glebe Way generates a degree of noise that would adversely affect the amenity of the proposed building within close proximity to the common boundary;
 - The proposed screening to the north boundary is inadequate for a development of this scale and should not rely on the trees in our garden as they may be removed in the future;
 - The access to the site from Glebe Way is a narrow thoroughfare and encouraging human traffic in this locality next to a busy through road would be dangerous;
 - There are existing problems with antisocial behaviour in the area with youths congregating within public spaces. The development would create new areas for congregation and would result in noise and disturbance;
 - It is unclear as to the finish of the boundary treatment upon the southern boundary. There is a concern over security of the play area and orchard within close proximity to residential properties;
 - Nos.8, 10 and 16 Glebe Way have a right of way across the proposed western access to the site. At present this is organised through communication with these neighbours, however, should the development be approved access would be problematic;
 - The implication that Glebe Way could be used for emergency vehicles is questionable as there is a tight turn in the track between the corner of the wall serving no.16 Glebe Way and the fences serving nos.8 and 10 Glebe Way. In addition the responsibility of maintenance of this area is in doubt as at present the existing neighbours maintain this area as best they can with no help of the land owner;

- The proposed footpath would run level with the common boundary of no.16 Glebe Way upon higher ground and therefore the levels of this path should be reduced in level or moved away from this boundary to ensure privacy is maintained;
- A further single dwelling located at the end of the footpath from Glebe Way sharing the existing access would be welcomed in place of the thoroughfare and play space;
- A condition requiring the erection of 2m high close-boarded fences should be imposed upon the southern boundary of the site. This would safeguard the amenity of properties within Impington Lane, which currently have chain link fences to their rear gardens;
- The proposed cycle sheds located within close proximity to the southern boundary should be kept below a height of 2.5m as they are within 2m of the common boundary with neighbouring properties;
- New trees that were planted off the southern boundary are now mature specimens and should be safeguarded by Tree Preservation Orders to ensure that they remain in situ;
- There is a concern that the ground level upon the site will be significantly higher than that proposed upon the cross section plan to the detriment of the amenity of the lower level gardens within properties in Impington Lane. During the construction of phase 1 spoil has been stored on the current application site and if this is retained and levelled then the finished levels may be increased from that proposed;
- Public consultation was not adequately made to adjoining landowners in time to attend the Parish Council meeting to discuss this application. Therefore the views of residents were not adequately met at this meeting;
- Properties with vehicle access onto the proposed thoroughfare from Glebe Way have to manoeuvre within a tight space with limited visibility. Use of this site as a public thoroughfare would therefore be dangerous to cyclists and pedestrians;
- The Orchard and play area proposed would not be suitably naturally surveyed by properties and will serve as a location for antisocial behaviour to the detriment of local amenity;
- The potential for the ground level of the site to be raised by virtue of the current spoil in situ for the provision of two-storey houses would result in overlooking to properties within Impington Lane and could lead to a sink for water run-off.

Planning Comments – Key Issues

42. The key issues to consider in this instance are the impact of proposals upon the public realm, highway safety, flood-risk, historic environment, infrastructure provision, residential amenity and car parking provision.

Principle of Development

43. The site forms part (southern) of an allocated housing site under policy SP/6 of the site-specific policies DPD, 2010. This policy allocates the site and the site to the north comprising of 1.42ha in total for residential development subject to suitable means of access and flood risk mitigation measures can be achieved. Furthermore, the site is located within the village development framework, which is designated as a Rural Centre by Core Strategy Policy ST/4, which permits residential schemes of unlimited number provided that

adequate services, facilities and infrastructure are available or can be made available as a result of the development.

Housing Policy

44. The development would represent a housing density of approximately 34dph, which is within the net density of between 30-40dph as defined by policy HG/1. This is considered to represent the best use of land at the site considering both the site's constraints and the character assessment of the site's surroundings. Whilst it is acknowledged that the site is located within a particularly sustainable location it is considered that a higher residential density in excess of 40dph would be contrary to the surrounding built form of the area and would result in a development unsympathetic to the character of the locality.
45. The development would provide a mix of house types varying in size and design and is considered to provide an adequate mix for a family residential development suitable to local need resulting in a balanced community. The mix sees the provision of 5, 4 and 3-bedroom dwellings along with one and two-bedroom apartments. This mix is considered to compliment that of the adjacent development at Merrington Place by providing a wide variety of housing.
46. This proposed housing mix is further complimented through the provision of 40% on-site affordable housing (12 units in total). Plots 9-12, 14-17, 20-21 and 30-31 are proposed to be affordable housing providing the following house types and tenures:
 - 4 x 1-bedroom apartments (2 x Social Rented & 2 Shared Equity)
 - 4 x 2-bedroom apartments (3 x Social Rented & 1 x Shared Equity)
 - 3 x 3-bedroom houses (2 x Social Rented & 1 x Shared Equity)
 - 1 x 4-bedroom house (Social Rented)
47. The above provision is considered to be acceptable in terms of local need and would accord with Policy HG/3 and the subsequent SPD and will be secured by virtue of a S106 agreement.

Flood Risk

48. The application site is located within a flood risk zone as identified by the Environment Agency's flood risk maps and the Council's Strategic Flood Risk Assessment. Furthermore, the principle of development within the allocation site is identified as being subject to appropriate flood prevention measures being met. The level of flood risk associated with the site is defined as Zone 3, which is high risk. This is the starting point for the principle of development in consideration of flood risk.
49. The Parish Council has raised an objection to the proposed development solely on the grounds of flood risk. The Parish Council is of the opinion that the FRA submitted is insufficient and does not adequately address flood risk for the site and the surrounding area. The Parish considers the applicant's reference to flooding history to be flawed, stating that it ignores the current Strategic Flood Risk Assessment (SFRA) and the input of the Parish Council into this assessment. Photographic evidence from flooding dating back to

1978 show flooding within Glebe Way and at 2001 in Impington Lane due to insufficient capacity of the drain at Homefield Park. In addition the Parish challenges that the assessment ignores the existing pattern of ground water flow, which threatens properties in Glebe Way and that it centres on the risk to properties within the site and not those surrounding it. Lastly the Parish raises concerns over the incorrect references to catchment areas within the assessment and is greatly concerned about the proposed discharge of water from the site to the Award Drain.

50. Anglian Water has confirmed that the foul sewerage system has an adequate capacity to deal with flows of the proposed development with waste water treatment being within the catchment of Cambridge Sewage Treatment Works, which also has an adequate capacity for the flows anticipated by the proposed development. Following discussions with the applicant Anglian Water has confirmed that the discharge of surface water to the drain is a matter for the environment agency and local planning authority to assess and is not within their jurisdiction. Therefore Anglian Water raises no objection to the development subject to a condition requiring a scheme for surface water drainage is secured by condition.
51. The Environment Agency (EA) shared similar views to that of the Parish Council upon the submission of the FRA and as a consequence raised a holding objection to the application. However, following further negotiations between the agency and the Councils Drainage Manager a revised FRA has been submitted, which both the agency and the Drainage Manger consider to address the principle issues of flood risk as a result of the proposed development. The removal of this objection is however conditional, with further details to foul and surface water drainage to be submitted for approval prior to any work commencing.
52. The EA has confirmed that the proposed floor levels of the development are acceptable mitigation against the potential flood risk on the site. Furthermore the EA agrees that no part of the site lies within an area deemed to be a functional floodplain. Notwithstanding the above, the EA does not share the opinion of the applicant that no flood risk has been demonstrated. The latest SFRA does show the site to be at risk from flooding as it utilises the EA flood maps for the area but the EA are not aware of ground water issues for the site. Therefore whilst the agency believes that the residual risk of flooding has not been adequately addressed, it is likely that the risk to the redline area of the site is marginal even at worst case scenario.
53. Further to the above, the Council's Drainage Manger has confirmed that according to the latest survey information a revised interpolated flood level observed at Histon Pond has achieved a level no higher than 10.05 AOD. The revised FRA states that this interpolated flood level would not impact upon the site, even if it did back up the Award Drain 165 located to the north. Therefore the site is not at risk from fluvial flooding and it will not displace floodwaters, which may otherwise cause flooding elsewhere. To conclude the Council's Drainage Manager and the EA believe this also satisfies the Parish Council's concerns regarding flood risk to and from the site; provided a suitable drainage condition is appended.

Highway Safety and Car Parking

54. The development will be accessed via the neighbouring housing development at Merrington Place, which was designed to be the first phase of the wider development of the allocated site. Merrington Place has a direct vehicle access onto Impington Lane and was designed to be capable of providing a suitable means of access for future development. Furthermore, the application site is proposed to be entirely private and will not be adopted by the Local Highway Authority (LHA). As a consequence the LHA raise no objections to the development with regard to highway safety. Notwithstanding this, the LHA has requested that a pre-commencement condition requiring a construction traffic methodology statement be submitted for assessment.
55. The development would provide on average 2 car parking spaces per dwelling, for dwellings of 3-bedrooms or more, with four of the 3-bedroom dwellings being served by 1.5 spaces. The 12-unit apartment block would be served by 14 car parking spaces (including visitor and disabled provision). The four-unit apartment block would be served by 6 car parking spaces (including disabled parking). All dwellings would benefit from secured and covered cycle parking provision as would the apartment blocks by virtue of communal cycle storage. The total of overall cycle storage spaces would be 43. The parking and garage layouts are considered to be acceptable in terms of their size, manoeuvring and turning ability. Furthermore, the overall parking provision accords with the Council's parking standards as set out with Policy TR/2. In addition the site is well related to the centre of the village with good access to local services and facilities.
56. Representations have been made relating to the proposed pedestrian and cycle access from Glebe Way. This access would serve as a permeable link for the development from Impington Lane through to Glebe Way allowing access to the centre of the village via the pedestrian crossing opposite the village green. At present this access is not open to the public and only serves as a vehicle and pedestrian access to numbers 8, 10 and 16 Glebe Way. Residents of these properties have raised concerns with the proposal for this to area to serve as a route for emergency vehicles to the site due to its narrow form. In addition concerns have been raised about the use of this access for increased pedestrian and cyclist numbers due to the limited visibility and frequent use of residential traffic within this narrow space.
57. It is acknowledged that the use of this access for emergency vehicles would provide potential difficulty due to the narrow access and conflict that may result with pedestrians, cyclists and resident vehicle users. Furthermore, it is considered that the free flow of cyclists may also result in conflict with resident vehicle movements within this vicinity. Therefore it is the opinion of officers that this access is to be limited to the use of pedestrians only, with a gated system to be secured by condition to ensure that cyclists are required to dismount before accessing or exiting the site. This will restrict the number of vehicle movements within this area to that which currently exist and will safeguard potential conflict between cyclists and resident vehicle movements.
58. Notwithstanding the above, the potential conflict between resident vehicle movements and pedestrians is recognised. However, given the narrowness of the access and the limited residential properties that it serves, it is considered that the risk to pedestrians would be marginal, as vehicles using this space would be manoeuvring at slow speeds. Furthermore, the parking of vehicles

within this space would be short term in relation to service vehicles; therefore any obstruction to pedestrian access would be limited. To ensure that the access can be maintained to a high standard and that it is suitably sign posted negotiations shall be undertaken with the developer and secured by way of S106 agreement. The applicant has accepted this requirement and would like to incorporate it with a form of onsite public art, which is a view supported by the Parish Council.

Public Realm (Design)

59. The applicant worked closely with South Cambridgeshire District Council to negotiate a new scheme in 2010 under the Council's pre-application advice. The proposal has also been designed in accordance with the Council's Design Guide SPD.
60. The Site represents backland development, with a single vehicular connection to Impington Road via the residential development known as Merrington Place. The density of 34 dwellings per hectare is achieved with a well-integrated layout that represents an efficient use of land. The scheme proposes back-to-back gardens onto the existing properties that surround the site with a scale and mass of 2-storey, set back with a roof height appropriate to the scale and massing of the surrounding dwellings. This massing and form is considered to protect the adjacent properties from overshadowing and an overbearing impact, and also balances the setting of the new development. The layout also avoids insecure alleyways and minimises spaces that are not naturally overlooked.
61. The Design and Access Statement submitted illustrates the progression of the initial draft layout drawings and how the final integrated approach of the final layout was arrived at. The design and layout of the buildings produce a sequence of outdoor spaces and vistas for pedestrians and visitors alike, creating a small but interesting and attractive neighbourhood environment. The dwellings are arranged in short terraces, semi-detached and detached units around a shared vehicle and pedestrian cul-de-sac accessed via Merrington Place. The provision of a central access between Impington Lane and Glebe Way divides the site into two halves, thus helping to achieve active frontages on both sides of this central spine, while providing a robust and secure route for the pedestrians through the site enhancing permeability. Furthermore, the variation in building setbacks; low speed restricted shared surface with integrated parking spaces and landscaping serve as a single, active, and integrated public space for all creating and help achieve a 'sense of place'.
62. Cycle parking space for houses is provided in the gardens, and is easily accessed from the rear entrance. However the cycle storage for apartments as shown on drawings CJM-02, does not show the 'visually permeable' storage required for secure by design. As a consequence this detail will be required by condition.
63. Responding to the restrictive nature of the site, the scheme proposes an appealing modern design, which complements the pitched angles and rhythm of gables of adjacent properties and relates positively to the streetscape. The orientation of the proposed buildings is appropriate to the narrow site, rather than following the existing roofline and dominating as infill development. Therefore the proposed building form has minimised the extent of overbearing

impacts on other properties as much as is possible. All dwellings have windows and most have balconies giving carefully framed views. Although these features enhance the spatial experience they reduce the potential for meeting the Lifetime Homes standards. The elevations work well together to generate enough variety as well as provide an intermittent space to appreciate the volume and massing of the overall scheme.

64. The proposed materials are similar to that upon Phase 1 at Merrigton Place and propose little variation. This is key for tying in the two relatively small developments together thus creating a high quality and well-defined palette of public realm materials. Materials are indicated to reflect those of adjacent properties, therefore relating the modern scheme to the context. Nevertheless, samples of the proposed materials will be required for approval by way of condition prior to development commencing on site.
65. To summarise the proposed scheme is a design concept that responds positively to the restrictions of the site and efficiently makes use of available land. The attempt to integrate the unique design into the existing rural environment, whilst being sympathetic to its surrounding is welcomed. The affordable housing proposed is considered to be 'tenure blind' as it would be well integrated with open market homes and is indistinguishable from each other as both use the same high quality materials and detailing. The scheme also includes pedestrian and cycle links to the site to the north, which is allocated for housing development. These will facilitate permeability for future development should it come forward.

Residential Amenity

66. As referenced above the proposal has been designed in accordance with the Councils Design Guide SPD. As a consequence the proposed layout conforms to the guidance within this document to safeguard from overlooking and loss of privacy and overshadowing and loss of daylight and sunlight. All dwellings proposed significantly exceed the 25m back to back relationship for residential dwellings stipulated within the Design Guide both in relation to one another and with regard to neighbouring properties outside of the application site.
67. The proposed community orchard and local area of play (LAP) are site to the western corner of the site within close proximity to the pedestrian / cycle access from Glebe Way. Representations from residents have raised concerns over the design and location of these spaces due to the potential for noise and disturbance to residential amenity and anti-social behaviour. The LAP has been designed in accordance with the Open Space SPD in that a buffer of 5m can be achieved between the area of play and the nearest residential dwellings, namely plots 9-12 and 8. A buffer zone is the space between the facility and the nearest residential property and is required to minimise disturbance.
68. Notwithstanding the above, the LAP and community orchard area (informal open space) would abut residential curtilages with dwellings outside the site within Glebe Way (nos.6, 8, 10 and 16) and Impington Lane (nos.11, 13, 15 and 17). However, there is considered to be a sufficient distance between these areas and the properties in question of approximately 30m. Sufficient boundary treatment between the site and the gardens of these dwellings is considered to suffice as mitigation for potential noise and disturbance from

open space to gardens. It is acknowledged that natural surveillance is essential in negating anti-social behaviour and both plot 8 and the apartments serving plots 9-12 would overlook the proposed LAP. The Police Architectural liaison officer supports this view.

69. The maximum height of the dwellings proposed at two-storey level is considered compatible with that of surrounding properties. Furthermore, the back-to-back distance of the dwellings proposed is comparable to that of existing surrounding properties. However, representations have been raised commenting that the site levels have been altered significantly by virtue of the spoil currently within the site that has been taken from the development to the east at Merrington Place. This matter has been raised with the applicant who has confirmed that the spoil is being stored temporarily and will be in part re-used and distributed throughout the site in accordance with the finished levels identified in the proposed cross section plan. These levels in relation to the distances between properties are considered acceptable in terms of outlook for properties within Impington Lane.

Landscape (Green Belt) & Ecology

70. The landscape proposals provide a range of soft and hard landscape environments that integrates a contemporary unique design into an existing rural environment. The site in its present form provides little landscape or biodiversity features of merit and the proposals are considered to provide the opportunity to regenerate the land creating interesting building layouts within a diverse environment. The provision of hedgerows and fruit trees will encourage a wide range of insects and birds whilst the hard landscaping is considered to coordinate with the proposed building materials to the enhancement of buildings and complement the soft planting areas.
71. The provision of a LAP is in accordance with the guidance within the Public Open Space SPD, which requires schemes of up to 10 units to provide a local area of play for 2-6 year olds that will stimulate play through the use of landscape features. In addition the provision of a community orchard is considered to provide an attractive transition into the site from Glebe Way providing a soft entrance to the development. The orchard would be complemented through the provision of a wildflower sward, which will provide a rich and diverse habitat resulting in biodiversity enhancement.
72. The proposed planting along the northern boundary is to be retained in part and further enhanced where required. The residential boundaries in this location are to be defined by timber fences of approximately 2m in height. Given the scale of the development proposed and the set back from this landscaped boundary the impact upon the adjacent Green Belt is considered to be marginal. A pre-commencement condition will be proposed to ensure that the boundary treatment for each dwelling is agreed in writing to safeguard residential amenity whilst maintaining the high design standards of the public realm.

Historic Environment

73. The furthest western part of the site is partly within the boundary of the village Conservation Area. This area presently comprises of the track that is accessed via Glebe Way and currently serves as a right of way to nos.8, 10 and 16 Glebe Way. In addition there are two Listed Buildings located within

the wider vicinity at no.6 Impington Lane, 22 The Green and 2 Glebe Way (Rose and Crown Public House). At present the area of the site located within the Conservation Area serves as a narrow track of little visual merit, which is overgrown in part and not currently in full use with regard to access into the application site. The hard and soft landscape proposals that would develop this space into a public thoroughfare are considered to enhance the character and appearance of this space.

74. The development has been designed to limit prominent public views from outside of the application site. This has been achieved by limiting the density of the development and ensuring that building heights are compatible with those that surround the site. Furthermore, the nearest built form would be sited approximately 35m from the Conservation Area boundary and approximately 80m from the public adopted highway. In light of the distance from the existing built up area and the heights of the built form proposed the development is considered to have a neutral impact upon the character and appearance of the Conservation Area and setting of nearby Listed Buildings. In addition the introduction of the pedestrian thoroughfare will enhance the environment at this point and the provision of a community orchard and public open space within close proximity to the Conservation Area will enhance the character and appearance of the area.
75. Cambridgeshire County Council has confirmed that the site has been subject to archaeological investigation and no significant results were found. Therefore the site would not require being subject to further investigation.

Sustainable Construction

76. The proposal aims to provide a minimum of code 4 for Sustainable Homes, which would exceed the minimum building regulations requirements. This will be achieved through the use of structural insulated panels, which produce low U-values, which when used with additional insulation result in predictable and resource efficient building. The development's energy requirements have been assessed and it is proposed that the use of solar PV panels will result in 10% of on site energy requirements being met through renewable energy production. Materials proposed will be sourced using the BRE Green guide rating system and the development will mostly be built using timber frame construction, all of which will be sourced responsibly. The development will also provide space for home working by way of home offices within each affordable dwelling and would conserve water through the use of rainwater butts and low flow products.

Environmental Protection

77. It has been identified under the site's preliminary testing that further investigation is required within areas that were previously restricted access due to buildings being in situ. Therefore a condition will be required to provide further investigation work and any required remediation to ensure that levels of contamination are acceptable or minimised. The applicant has confirmed that this work is already underway and accepts the need for such a condition in the event that the matter cannot be addressed prior to determination.
78. The proposal is accompanied by a lighting design assessment of the same lantern as that approved for phase 1 at Merrington Place. The assessment provides details of the areas that are to be lit including the roadway and

parking areas in front of the apartment buildings and the footway leading to Glebe Way. The assessment indicates lighting to be low level due to the rural location taking into consideration the transition between phase one and phase two of the residential developments. The impact of this proposal upon residential amenity and wider light pollution is yet to be assessed by the Acting Environmental Health Manager and therefore this information will be provided to members by way of an update.

Planning Obligations

(Public open space)

79. Officers calculate the proposed onsite open space to be an area of 1032m² providing informal children's play space and 80m² providing informal open space. The section 106 agreement will take account of future maintenance of the onsite open space, which in accordance with the planning statement, is envisaged to be an arrangement similar to the neighbouring development where the housing association is to be responsible.
80. In accordance with the Open Space in New Developments SPD the shortfall of onsite provision would result in the requirement for an offsite contribution of £76,328.52 to be paid to the District Council for onward transmission to the Parish Council. If the on-site open space is to be transferred to a public body (i.e. the Parish Council) an onsite maintenance contribution of £4,177.98 is payable. The 2005 recreation study identified that Histon and Impington had a combined shortfall of sport space of 7.2 hectares and play space of 5.42 hectares when compared to the open space standards as detailed in Policy SF/11.

(Community facilities)

81. A development of this size is required to make an offsite contribute of £15,319.54 to be paid to the District Council for onward transmission to the Parish Council. The District Council undertook a community facility audit in 2009 that identified the village of Impington has insufficient provision of community space, as has the closely related neighbouring village of Histon. The combined total of indoor community space was 351 square metres against an adopted standard of 110 square metres per 1000 people, or in the case of Impington and Histon a total of 488 square metres. The audit also identified some areas of improvement for existing facilities.

(Public art)

82. The applicant has expressed a willingness to enter into a legal agreement in respect of the public art SPD with a value yet to be agreed with the Council. Officers recognise the applicants desire to incorporate a scheme for public art within the development. As the scheme remains to be agreed the District Council will require a scheme for public art to be agreed prior to the occupation of any units with the value of the scheme to be no less than £17,000 and not inclusive of fees. As per the neighbouring development should agreement on the scheme not be reached, a commuted public art contribution is to be made, which will be a greater sum than providing on site provision.

(Household waste receptacles)

83. A contribution for £69.50 per dwelling is required in accordance with the RECAP waste management design guide.

(Section 106 monitoring)

84. A contribution of £1,500 is required to be paid prior to the occupation of the first dwelling.

(Education)

85. Histon and Impington currently does not have sufficient capacity to accommodate the expected pre-school demand from 31 dwellings and therefore a section 106 contribution of £26,040 is to be secured.

86. The applicant has been made aware of the above obligations, has agreed to meet and a Section 106 agreement currently in draft form to secure this planning gain.

Conclusion

87. 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

88. Approve as amended by plan nos. CJM-02 1101-B date stamped 10th December 2010, Flood Risk Assessment and amended Landscape Management Plan date stamped 18th January 2011, subject to the prior completion of a S106 Agreement dealing with affordable housing, education, open space, community provision, public art, access matters (see paragraph 58 above), waste receptacles and monitoring, and to the following conditions:

Conditions

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:** CJM-02 1101-B, CJM-02 2200 A, CJM-02 1100 A, CJM-2 2000 A, CJM-2 2001 A, CJM-2 2002 A, CJM-2 2003 A, CJM-2 2004 A, CJM-2 2005 A, CJM, 2006 A, CJM-2 2007 A, cjm-2 2008 a, CJM-2 2009 A, CJM-2 2010 A, GPM 558-1 Lighting Design, Sustainability Statement dated 4th October 2010, Development Brief June 2010, 160-02A and Landscape Management Plan 18th January 2011.
(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 take place until samples and details of the materials to be used in the construction of the external surfaces of the buildings**

hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

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

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

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. **The buildings, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**

(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

7. **Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

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

8. **Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the**

implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- 9. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.**

(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

- 10. The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the approved scheme.**

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

- 11. 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.)

- 12. The finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land shall be no lower than 10.80m above Ordnance Datum Newlyn (ODN) unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.**

(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 13. The garages, hereby permitted, shall not be used as additional living accommodation.**

(Reason - To ensure the continued provision of off-street parking space in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 14. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage for each dwelling shall be completed before that dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.**

(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 15. No development approved by this permission shall be commenced until:**

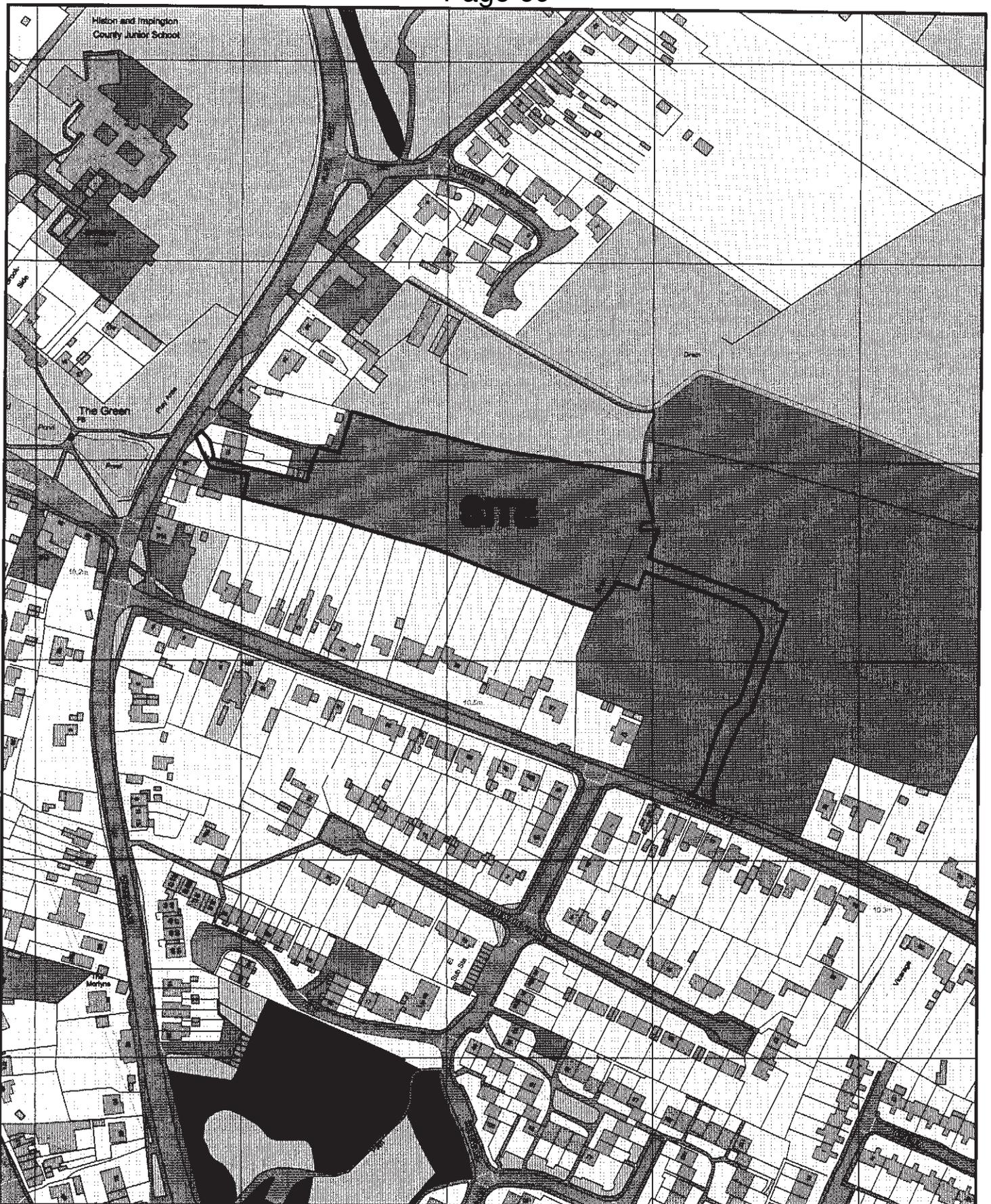
- a) **The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation**

objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

- b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.**
- c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.**
- d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.**

(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).

**Contact Officer: Mike Jones – Senior Planning Officer
01954 713253**



South
Cambridgeshire
District Council

Planning Dept - South Cambridgeshire DC



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Scale - 1:2500
Time of plot: 13:41

Date of plot: 21/01/2011

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**REPORT TO:** Planning Committee2nd February 2011**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/2101/10 – IMPINGTON
Conversion and Extension of Studio to Form New Dwelling –
10 College Road.
Recommendation: Approval

Date for Determination: 19th January 2011

Notes:

This Application has been reported to the Planning Committee because the Parish Council has recommended refusal, contrary to Officer recommendation.

Members will visit the site on the morning of the 2nd February 2011.

Site and Proposal

1. The application site comprises an existing single storey, detached studio adjacent to 10 College Road and situated within the linear pattern of development along College Road. The local area is characterised by mainly two storey detached and semi-detached dwellings with white rendered walls, plain tile roof and feature bay windows. The dwellings are set within spacious plots with parking to the front gardens and some with mature hedges and trees. The application site has a mature tree to the front boundary and hedging and fencing to its boundaries. The site also falls within the village framework of Impington and is located near to but not within a protected village amenity area to the east.
2. The proposal involves the extension and conversion of the existing studio to a two storey, two bedroom detached dwelling. The new building would have a hipped roof, with tiles to match the existing neighbouring buildings and a white render finish to the walls. Parking would be sited for two cars at the front of the site.

Planning History

3. In 1996, planning permission was granted for a design studio, which is now the subject of this application (S/0377/96/F). The studio is sited to the west of the main dwelling and is single storey with a dual-pitched roof.
4. Outline planning consent was refused for a dwelling in 1986 (S/1397/86/O) as it would result in a "cramped form of development on a narrow site, out of keeping with the open and pleasant character of College Road where the houses are generally set in generous plots." The width of the application site was 8.7m compared to the current site, which is 8.2m.

5. Outline consent was later granted in 1986 for a wider, two storey dwelling (S/1828/86/O) set within a plot measuring just over 12m in width

Planning Policy

6. **South Cambridgeshire Core Strategy DPD – Adopted January 2007**
Policy ST/4 Rural Centres
7. **South Cambridgeshire Local Development Framework, Development Control Policies, DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
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
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide – Adopted March 2010

Consultation

9. **Impington Parish Council** – Recommend refusal due to overdevelopment. The Parish also highlight condition 3 of planning permission S/0377/96/F for the studio, which requires the existing studio to be used only by the present or future owner/occupier of 10 College Road in order to protect residential amenity.
10. **Local Highway Authority** – No objection, subject to conditions to ensure: adequate visibility splays, appropriate drainage from the driveway away from the public highway and bound material to the driveway.

Representations

11. **Owner/Occupier of 12 College Road** – Objection due to loss of amenity, loss of light and privacy. Recommend that the building is sited further forward in the plot to improve the impact upon neighbours. In addition the block plan incorrectly shows a single storey, lean-to element to the rear of 12 College Road, which does not exist.

Comments – Key Issues

12. **Histon and Impington villages** are identified as a Rural Centre in the Core Strategy DPD 2007 and as such can accommodate development without any limit on individual scheme size. The site would be required to provide a total of two dwellings to meet density levels sought under Policy HG/1 of the Development Control Policies DPD; however, it is considered that two dwellings would be inappropriate on this site due to the narrow size of the plot, the character of the local area and residential amenity. Therefore, a

single dwelling is accepted in principle and the application is principally assessed in relation to the following issues: residential amenity, the character of the local area, parking and community open space and infrastructure.

Residential Amenity:

13. The development would be set behind the front wall of the existing dwellings at 10 and 12 College Road and distanced 2.3m from the side wall of No 10 and 5.5m away from side wall of No.12. The development would therefore potentially impact more on No.10 due to its closer proximity.
14. The impact of the development on No.10 would be mitigated by the existing two storey rear projection at this property. Ground and first floor windows in the west side of No.10 would be affected by the proximity of the new building but do not serve habitable rooms. Overshadowing would occur to part of the rear garden area but this would be for a small duration in the afternoon and would only affect a small proportion of the rear garden area. Overlooking from the proposed openings in the east roof slope would be limited as these windows serve a bathroom and stairwell and face obscurely glazed bathroom windows at the side of No.10.
15. Concern has been raised by the neighbour at No.12 in relation to loss of privacy and light and a site visit has been carried out to assess these issues. The neighbour has correctly pointed out that the submitted plans are inaccurate and subsequent amendments have been requested to accurately reflect the siting of a detached garage and shed at No.12, adjacent to the east boundary. The applicant's agent has confirmed that the amended plans will be submitted prior to 2nd February 2011 for members to view at planning committee.
16. The design of the building is perceived to mitigate the impact on the neighbour at No.12 given the low eaves height and hipped roof form which would limit the overall bulk and mass of the building. The siting of the new dwelling immediately adjacent to the neighbouring garage and the spacing between the development and the neighbouring dwelling is also thought to avoid undue overbearing impact. The design of the building also shows that its height reduces to single storey level to the rear. A condition is therefore recommended to restrict potential rear extensions permitted under The Town and Country Planning (General Permitted Development) Order 1995.
17. Whilst first floor windows are proposed in the west elevation these are noted to be high level and a condition is recommended to ensure these windows are retained at high level to prevent overlooking. Mutual overlooking already occurs from the rear windows of most of the dwellings along College Road and therefore the development is not considered to result in an adverse loss of neighbour privacy.

Character of the Local Area

18. Concern has been raised by the Parish Council with regard to overdevelopment but the proposed dwelling is considered to be of suitable

size and scale in relation to the plot and the character of housing in the area. The dwelling would generally follow the linear form of development along College Road but would be set back from the neighbouring dwellings with a hipped roof and low eaves that would create a subservient appearance to the building within the streetscene. Sufficient space would be provided at the front for parking and one metre spacing would be provided between the building and the side boundaries.

19. The refused and approved outline applications in 1986 proposed a dwelling further forward in the plot but also showed at this time that the dwelling at No.12 was not extended. Since this time No.12 has been extended at two storey level towards No.10 (S/1231/88/F) and the erection of the design studio at No.10 has reduced the extent of openness once associated between these properties. Therefore, the current proposal would not appear cramped within the plot or the streetscene, as is illustrated within the submitted 3-dimensional street drawings.
20. The Parish Council refers to condition 3 of planning permission S/0377/96/F, which requires the existing studio to be used only by the present or future owner/occupier of 10 College Road in order to protect residential amenity. This condition did not preclude the possibility of a separate dwelling on the site per se; moreover this condition was designed to protect residential amenity given the potential subdivision of the plot at the time and the need to formally assess such a proposal in a new planning application.

Parking

20. The subdivision of the existing plot at 10 College Road would require a maximum total of 3 parking spaces split between the two properties and the applicant has provided this, as shown on drawing 242-04P.

Community Open Space and Infrastructure

21. The new development would put extra demand on community infrastructure and community open space in Impington, which has a recognized shortfall in sport and play space. The applicant has confirmed that a contribution towards these elements, in accordance with Policies DP/4 and SF/10, can be secured via a Section 106 agreement.

Conclusion:

22. The development is not considered to have an unacceptable adverse impact on residential amenity in terms of overbearing impact and loss of light. The siting and design of the dwelling would appear subservient within the streetscene and its overall appearance would not appear cramped or out of scale with the location. Sufficient parking would be provided on site and existing landscaping retained to the front boundary.

Recommendation

23. Approval, as amended by drawings 242/01P Rev A and 242-07P Rev A, (franked 12th January 2010), subject to the following conditions:
 1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 242/01P Rev A and 242-07P Rev A, (franked 12th January 2010) and 242-04P, 242-05P, 242-06P.**
(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 take place until a sample of the roof tile for the dwelling, hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
 4. **The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.**
(Reason - To prevent surface water discharging to the highway in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 5. **The visibility splays shown on drawing 242-04P shall be provided on both sides of the access prior to the completion of the development or the occupation of the dwelling, whichever is the sooner, and shall thereafter be maintained free from any obstruction over a height of 600m.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 7. **During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
 8. **No development shall begin until details of a scheme for the provision of recreational infrastructure to meet the needs of the development, in accordance with adopted Local Development Framework Policy SF/10, have been submitted to and approved in writing by the Local Planning**

Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)

9. **No development shall begin until details of a scheme for the provision of community services infrastructure 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 services infrastructure in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)

10. **The rooflights in the west roofslope of the dwelling, hereby permitted, shall be installed with a sill height of not less than 1.7m above the finished internal floor level and thereafter retained as such.**

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

11. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no rear extension within Class A of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason - To ensure that future additions that would otherwise be permitted under this Order can be considered in relation to the amenities of adjoining neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: District Design Guide.
- Circular 11/95 and 05/2005
- Planning File References: S/0377/96/F, S/1397/86/O, S/1828/86/O

Contact Officer: Andrew Winter - Planning Assistant
01954 713253

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

S/1463/10/F - LONGSTANTON**Erection of Convenience Store and 4 Commercial Units (Classes A1, A2, A3, A5 or D1) with 6 Flats Above, Erection of 4 New Dwellings with Associated Stores, Garages and Parking Areas and Formation of Access, Land to North of Nelson Crescent, High Street, Longstanton, for CPP (Stortford) Ltd****Recommendation: Delegated Approval****Date for Determination: 25 November 2010****Notes:**

This Application has been reported to the Planning Committee for determination the officer recommendation is contrary to that of Longstanton Parish Council and local residents

Major Development**Departure Application****Site and Proposal**

1. This full application, received on 25 August 2010, proposes the erection of a convenience store and four retail units with six flats above, the erection of 4 new dwellings with associated stores, garages and parking areas, and the formation of an access, on a 0.265ha area of disused grassland to the west of High Street, Longstanton, immediately to the north of Nelson Crescent.
2. To the west of the site are the side and rear gardens of existing houses in Nelson Crescent and Collingwood Drive. To the north the site abuts a surfaced public footpath, which links High Street to the Home Farm development to the west, beyond which are the gardens of houses in Collingwood Drive and High Street, and a pumping station. To the south of the site, on the other side of the entrance to Nelson Crescent, is a large area of public open space, provided as part of the Home Farm development. To the east of the site, on the other side of High Street, is a planted boundary which forms the rear gardens of properties in Brookfield Drive.
3. The development comprises a 279m² convenience store on the corner of High Street and Nelson Crescent, with four smaller retail units, one with a floor area of 46m², two with floor areas of 65m², and one with a floor area of 68m² fronting High Street linked to the convenience store but in a staggered form, tapering back from High Street, allowing for the provision of a car parking area for 11 cars, including one space for disabled use, in front of the units, which will be accessed direct from High Street. A total of 20 cycle parking spaces are provided at the front of the site.

4. 6 flats are provided above the commercial floorspace, 5 of which will be two bedroom units and the other a three-bedroom unit. The building has a maximum ridge height of 11.3m.
5. A new access roadway will be formed to the rear of the commercial units from Nelson Crescent. This roadway will provide access to the rear of the units and the car parking area for the flats. A total of 10 car parking spaces are provided for the flats. 3 solar panels are provided in the roof of this building.
6. The application also proposes a pair of two and a half storey, 4 bedroom houses adjacent the end of the line of existing houses in Nelson Crescent. A pair of garages, with parking spaces in front, is provided to the rear of the dwellings, and is accessed from the new roadway to the rear of the commercial units. These dwellings have a ridge height of 10.5m. Solar panels are provided in the south facing roofs fronting Nelson Crescent.
7. In addition, the application also proposes two detached 4 bedroom houses to the north of the commercial units, fronting the footpath which leads from High Street to the Home Farm development. Pedestrian access to these properties will be from the footpath, with garages (including a storage area over), provided at the rear, accessed by the new roadway to the rear of the commercial units. These dwellings have a ridge height of 10.5m. Solar panels are provided in the rear facing roofs of these dwellings.
8. The applicant is seeking a mixture of uses for the commercial space which would fall within classes A1, A2, A3, A5 or D1 of the Use Classes Order 1987, as amended.
9. No affordable housing is provided under Policy HG/3, and the applicant has commented that the development would not be viable if affordable housing is included in the scheme. A detailed appraisal has been submitted to support this case.
10. The site is within the village framework. The density of the housing scheme is 37dph.
11. The site is within Flood Zones 2 and 3.
12. The application is accompanied by a Design and Access Statement, Flood Risk Assessment, Energy Statement, Lighting Assessment, Utilities Assessment, Drainage Disposal Statement, Water Conservation Statement, and an Affordable Housing Statement

Planning History

13. Outline planning consent was granted on 16th October 2000 for a 'Comprehensive phased development to provide B1050 Bypass for Longstanton and related road works together with housing (21ha), Business Park (6.3ha), extension to village recreation area (2.8ha), village green including land for local shop and surgery, open space, landscaping and related infrastructure', on land described as being to the west of Longstanton (**Ref: S/0682/95/O**).
14. Condition 29 of that consent requires that 'for a period of 10 years from the commencement of development on any part of the site the Community Site specified on drawing no. E0459/1/K shall not be used or developed for any purpose other than uses falling within classes A1, A3 or D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to those Classes

in any Statutory Instrument revoking or re-enacting that order.’ The reason for the condition was ‘to safeguard land in the centre of the village for essential village services and to reduce the number of journeys out of the village’.

15. Applications for reserved matters were to be submitted within 7 years of the date of approval (October 2000). That period has now lapsed.
16. At the October 2009 meeting an application for a very similar development (**Ref: S/0745/09**) was refused by Members on two grounds. Firstly it was resolved that the introduction of the residential element would result in the loss of part of a site in the centre of the village which is reserved for essential village services in order reduce the number of journeys out of the village. The development would therefore be contrary to the aims of Policy DP/1 and objectives DP/b and DP/c. Secondly it was resolved that whilst evidence had been submitted which demonstrated to the Councils satisfaction that it was not possible to provide 40% affordable housing, as required by Policy HG/3, it had not been satisfactorily demonstrated that the scheme could not provide for a reduced proportion of affordable housing. An appeal was lodged against the decision but was subsequently withdrawn.
17. The current application relates to the ‘Community Site’.

Planning Policy

18. South Cambridgeshire Local Development Framework – Core Strategy – adopted January 2007:
 - ST/6** – Group Villages
19. South Cambridgeshire District Council – Development Control Policies – adopted July 2007:
 - DP/1** – Sustainable Development
 - DP/2** – Design of New Development
 - DP/3** – Development Criteria
 - DP/4** – Infrastructure and New Development
 - DP/7** – Development Frameworks
 - HG/1** – Housing Density
 - HG/3** – Affordable Housing
 - ET/4** – New Employment Development in Villages
 - SF/2** – Applications for New Retail Development
 - SF/4** – Retailing in Villages
 - SF/6** – Public Art in New Development
 - SF/10** – Outdoor Playspace, Informal Open Space, and New Developments
 - SF/11** – Open Space Standards
 - NE/1** – Energy Efficiency
 - NE/2** – Renewable Energy
 - NE/6** – Biodiversity
 - NE/9** – Water and Drainage Infrastructure
 - NE/14** – Lighting Proposals
 - NE/15** – Noise Pollution
 - NE/16** – Emissions
 - TR/1** – Planning for More Sustainable Travel
 - TR/2** – Car and Cycle Parking Standards

20. South Cambridgeshire District Council Supplementary Planning Documents

Open Space in New Developments SPD – adopted January 2009

Public Art SPD – adopted January 2009

Biodiversity SPD – adopted July 2009

Landscape in New Development SPD – adopted March 2010

District Design Guide SPD – adopted March 2010

Affordable Housing SPD – adopted March 2010

Consultation

21. **Longstanton Parish Council** recommends refusal.

Context within the Home Farm development

22. The land is designated as a 'Community Site'. It has also been referred to subsequently as the Amenity Use Area'. The outline application called for this land to be used for 'Local Shop and Surgery' (see paragraph one of the Outline Consent). Section 29 of the outline consent of 16 October 2000 required that this land be used for solely for class A1, A3 and D1 development for 10 years from the commencement of development on any part of the site (which was in 2004/5, not 2000). These classes cover shops, cafes, and non-residential institutions. They do not include residences. The reason for this clause was to ensure that there was sufficient infrastructure to support the additional homes.
23. The application therefore is manifestly contrary to the outline consent. In order to justify the deviation from the plan, there must be a compelling benefit to the community. It is reasonable that any 'extra' space on the site is put to good use, and it is therefore reasonable to consider flats atop commercial units. These will provide greater security for the area, as noted in the application.
24. It is much harder to justify the two detached and two semi-detached dwellings. Design and Access Statement section 2.0 indicates that the use classes may be extended to include A2 and A5 (professional services and take-aways). The basis of this statement from SCDC is unclear, given the very explicit designations in the outline consent. Certainly professional services would need to be examined carefully. The purpose was to provide an amenity to the village, not to provide employment or to provide amenity to the larger surrounding area. Estate agents and the like would provide none of the amenity that is required in the village. Take-aways, while amenities, have their own concerns and would need to be agreed rather than imposed upon the village given the clear outline consent limitations. Take-aways would create a nuisance not conducive to the quiet enjoyment of the surrounding residences.
25. *We therefore object to broadening of the classification beyond that in the Outline Consent.*
26. In this same section, there is reference to providing residences to make the site 'viable'. The entity of Home Farm must be considered in viability; the fact that it has been sold in parcels rather than developed as one unit is not of material consideration to planning.
27. In fact, based purely on what is written in section 3.1, it would appear that the initial application had more amenity facilities and therefore may have had more

advantages, with SCDC concerns possibly being overcome with means other than discarding the initial Outline Consent. We cannot, for example, see any justification for a mandate for more houses to 'continue the development line along Nelson Crescent.' That is completely contrary to the outline consent.

28. *We do not support the principle that any dwellings are justified for viability or aesthetic reasons.*

Village Status

29. Longstanton is classified as a Rural Growth village, which generally restricts new development to infill not exceeding 8 dwellings. The current application calls for 10 dwellings contrary to the village classification. Again early engagement with the village would have helped uncover concerns in this area.

30. *We do not support 10 dwellings on this site regardless for this reason alone, aside from any factors favouring or disfavouring residences at all.*

Affect on Village Life

31. A new convenience store will certainly affect the viability of the existing shop in Longstanton. While the Parish Council cannot consider competition as a negative thing in the village, it can consider the adverse effect that any new units may have on the post office. The Post Office acts as a cohesive element in any community and a lifeline for the many elderly residents that live in close proximity to it. Any development that would put its viability at risk must be considered in that light.

32. The village is certainly in need of more amenities such as cafés, pubs, and the like. The current application does not provide the scope for such amenities. On the contrary, it precludes them by using the last space specifically designated for such purposes for units unsuitable for cafés and pubs due to their size.

33. There has been concern from nearby residents that an off licence (or sales from the convenience store) would encourage loitering, noise, and littering later in the evening. We would expect that any licence would have restrictions against the sale of alcohol into the evening. However the Parish Council would submit specific comments and suggested remedies in light of particular applications for the use of the commercial units.

34. Finally, there is concern that there will be too much noise from extractors and air conditioning units at the rear of the commercial units, affecting both existing and proposed residences.

35. *There is insufficient space for the types of amenities needed in the village. There must be some form of restriction that will ensure that Longstanton is not left without a post office.*

Drainage

36. Anglian Water has recently written to the Parish Council to state that they can (and will) do nothing to remedy the existing sewage flooding. They state that they cannot cope with high volumes of surface water entering the drains, and offered no plans for remedy. Any further impervious surfaces will only exacerbate the problem. Current year-on-year evidence is that current sewage flooding is intolerable let alone any further increase.

37. The Drainage Disposal Statement seems to have been written without any knowledge of the continuing sewage problems in the village as noted above. *It is completely unacceptable to drain further surface water into the sewage system as proposed, especially given Anglian Waters' clear statement that they could do nothing to prevent future flooding from surface drainage.*
38. *No construction can be permitted until Anglian Water has improved the infrastructure to cater for the surface run-off that the sewers receive.*

Conclusion

39. Being contrary to section 29 of the Outline Consent for the Home Farm development and being contrary to the infill guidelines for Rural Growth villages, the application must provide a particular added benefit. The current application provides insufficient scope for the types of amenities needed within the village. The additional housing is therefore not justified, *and the Parish Council recommends refusal.*"
40. The **Local Highway Authority** requests that the application be refused in its present format as the inter-vehicle visibility splay to the north encompasses land which is not adopted public highway nor under the control of the applicant and therefore future control of this area cannot be guaranteed. The splay also traverses through the pillars of the bridge to the local brook. The proposed inter-vehicle visibility splay to the south is not shown in full, therefore, the Highway Authority cannot be certain that this splay is unobstructed.
41. Should consent be granted it requests that a condition is attached requiring the submission and approval of a suitable drainage design so that no water from any private areas within the development can drain onto the adopted public highway.
42. It comments that the proposed access to the car park should be a simple dropped kerb rather than being formed in radii kerbs as shown, to give pedestrians clear priority. The proposed height of the 'low brindle battered kerbs' should be shown, and in areas where these are intended to allow pedestrian or cycle usage the face of the kerb should not exceed 6mm. The location of the bin stores and cycle parking for the private dwellings should be shown as in the past poorly located bin stores have been shown to lead to bins being stored on the adopted public highway which represents a potential hazard for footway users. As Longstanton now has a bypass through traffic is relatively light therefore well located cycle parking will encourage the use of this sustainable mode of transport for short to medium length trips were walking may not be considered acceptable.
43. The **Urban Design Team** comments as follows:
44. The addition of a further retail unit has reduced the space between unit 4 and plot 9, and the resulting 'garden' space belonging to plot 9 has become unusable and dark.
45. The addition of the hipped roof over unit 4 has upset the balance achieved by the previous submission and does not read well as it begins part way across. Removing the hipped roof and reverting to the straight ridgeline as per the previous submission would solve this.
46. In terms of massing the height of units 2,3 and 4 and the 2 detached dwellings adjacent to this block should be reduced. Reducing the height of the ridge will reduce

the steep pitches more in keeping with the adjacent buildings and this would reduce the overall scale that the development will have on the street scene.

47. The height of the screen wall in front of plot 9, at 1.65m, is unacceptable. It should be no taller than 1m
48. The cycle parking in front of the building leaves cyclists in a vulnerable position where cars could shunt forward and hit someone locking up a bike. It should be moved away from car parking spaces so they are safer, especially for children.
49. Amended plans are requested
50. The **Housing Development and Enabling Manager** comments that consultants have been appointed by the Council to look at the viability of this scheme in terms of delivering affordable units as part of the overall scheme. Negotiations are continuing but the payment of a commuted sum would be supported although affordable units on the site would be accepted provided that this does not affect the overall viability of the scheme.
51. The **Acting Environmental Health Manager** notes that the proposals may include uses within Classes A1, A2, A3, A5 and D1, which may include food premises such as a takeaway and or restaurant, and that the proposed development will be in close proximity to existing residential property. On balance there is no objection in principle to the application but there are a number of environmental health issues which need to be carefully considered and appropriately controlled to protect the amenity and health of the proposed and existing residential units and other premises.
52. It is therefore recommended that a series of conditions are attached to any consent controlling noise and dust during the construction phase; noise impact of retail/commercial premises on proposed and existing residential premises; operational odour generation and impact, and artificial lighting.
53. It is suggested that a number of informatives are attached to any consent giving guidance on what will be required to satisfy the various conditions.
54. In respect of comments raised by Anglian Water in respect of the proximity of its pumping station to the new development (see below), it is noted that there are existing residential properties as close or closer than the proposed development and there are no records of any complaints. It is felt that the pumping station is unlikely to have an impact on amenity and/or cause statutory nuisance in terms of odour and noise.
55. **Anglian Water** has not commented on the current application. In commenting on the earlier application it stated that that the site is within an area where there are no public foul sewers within the vicinity of the development. However there is a private foul sewer currently under a Section 104 adoption agreement that may be able to accommodate the foul flows from the development. The owners therefore need to be approached for comments on available capacity.
56. The foul drainage from the development will be treated at Over Sewage Treatment Works that at present has available capacity for these flows.
57. It points out that the development site is within the 15 metre cordon sanitaire of a pumping station. Whilst it takes all reasonable practicable steps to prevent any nuisance arising from the site, it is nevertheless prudent that there should be no new

development within 15 metres if the development is potentially sensitive to odour or other nuisance, or which might give rise to complaints from the occupiers regarding the location of the pumping station.

58. The **Environment Agency** comments that it has been previously consulted with the submitted Flood Risk Assessment (FRA) in respect of the previous application and it has essentially not changed from when the FRA was found to be acceptable for that proposal. It therefore has no objection provided similar conditions/informatives to those previously suggested are attached to any consent.
59. Conditions should require that the floor levels of the retail units and convenience store should be set no lower than 7.30m above Ordnance Datum Newlyn (ODN) unless otherwise agreed; the floor levels of any garages should be set no lower than 7.08m above ODN unless otherwise agreed; submission of scheme for surface water drainage; submission of amendment to the remediation strategy for approval if any contamination, not previously identified, is found to be present on the site
60. The **Ecology Officer** states that no specific scheme of ecological enhancement is required for this site due to the high density, limited landscaping and presence of mainly retail units. Landscaping will provide some limited biodiversity opportunities.
61. The comments of the **Landscapes Officer** , and the **Environment and Operations Manager**, will be reported at the meeting.

Representations

62. 12 letters have been received from the occupiers of **Nos 6, 12, 16, 20, 24 and 26 Nelson Crescent, 37 and 42 Collingwood Drive and 58 and 62 Stevensons Road** objecting to the application. The objections can be summarised as follows:
63. Erection of 4 dwellings and 6 flats does not fit the planning application remit which has set aside the land for "Community Site" or Village Amenity Use Area. There is a 10-year planning covenant on the land, due to expire in 2015, restricting the use to amenity purposes – housing is not an amenity.
64. The detached house design would afford view into the gardens and windows of several homes in Stevensons Road such as numbers 60, 62 and 64, leading to loss of privacy.
65. The application states that the four smaller units will be occupied by A1, A2, A3, A5 or D1 uses in accordance with the original outline consent. This is clearly not a true statement as the outline consent says the land should be used for no purposes other than A1, A3 or D1. The new planning statement gives a reason why A2 has been included but it is silent about the addition of A5 – takeaway food – a use which would be objected to in the strongest possible terms by the local community. Any retail units being adopted for the purposes of a take-away shop would create a nuisance in terms of noise, smell and litter pollution and spoil the quiet enjoyment of the surrounding residences.
66. 9 car parking spaces for the convenience store and 4 retail units is too low and barely sufficient to cover for the parking provision of staff let alone customers. There is no specific parking provision for employees. This will result in parking alongside existing residences and blocking access to private driveways in Nelson Crescent. Vehicles parking along Nelson Crescent will not be able to turn without encroaching on private property due to the narrowness of the road. It will also lead to parking along High

Street, blocking the pavement and reducing traffic to a single lane. There is concern that this may restrict access for emergency services vehicles.

67. The Cooperative store in Willingham has 28 parking spaces and at the weekend it is not unusual for all the spaces to be occupied.
68. The garages for the semi-detached homes will not accommodate cars due to their size and lack of storage space within the dwellings. The driveways for these homes are too small to support the two cars that a 4-bed home is likely to have. This will result in more parking along Nelson Crescent.
69. Allowing for one space per residential unit proposed ten parking spaces are required. Will these have to be taken off the parking for the shops?
70. If deliveries take place at the rear of the shops, adjacent to the play area, and as the flats have no gardens, it is likely that children will frequently be crossing from the proposed new dwellings to the play area. Coupled with the narrowness of the road there is a significant safety issue concerning the delivery of goods. Should deliveries take place from High Street there is no provision for parking. On this basis delivery areas do not appear to have been catered for at neither the front nor rear of the shops.
71. Nelson Crescent is not suitable for access by lorries and there is nowhere to turn around. Parking on High Street would be hazardous as there is a pedestrian crossing adjacent the site, although this is not shown on the site plan. It would also block visibility from Nelson Crescent. This area is now used as a route for parents and children to walk to Hatton Park Primary School.
72. Since the Longstanton By-Pass has opened through traffic has decreased dramatically and therefore the school run is much more enjoyable without HGV lorries to contend with, which was very worrying with small children on bikes etc, as well as being noisy.
73. Concern that an off licence (or sales from the convenience store) would encourage loitering, disruptive behaviour, noise and littering later in the evening, especially around the Nelson Crescent play area and spoil the quiet enjoyment of surrounding properties.
74. There will be too much noise from extractors and air conditioning units at the rear of the commercial units, affecting both existing and proposed residences.
75. Noise disturbance will be exacerbated by late night shopping and Sunday opening which will cause stress and impact on the quality of life of nearby residents.
76. The design of the shops, which are situated right across the High Street pavement, is totally out of character with existing residences and other commercial properties in the village which are typically set well back from the pavements and roads. The position, size, design and external appearance would be an intrusive development, out of character with surrounding development in the locality and harmful to the appearance of the surrounding street scene.
77. The need for an additional convenience store and retail units in the village is questioned given that there was a store in the village which has stood disused for many years and has recently been converted to a dwelling. In addition Cambridgeshire's largest Tesco's superstore is located in neighbouring Bar Hill as

well as a Cooperative Supermarket in neighbouring village Willingham. Furthermore, a Post Office/Convenience Store already exists on the same road in Longstanton, the viability of which will be threatened by the proposed development. There is also a vets, dentist and a Chinese takeaway in the village. There is therefore concern that the addition of a further convenience store and retail units will site disused and neglected for a number of years to come.

78. The convenience store and retail units will result in adverse lighting at night thereby creating a nuisance to local residences.
79. Noise at all hours from delivery vehicles.
80. It is understood that Anglian Water has recently been in contact with the Parish Council to say that it is unable to remedy the existing sewage flooding in the village. It appears that Anglian Water cannot cope with the high volumes of surface water entering the drains, and had no plans to implement a remedy. This situation is totally unacceptable to local residents, and additional impervious surfaces will only exacerbate the problem. There should be no further development until the problem has been sold.
81. Additional flood risk as the site is adjacent a stream and in a flood plain.
82. Any building on the proposed site would leave the village deficient of a public green open space. There is insufficient provision of quality amenity space on the site.
83. The original decision to refuse should be upheld in respect of this unrevised application.
84. Serious overdevelopment of the site.
85. Disruption from construction noise and traffic.
86. There is concern that the application states that the applicant has undertaken significant consultation with both the Local Planning Authority and Parish Council however at a recent Parish Council meeting it was publically stated that there had been no communication between the applicants and the Parish Council since the Parish Council recommended refusal of the previous scheme. It appears that there is an attempt to portray this application as having the support of the Parish Council and the local population, when clearly it has the support of neither.
87. Concern at the possibility of litter dropping and youths gathering outside the convenience store and causing damage to the adjacent green area, particularly if alcohol is served.
88. The two new houses that will be located on Nelson Crescent are totally different in style to existing dwellings.
89. The attraction of shops will bring traffic back into the village which will significantly increase risk to residents.
90. The development proposed is inappropriate for this site with unacceptable consequences on the local infrastructure i.e. character, noise, traffic, pollution, open space, loss of light, wildlife, safety, transport, loss of privacy and, parking.

91. One letter, from the occupier of **16 Duddle Drive**, supports the application on the basis that a local store for emergency shopping will be far better and sustainable than having to travel.

Planning Comments – Key Issues

92. The outline planning consent for the Home Farm development, granted in 2000, accepted that this area of land would be developed for the uses specified in Condition 29 of that consent. In assessing the current application the key issues for Members to consider are land use; scale of development; visual impact on the character of the area; access and car parking; affordable housing; neighbour amenity; drainage and; open space.
93. Members should be mindful that the previous application, which was very similar in scale, form and layout was refused only on the two grounds referred to under Planning History above.

Land Use

94. This application is submitted as a full application and should be considered on its merits. As a full application it is not bound by the conditions attached to the outline consent. Whilst the time limit to submit reserved matters has expired, Condition 29 of the outline consent restricting the uses on the site remains extant. However the condition is only effective for a period of 10 years from the commencement of any part of the development on the whole site. From information supplied by the Building Control Section it would appear that work on Stage 1 of the Home Farm housing development commenced in July 2005, however Condition 29 stated that the period of 10 years was to run from the commencement of development on any part of the site.
95. The outline application included, in addition to the housing element, the B1050 Bypass for Longstanton and related road works. Condition 11 required the provision of a haul road and it would appear that work on this commenced in the second half of 2003. I am therefore of the view that Condition 29 only remains in effect until the second half of 2013.
96. The application contends that in order to provide a viable scheme for the commercial development of the site the provision of residential accommodation is required. A financial appraisal of the development has been supplied to officers to support this position.
97. There is no requirement within the existing outline planning consent for the community site to be developed, and there is therefore a possibility that the site could remain in its current undeveloped state, if a viable scheme for development is not supported. After the expiry of the 10 year period, which is now just over 2 years away, any future application for development of the site would have to be judged against relevant policy at that time, but would not be necessarily obliged to provide any of the uses for which the land was reserved in the outline consent.
98. I am therefore of the view that if the introduction of some residential development on the site will help to bring forward a viable scheme, which will include some, or all of the uses originally envisaged, it should be considered as an appropriate way forward.

99. I am aware that Members previously did not accept this argument and reason of refusal 1 reflected this. I am of the view that given it now appears that Condition 29 of the outline consent ceases to have effect in 2013 that the principle merits further consideration if there is a desire to ensure that the site is developed by a scheme which includes the uses originally envisaged
100. There has been local concern about the possibility of a takeaway being introduced into the commercial units (Class A5). Members should note however that when outline planning consent was granted in 2000 the definition of an A3 use at that time, permitted as one of the possible uses, 'the sale of food or drink for consumption on the premises or of hot food for consumption off the premises'. A separate use class for takeaways was introduced when the Use Classes Order was amended in 2005. As such the potential for a takeaway use was accepted at the time of granting the original outline consent. The introduction of an A2 use is new.

Scale of Development

101. The application proposes the erection of ten dwellings as part of the mixed-use scheme. Policy ST/5 of the Local Development Framework Core Strategy identifies Longstanton as a Group Village (not a Rural Growth village as referred to in the Parish Council comments). This states that within village frameworks schemes for residential developments up to an indicative maximum size of 8 dwellings may be permitted, although exceptionally development of up to about 15 dwellings may be permitted, where this would make best use of a single brownfield site.
102. The site cannot be considered as brownfield and therefore the application has been advertised as a departure from the Development Plan. The applicant argues that the number of dwellings proposed is required in order to bring forward a viable mixed-use development, and given the potential benefits to the village in bringing forward the proposed commercial element of the scheme I do not object to the additional two dwellings as a matter of principle. I am of the view that the application would not need to be referred to Go-East.

Affordable Housing

103. Policy HG/3 seeks to secure 40% or more of the total number of dwellings provided as affordable housing, although it states that within individual developments the proportion and type of affordable housing will be the subject of negotiation with applicants and that account will be taken of any particular costs associated with the development and other viability considerations. In this case the applicant has stated that the scheme is not viable if the scheme provides the 4 affordable units as required under Policy HG/3, and a detailed financial appraisal has been submitted to support this claim.
104. The text of Policy HG/3 indicates that it would not be appropriate to look for a financial contribution towards affordable housing in lieu of built provision in major developments and this application has been advertised as a departure from the development plan
105. There have been ongoing discussions with the applicant since the refusal of the original application regarding the viability appraisal of the scheme, in particular in agreeing the methodology to be employed. It would appear that there is now agreement on this point, although there remains some debate about the figures to be used for residential sales values and commercial yields. The consultant acting for the Council has put forward a figure for an initial commuted sum of £71,640 to the

applicant, but has stressed that this is very much based on an assessment of existing market conditions. This figure is for affordable housing only and excludes an additional payment of £31,364 as an off-site open space contribution. It is therefore suggested that any agreement contains an escalator provision that would allow the Council to secure a higher sum, subject to an agreed limit in total of £377,201, should market conditions improve.

106. The applicant has responded by offering a total figure of £50,000 (affordable housing and open space contribution). The applicant does not feel that an escalator provision is appropriate for a development of this scale but has suggested that a condition could be imposed on any consent requiring implementation within 12 months, to help address concerns that might arise should market conditions change within the normal 3 year life of a planning consent.
107. The sum offered by the applicant is below that suggested by the Council's consultant, however I am aware that there is still some disagreement between the parties over the residential sales values and commercial yields, and this is the main reason for this difference.
108. The applicant has also expressed concern that the open space contribution being requested has been double counted in the Council's assessment and that this has had the effect of creating a greater difference between the two figures. I will update members on this point.
109. I am disappointed that the applicant has not been able to agree to the inclusion of an escalator provision. In order to facilitate this development, should Members be prepared to approve, the Council would be departing from its affordable housing guidance by accepting a commuted sum in lieu of affordable housing on a major development and, having had regard to the viability assessment, agreeing a significantly reduced commuted sum. I am of the view however that the suggestion that the consent is limited to 1 year goes some way to offsetting this concern, although the wording of such a condition will need to be agreed to prevent a technical implementation being made and then not taken forward.

Visual Impact on the Character of the Area

110. The design of the earlier scheme (S/0745/09) had been influenced by the input from the Council's Urban Design Team and design was not one of the two reasons of refusal of that application. The general form of the development proposed will sit well in the street scene, although the height of the buildings, which rise to just over 11m for a section of the buildings fronting High Street will be above that of the existing development in the surrounding residential developments.
111. The comments of the Urban Design Team have been discussed with the applicant and amended plans are to be submitted which will be addressed in the update report
112. If the scheme is amended to take account of the concerns of the Urban Design Team I am of the view that this aspect can be supported.

Access and Car Parking

113. The Local Highway Authority has expressed concern that the visibility splay from the High Street entrance crosses third party land and is therefore not within the applicant's control, although this does not appear to have changed from the arrangement shown in the earlier application. The applicant is addressing this

concern direct with the Local Highway Authority and I will update Members at the meeting, however the solution may result in the loss of a car parking space.

114. The Council's adopted car parking standards would indicate that the maximum level of car parking that should be provided on the site to serve the commercial uses proposed is 34 (based on all units being food shops). The amount of parking available on site for parking for the commercial uses is 11 spaces and is therefore significantly below the maximum requirement.
115. In negotiations over the design and scale of the scheme the Urban Design Team has sought to reduce the number of car parking spaces provided within the site, in an attempt to avoid a layout which would otherwise be potentially visually dominated by such provision.
116. The applicant has argued that the commercial uses envisaged for the site will predominately serve the immediate community and therefore many people will be able to walk or cycle to the site, thereby reducing the need for on-site parking provision. 20 cycle parking spaces are provided on the site to encourage people to travel to the site by methods other than the car.
117. In my view the level of car parking provided is towards the minimum that should be considered, however it is difficult to see how additional on-site parking could be provided without a reduction in the amount of commercial floorspace provided, or a reduction in the number of residential units, both of which may affect the viability of the scheme as a whole.
118. There is concern that the lack of parking will lead to additional parking in Nelson Crescent, and that delivery vehicles will cause traffic problems in Nelson Crescent and be a potential danger to children using the adjacent open space.
119. There is no formal area for turning within Nelson Crescent, however the applicant has provided a drawing to the Local Highway Authority demonstrating that a delivery vehicle using the parking area provided within the new development will be able to turn out of the site into Nelson Crescent and leave in forward gear. A condition can be attached to any consent restricting the hours of deliveries.
120. The application envisages that only deliveries to the convenience store will be via the rear access and that these should probably be no more than two a week.

Neighbour Amenity

121. The issues of the impact of the development on neighbour impact should be assessed both in terms of the impact from the residential development and commercial units.
122. In terms of the impact of the residential elements of the scheme concern has been expressed about the potential overlooking of properties in Collinwood Drive and Stevensons Road and their gardens. The proposed flats above the commercial units are between 13m and 20m from the rear boundary of the gardens with Nos 42 and 44 Collingwood Drive, with a distance of between 21m and 30m from building to building.
123. The first floor windows in the rear elevation of Flat 8, which look towards the rear of the houses in Collingwood Drive, serve a kitchen and bedroom. These windows are a minimum of 16m from the boundary.

124. The first floor windows in Flat 7 which look towards the rear of the houses in Collingwood Drive, also serve a kitchen and bedroom. The kitchen window is one of two serving that room and be required to be obscure glazed by condition. The bedroom window will be 14m from the boundary.
125. A landing window in the access stairway which serves Flats 8 and 9 may have the potential to overlook the rear of the properties in Collingwood Close, but this window can be obscured glazed by condition.
126. I am of the view that the distance from the rear first floor windows of the proposed detached house on Plot 10 (15m) to the gardens of houses in Stevensons Close, and the relative positions of the dwellings, is sufficient to prevent any unreasonable loss of amenity to the occupiers of these properties from overlooking.
127. I do not consider that the proposed development will have an unreasonable impact on light to adjacent properties.
128. Regarding the impact of the commercial units I have commented earlier on the possible use of one of the units as a takeaway and that such a use would have been permitted under the terms of the original outline consent. The Acting Environmental Health Manager does not object to such a use in principle but requires conditions to be included in any consent to secure odour and noise control. Conditions controlling opening hours and delivery hours are also suggested, and should be included in any consent.

Drainage

129. The Environment Agency previously agreed the Flood Risk Assessment submitted by the applicant. As conditions of any consent it suggests minimum finished floor levels and the finished floor levels shown on the submitted drawings comply with the requirement of the Environment Agency
130. Anglian Water did not object to the previous application, commenting that there is sufficient capacity at the Over Sewage Treatment Works.
131. Conditions can be attached to any consent requiring the submission of a scheme for foul and surface water drainage for approval.

Open Space

132. An area of informal space has not been provided within the site, however given the mixed nature of the development and its location immediately to the north of an existing area of open space, I am of the view that a contribution towards off-site provision is appropriate in this case, and should be a figure of £31,364.46. The applicant's offer of £50,000 is a contribution for both affordable housing and open space, and it would be for the Council to decide how this figure is split.

Other Matters

133. The impact of the proposed development on the viability of existing commercial enterprises in the vicinity is not a material planning consideration in considering a development of the scale proposed.

134. The applicant has submitted an Energy Statement, which concludes that a scheme for solar water heating can best meet the objectives of Policy NE/3 in this case. Details of the scheme can be secured by condition.
135. The Ecology Officer does not require a biodiversity assessment in this case.
136. I agree with the Parish Councils comment that a condition should be included in any consent regarding the timing of development to ensure that the commercial units are brought forward at the same time as the residential development.
137. I will update Members at the meeting on the receipt of amended plans aimed at addressing the concerns of the Urban Design Team and Local Highway Authority.

Conclusion

138. Members will need to take a view as to whether the current application has adequately addressed the two reasons for refusal of the earlier application.
139. I have set out above my view that, given that the condition on the outline consent which reserves this site for 'communal uses' remains extant for a further period of less than 3 years, which is less than that envisaged when considering the previous application, it may be reasonable to accept this application as providing an opportunity to ensure that the commercial uses come forward on the site.
140. Although there is still not complete agreement between the Council's consultant and the applicant over the appropriate commuted sum I am of the view that the differences between the two parties, which is primarily due to the interpretation of projected commercial yield from the scheme and market value of the residential units, is such that this is now a matter of opinion as much as fact. It is likely however that the sum offered of £50,000, if accepted, would predominately be used for affordable housing provision and the amount available for transfer to the Parish Council for an open space contribution will be significantly below the £31,364.46.
141. Members will have to balance the desirability of bringing forward these commercial uses, and the benefits this may bring for the community, against the introduction of residential accommodation on the site and accepting the lower commuted payment offered for affordable housing and open space.
142. I am of the view, on balance, that if the detailed issues can be satisfactorily addressed, the scheme can now be supported as it achieves a viable proposal which will bring forward the uses on the site which were envisaged in the outline consent.

Recommendation

143. That delegated powers of approval be granted subject to the receipt of satisfactory amended plans and safeguarding conditions, including the following
1. **Time limit – 1 Year – wording to be agreed**
 2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 16401/103B; 104A, 105A, 106B, 107A, 1006, 1008A,**
(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 take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- 7. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

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

- 8. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 9. No construction work and/or construction collections from or deliveries to the site shall take place, other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless previously agreed in writing with the Local Planning Authority. No construction works or collections/deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing by the Local Planning Authority.**

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- 10. No development shall commence until a programme of measures to minimise the spread of airborne dust (possible wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details unless otherwise previously agreed in writing by the Local Planning Authority.**

(To protect the amenities of nearby residential properties in accordance with Policies DP/6 and NE/15 of the adopted Local Development Framework 2007.)
- 11. Before the development/use, hereby permitted, is commenced, a noise assessment of the building(s) (other than residential) and/or associated plant and equipment and a scheme for the insulation as necessary, in order to minimise the level of noise emanating from the said building(s) and/or plant/equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.**

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- 12. No development shall commence until full details of a scheme of sound insulation between any retail, food or commercial (any premises class use other than residential) and residential uses within the same building – the apartment building, has been submitted to and approved in writing with the Local Planning Authority. The scheme shall subsequently be implemented and maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written permission of the Local Planning Authority.**

(Reason - To minimise noise disturbance for residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- 13. No collection of refuse or recyclates arising from any retail, food or commercial uses shall take place outside the hours of 0700 to 2100 Monday to Saturday, and shall not take place at all on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.**
(To protect the amenities of nearby residential properties in accordance with Policies DP/6 and NE/15 of the adopted Local Development Framework 2007.)
- 14. No vehicles associated with any retail, food or commercial units shall be loaded or unloaded outside the hours of 0700 and 2100 on Monday to Saturday, and shall not take place at all on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.**
(To protect the amenities of nearby residential properties in accordance with Policies DP/6 and NE/15 of the adopted Local Development Framework 2007.)
- 15. Restriction on the hours of opening times of the retail and commercial uses. 0700 hours to 2300 hours Monday to Saturday, 2100 on Sunday (to be discussed with applicant)**
- 16. No individual retail or commercial unit shall be first occupied, and shall not be occupied by each subsequent occupier, until details of equipment for the purpose of extraction and/or filtration and/or abatement of fumes and/or odours, or air conditioning, has been submitted to and approved in writing with the Local Planning Authority. The approved extraction/filtration/abatement scheme/s shall be installed before the use hereby permitted is commenced and shall thereafter be maintained for the duration of that use. Any approved scheme /system shall not be altered without the prior written approval of the Local Planning Authority.**
(Reason – To protect the occupier of adjoining dwellings from the effect of odour, dust or fumes in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)
- 17. 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 and security lighting, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its prior written consent to variation. No lighting shall be installed on the site other than in accordance with the approved scheme.**
(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.)
- 18. Ground floor levels of any part of the residential development shall be set no lower than 7.40 metres above Ordnance Datum Newlyn (ODN) unless otherwise agreed in writing with the Local Planning Authority.**

(Reason – To protect the development from flooding in extreme circumstances.)

- 19. Floor levels of any retail units and the convenience store shall be set no lower than 7.30 metres above Ordnance Datum Newlyn (ODN) unless otherwise agreed in writing with the Local Planning Authority.**
(Reason – To protect the development from flooding in extreme circumstances.)
- 20. Floor levels of any garages shall be set no lower than 7.08 metres above Ordnance Datum Newlyn (ODN) unless otherwise agreed in writing with the Local Planning Authority.**
(Reason – To protect the development from flooding in extreme circumstances.)
- 21. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.**
(Reason – To prevent the increased risk of contamination or migration of contaminants to the water environment.)
- 22. No development shall begin until details of a scheme for the provision of affordable housing and recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies HG/3 and SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development contributes towards affordable housing, recreational and educational infrastructure in accordance with the above-mentioned Policies and Policy DP/4 of the adopted Local Development Framework 2007.)
- 23. Notwithstanding the submitted details, no development shall commence until a scheme for the on-site generation of renewable energy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:**
- **Details of the predicted energy requirements of the development, hereby permitted;**
 - **Details of the measures for the on-site generation of at least 10% of the predicted energy requirements of the development, hereby permitted;**
 - **Details of the provision for future monitoring of the energy requirements of the development and the energy output from the renewable energy generation measures;**
 - **A timetable for the implementation of all necessary works.**
- The scheme shall be fully implemented in accordance with the approved details and the timescales contained therein unless otherwise agreed in writing by the Local Planning Authority.**

(Reason – In the interest of reducing greenhouse gas emissions in accordance with Policy NE/3 of the adopted Local Development Framework 2007.)

- 24. Prior to the commencement of the development, hereby permitted, a water conservation strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.**

(Reason – To comply with Policy NE/12 of the adopted Local Development Framework 2007.)

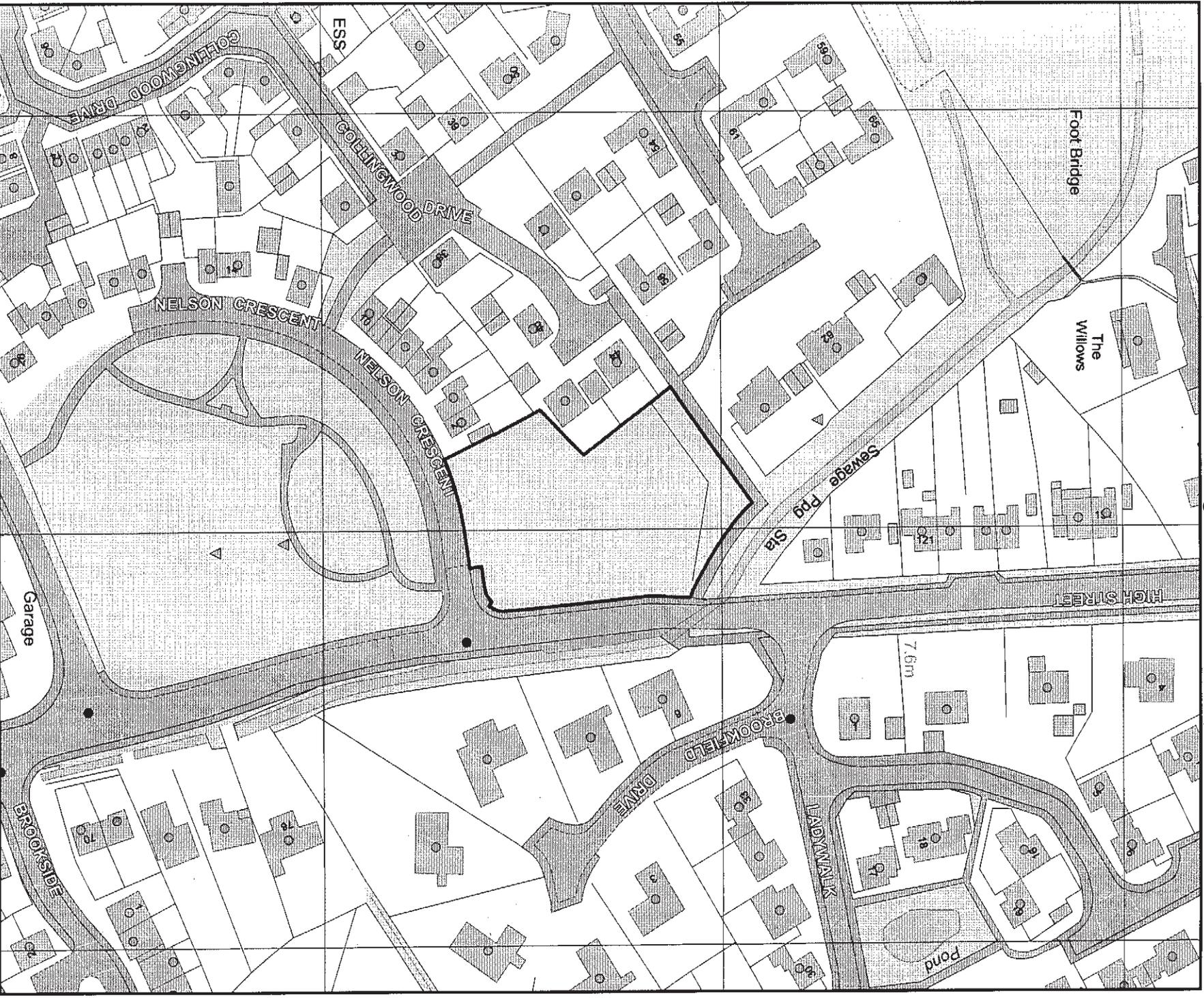
+ Highway conditions
Timing/phasing of development
Obscure glazing to specified openings
Control of mix of commercial units

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: S/1463/10, S/0745/09/F and S/0682/95/O

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

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

S/1881/10/F – MELBOURN**First Floor Extension and Carport at Oak Cottage, 6a Vicarage Close, Melbourn
for Mr A Taylor****Recommendation: Approval****Date for Determination: 23 December 2010****Notes:**

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

Conservation Area**Site and Proposal**

1. The site is located within the village framework of Melbourn. Vicarage Close is located off the High Street and is a cul-de-sac with a deep bend in the middle. No. 6a Vicarage Close is located near the bend in the road at the end of the rear gardens of no. 34 High Street and no. 3 Kay's Close, with no. 6 Vicarage Close located to the north of the application site. Directly opposite the application site is a detached listed dwelling, which is located within the Conservation Area as is part of no. 6a Vicarage Close.
2. There are numerous mature trees within the gardens of no. 34 High Street and Glebe House also located on the High Street, Vicarage Close runs between these two properties. Vicarage Close therefore has a leafy setting but also has closed boarded fencing defining the boundaries of no. 34 High Street and Glebe House. A number of these trees are the subject of a Tree Preservation Order, and there is a TPO tree in the garden of no. 6a Vicarage Close.
3. This full application, received 28 October 2010 proposes a first floor extension with carport below on the north side of the dwelling. The proposal would create an additional bedroom to this modest two bedroom dwelling while retaining the existing car parking space below.

Planning History

4. **S/1285/03/F – New Dwelling – Granted on Appeal**
5. **S/1208/02/F – House and Garage – Refused at Appeal**

Planning Policy

Local Development Framework Core Strategy 2007:

N/A

Local Development Framework Development Control Policies 2007:

DP/2 Design of New Development

DP/3 Development Criteria

CH/5 Conservation Areas

Consultation

6. **Melbourn Parish Council** - Recommends that the application be refused as the proposal is considered to be overdevelopment of the site.
7. **Conservation Officer** - Raises no objection to the proposal, as the extension is relatively modest in scale and traditional in form and detailing. The extension would be visible from the street, the impact will be minimal and the character and appearance of the Conservation Area would be preserved.
8. **County Footpaths** - The property is located adjacent to Melbourn Public Footpath no. 5. The development does not appear to affect the public footpath. However, standard informative should be added to any planning consent.

Representations

9. Owner/Occupier of Glebe House, High Street – objects on the following grounds:
 - (a) The existing dwelling overlooks the rear of Glebe House and the first floor window adds to this problem.
 - (b) Extension would detract from the character of the this section of Vicarage Close that leads from the High Street Conservation Area, which is notable for the generous open spaces between the properties.
 - (c) Overbearing and radically detracts from the overall architectural merit of the existing dwelling. Its height and proximity to no. 6 Vicarage Close would be inappropriate between the two buildings.
 - (d) At appeal permitted development rights were removed to ensure that there would be no future adverse impact on neighbouring residents whose properties are in close proximity. The current application will impact adversely upon Glebe House and the other nearby residents.
 - (e) The property has been on the market and remains unsold since it was built by the developer and has not been occupied so there is no case to be made for the extension being necessary for any practical domestic living purposes by an existing owner or occupier.
10. Hewitsons on behalf of Owner /Occupier of 6 Vicarage Close – Objects on the following grounds:
 - (a) By adding 1970s style first floor extension with carport beneath, any architectural merit of the original design would be destroyed, to the detriment of the street scene which is contrary to the inspectors comments

that “the architectural design of the side elevation which would include appropriate fenestration and an attractive chimney design would add interest to the street scene.”

- (b) The design of the proposed first floor extension with carport is unimaginative and unsympathetic to the design of the original dwelling. Viewed from Vicarage Close the roof and eaves height are the same as the existing dwelling, which would result in an overbearing extension, supported on brick piers. The extension is therefore not subservient to the original dwelling and does nothing to complement the character or appearance of the original building. It will also have an adverse effect on the street scene.
- (c) The existing northwest elevation currently has a balanced fenestration with attractive porch and it is clear that any balance will be destroyed by the proposed extension.
- (d) The scale and design of the proposed extension would not be sympathetic to the aims of the Conservation Area and would detract from the street scene, which is partly in the Conservation Area.
- (e) The Inspector imposed a condition to the appeal decision that restricts ability to extend it so as to avoid adverse effects on the living conditions of the neighbouring residents. The proposed works would appear cramped in the street scene and to no. 6 Vicarage Close. Due to the proximity to the boundary its height and scale would result in an overbearing impact upon no. 6 Vicarage Close, as well overshadowing the property and garden.

11. Taylor Vinters on behalf of Owner/Occupier of 3 Kays Close

- (a) The plans are inaccurate as they show ground floor windows and a door on the northeastern elevation facing 3 Kays Close; these were shown on the original plans that were granted at appeal but were never implemented and should be deleted from the plans.
- (b) The plans do not show the relationship of the existing dwelling at 6a Vicarage Close with 3 Kays Close or any of the other dwellings adjoining the site.
- (c) The rear elevation of 3 Kays Close faces southwest and therefore receives the sun in the afternoon and evening, the number of large mature trees within the gardens of surrounding properties overshadows the majority of 3 Kays Close which means that direct sunlight is received into its garden through the existing gap between nos. 6a and 6 Vicarage Close, where the proposed extension is to be located. This is the area of the garden that the occupiers of 3 Kays Close sits in order to avoid being overlooked.
- (d) The garden area would be overshadowed by the extension, which will present a solid brick wall only 1 metre from the boundary and will have an overbearing impact upon this private space.
- (e) There is an existing degree of overlooking between the properties at 3 Kays Close and 6a Vicarage Close. Although there are no windows proposed in the side elevation the proposed extension will further compound the feeling of being overlooked and overshadowed.
- (f) The removal of permitted development rights by the Inspector in permitting 6a Vicarage Close was correct to ensure that there would be no future adverse impacts on the neighbouring residents.
- (g) Proposed extension is unsympathetic to the style and design of the existing dwelling and to the area. It is unattractive, poor in design, an alien feature that is intrusive from Vicarage Close and 3 Kays Close. It

fails to preserve or enhance the character of the local area, which is contrary to Policy DP/2 and District Design Guide SPD.

- (h) If the planning application is to be granted consent please ensure that there is a condition attached to ensure that no windows are inserted on the side elevation to 3 Kays Close.

12. Owner/Occupier of 2 Kays Close

- (a) The plans are inaccurate indicating a door and windows on the northeast elevation at ground floor level where there are none nor does it show Kays Close on the location plan, which is considered to be misleading.
- (b) The Inspector removed permitted development rights for the dwelling therefore taking into account the size of the plot and the footprint of the building. The present application increases the footprint by approximately 25%.
- (c) Paragraph 8 of the Inspectors report clearly prohibits any future new additions to, or extensions or enlargements of the dwelling hereby permitted.
- (d) The erection of 6a Vicarage Close has removed much of the evening sunlight from the garden at 2 Kays Close and the occupiers have a clear view into bedrooms. There will now be a loss of afternoon/evening sun and a view of an overbearing wall.
- (e) The house is on an overdeveloped plot and this proposed extension would make it worse.

13. Owner/Occupier of 1 Kays Close

- (a) The appeal inspector removed permitted development rights for extensions to dwellings and therefore does not allow for an extension to be built at 6a and the application should be refused.
- (b) The original planning application, which was refused and dismissed at appeal proposed a garage, the applicant has now come in for an extension and carport, hence the application should be refused.
- (c) The existing dwelling blocks light evening light and sunset from the westerly direction for those at Kay's Close and Vicarage Close. The proposed first floor extension would block view of the sky to the north of 6a which is the only view of the sky no. 1 Kay's Close had left in a westerly direction.
- (d) The existing development has a detrimental impact on the street scene and the surrounding dwellings and the proposed first floor extension would make this worse and should therefore be refused.
- (e) The location plan is inaccurate, as it does not show Kays Close and other surrounding properties it is therefore misleading as it represents false information.
- (f) The construction works were carried out dangerously when 6a was being built with little care and attention for pedestrian safety, the proposed works are likely to be built in the same way and should be refused.
- (g) The applicants' intention was to build the dwelling for an elderly parent but the new build took several years to complete and has been unoccupied since completion. The applicant also owned no. 6 Vicarage Close which has since been sold but the new owners were not told by the applicant that he was going to apply for the extension as he the sale might have fallen through. The application should therefore be refused.

Planning Comments – Key Issues

Residential Amenity

14. The proposed extension is to be located to the northwest of the existing dwelling. The closest dwellings to the proposed extension are no. 6 Vicarage Close to the north of the dwelling and 3 Kays Close (also referred to as Morello House), located to the rear (northeast) of the application site. It is noted that the rear garden of 3 Kays Close is fairly shallow, the boundary treatment between the two properties consists of a 2m high timber close-boarded fence and there is no additional planting along this boundary. The proposed extension would therefore be visible when viewed from the rear garden of 3 Kays Close and there would be oblique views when viewed from within the dwelling itself. There are no proposed new openings on the rear elevation that would face 3 Kays Close and any consent would be conditioned to prevent further windows being added without the benefit of a planning application. The occupier of 3 Kays Close argues that there would be a loss of afternoon sun to the garden but while there might be some loss of sunlight to the western corner of the garden of 3 Kays Close, this loss is not considered to be significant to warrant a refusal of this planning application. Due to the scale, location and lack of windows on the rear elevation of the proposed extension it is considered that there would be limited harm to residential amenity on 3 Kays Close.
15. The proposed extension is also within close proximity to the front area of no. 6 Vicarage Close. The front area of this property consists of hardstanding with a double garage located adjacent to no.8 Vicarage Close. The front area of this dwelling is very open with the boundary treatment between the properties consisting of a dwarf wall with metal railings above; therefore the application dwelling is clearly visible from the front of no.6 Vicarage Close as will be the proposed extension. Nonetheless, the scale of the proposed extension is such that it would not be unduly harmful to residential amenity as it does not span the entire length of the side elevation and the ridge height is lower than the existing. There are no proposed openings on the side elevation that would face no. 6 Vicarage Close, therefore it is considered that the proposed extension would not be overbearing nor would there be any overlooking. Again a condition is to be added to prevent the addition of further windows in the future to prevent overlooking.
16. The only window proposed at first floor level would be on the front elevation of the extension and the occupiers of Glebe House believe that this would overlook that property. However, due to the fact that extension is setback into the site, it is not considered that overlooking of neighbouring properties would be a problem from the window on the front elevation. The impact of the proposal on nos. 1 and 2 Kays Close is considered to be minimal.
17. The proposal is therefore considered to comply with Policy DP/3 of the South Cambridgeshire Local Development Framework, Development Control Policies, adopted July 2007.

Character and Appearance of the Surrounding Area and Conservation Area

18. The Conservation Area runs through the southeast part of the site, there is also a tree located within this area that is the subject of a Tree Preservation Order (TPO). The Conservation Team raises no objections to the proposed extension. The team considers that the works is modest in scale and is traditional in form and detailing which includes the use of materials that would match the existing dwelling, which is outside the Conservation Area and largely invisible from it.
19. The proposed extension is considered to be subservient to the main dwelling as it does not span the length of the side elevation and the ridge is lower than existing. The extension would be visible within the street scene but is considered to have a minimal impact upon the character and appearance of the Conservation Area and the street scene and will therefore preserve the setting of the existing dwelling. The proposed extension is not considered to be harmful to the existing TPO tree due to the location of the tree in relation to the proposed works. The proposal is therefore considered to comply with Policies DP/2 and CH/5 of the South Cambridgeshire Local Development Framework, Development Control Policies, adopted July 2007.

Other matters

20. A number of those that have objected to the proposed works stressed that the Appeals Inspector did not want further additions to the approved dwelling by imposing a condition to prevent this. It is correct that permitted development rights have been removed from the property for extensions. However, it is considered that the intention of the Appeals Inspector was to provide additional planning control for the Local Planning Authority in the event that works are proposed that would normally be considered to be permitted development would be potentially harmful to residential amenity or to the appearance and character of the area.
21. It has been noted that the submitted drawings both existing and proposed indicates a door and window at ground floor level on the rear elevation. The door and window were part of the original plans but they were not part of the completed development. However as it was part of the original consent then these could be added at any time as the consent has been implemented within the required time period.

Recommendations

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. VR/TB/10/142.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side (north) and rear (northeast) elevations of the proposed extension at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

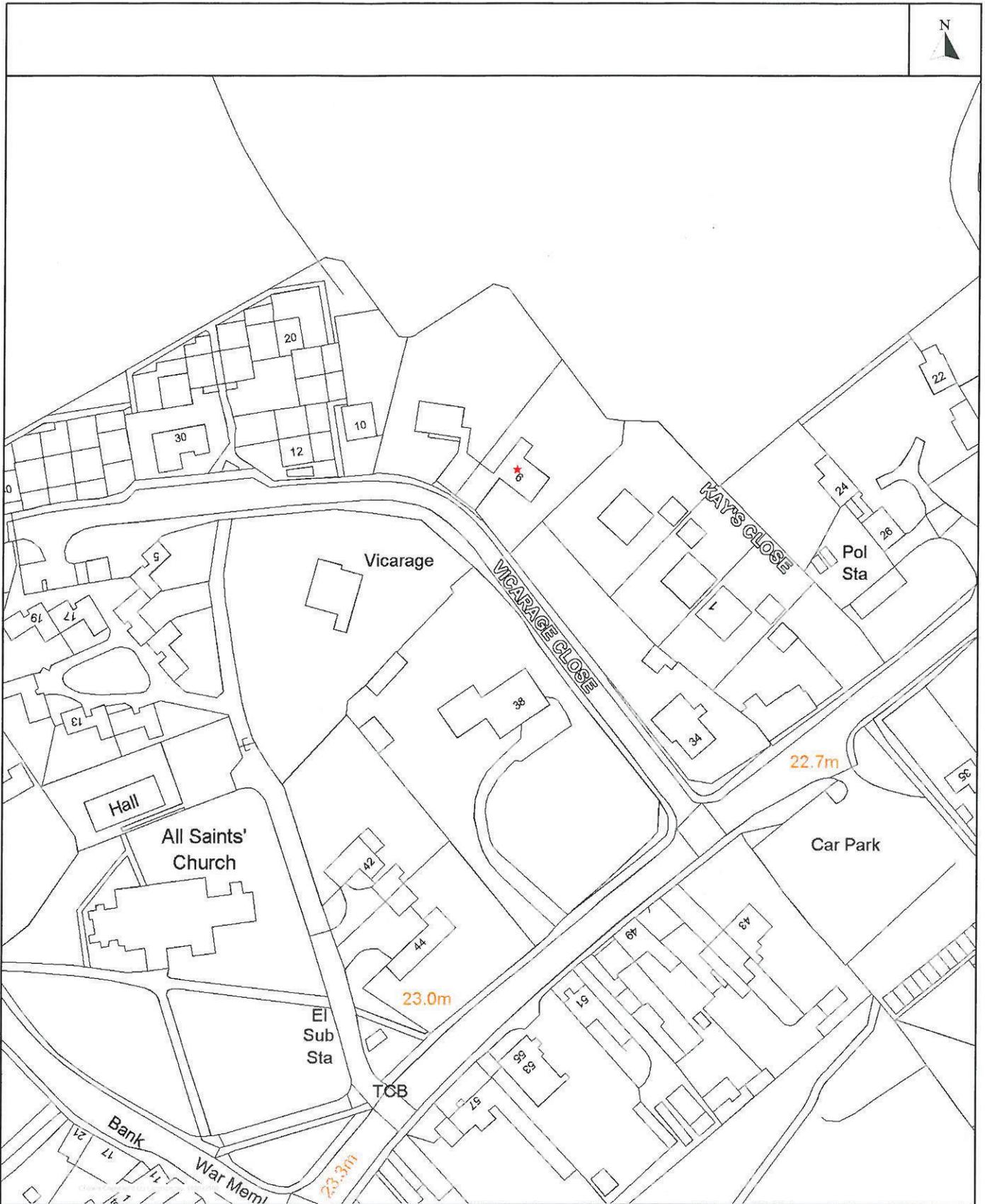
1. The effect of the development on a public right of way is a material consideration in the determination of applications for planning permission (Defra Rights of Way Circular 1/0/ para 7.2 (<http://www.defra.gov.uk/wildlife-countryside/access/prow/>)).
2. Public Footpath no.5 must remain open and unobstructed at all times. Building materials must not be stored on this section of the footpath and contractor's vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public footpath).
3. Landowners are reminded that it is their responsibility to maintain hedges and fences adjacent to public rights of way, and that any transfer of land should account for any such boundaries (s 154 Highways Act 1980).
4. The granting of planning permission does not entitle a developer to obstruct a public right of way (Circular 1/09 para 7.1).
5. Further guidance notes for developers in relation to public rights of way are available on Cambridgeshire County Council's website at <http://www.cambridgeshire.gov.uk/environment/countryside/definitive/>

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

- South Cambridgeshire Local Development Framework, Development Control Policies, adopted July 2007
- Planning File Ref: S/1285/03/F (Decision notice and Appeals Notice)

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

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/2161/10 - SHEPRETH
Erection of two dwellings - 21 Meldreth Road, Shepreth
for Boswell Izzard

Recommendation: Delegated Approval

Date for Determination: 31st January 2011

Site and Proposal

1. The site is located within the designated Shepreth village framework. There was previously a bungalow on the site, although this has recently been removed. To the southwest of the site is an existing bungalow of 21a Meldreth Road, whilst to the northeast is a two-storey property. To the south of the site is the dwelling and garden of 51 Blenheim Close, located behind a screen of leylandii hedging. There is a hedge along a portion of the frontage of the site, and the land on the opposite side of Meldreth Road is outside of the designated village framework.
2. The application, validated on 2nd December 2010, seeks the erection of two dwellings, each with first floor accommodation. The application has been amended dated 10th January 2011. The application is accompanied by a Design and Access Statement.

Planning History

3. Members will be aware that a previous scheme for the erection of two dwellings following the demolition of the existing bungalow (S/1415/10) was refused at Planning Committee on 3rd November 2010 against officer recommendation. Members visited the site on this day. The reasons for refusal were the impact upon the character of the area, overbearing impact from 21a Meldreth Road, loss of the frontage hedge, and failure to provide adequate vehicle-to-vehicle visibility splays.
4. Application **S/0789/10/F** was withdrawn for the erection of two dwellings following the demolition of the existing bungalow on the site dated 29th July 2010.

Planning Policy

5. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, ST/7 Infill Villages.**

6. **Local Development Framework Development Control Policies (LDF DCP) 2007:**
DP/1 Sustainable Development, **DP2** Design of New Development, **DP/3** Development Criteria, **DP/4** Infrastructure and New Development, **DP/7** Development Frameworks, **HG/1** Housing Density, **HG/2** Housing Mix, **SF/10** Outdoor Playspace, Informal Open Space, and New Developments, **SF/11** Open Space Standards, **NE/1** Energy Efficiency, **NE/6** Biodiversity, **NE/15** Noise Pollution & **TR/2** Car and Cycle Parking Standards.
7. **Open Space in New Developments SPD 2009, Trees and Development Sites SPD 2009 & District Design Guide SPD 2010.**
8. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
9. **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultation

10. **Shepreth Parish Council** recommends refusal on grounds of the dwellings being too tall and therefore appearing visually cramped and dominating and therefore out of character, and the loss of the frontage hedge and its impact upon the local area. Members will be updated on any further comments regarding the amended plans.
11. **Acting Environmental Health Manager** has concerns regarding noise and therefore requests planning conditions relating to time of use of power operated machinery and pile foundations. An informative regarding bonfires and the burning of waste is also recommended.
12. The Council's **Trees Officer** notes no objections to the proposals.
13. The **Local Highways Authority** requests a number of conditions on the site. These relate to retention of pedestrian and vehicle-to-vehicle visibility splays, drainage of the access, and the materials to be used for the access. An informative regarding works to the public highway is also proposed.
14. Members will be updated on any comments from the Landscape Officer.

Representations

15. The occupiers of **17a Meldreth Road** note that works should be between 08.00 and 17.30 on weekdays only. Boundary trees should not cause root damage to the existing dwelling, and any hedge should be low to avoid shadowing. The height of the dwellings should match 17 Meldreth Road to maintain the visual appeal of the street.

16. Members will be updated on any comments in relation to the amended plans.

Planning Comments – Key Issues

17. The key considerations regarding the application are the principle of development, the impact upon the street scene, the impact upon the amenity of occupiers of neighbouring properties, highway safety and parking, the loss of the frontage hedge, and open space provision.

The Principle of Development

18. Shepreth is classified as an Infill Village in LDF Core Strategy, where residential development and redevelopment within village frameworks will be restricted to not more than two dwellings given four different criteria. Criterion b allows such redevelopment of an existing residential curtilage. There is in-principle support for the development, subject to site specific issues.
19. Policy HG/1 of the LDF DCP 2007 seeks residential developments to make best use of sites by achieving average net densities of at least 30 dwellings per hectare. The site has an area of approximately 0.083 hectares. The redevelopment to allow two dwellings would provide a density of 24 dwellings per hectare. This is below that of the policy. However, the previous application was refused on grounds of a cramped form of development, and the increase in site area would be beneficial to allow further spacing. The reduced density is considered acceptable in this instance.
20. Policy HG/2 of the LDF DCP 2007 seeks a mix of units providing accommodation in a range of sizes to meet local needs. The proposal would provide a two-bed unit and a four-bed unit, which would meet the requirements of the policy. There is no requirement for affordable housing as part of the scheme as there is a net gain of only one dwelling.

Impact upon the Street Scene

21. No. 21 Meldreth Road was a bungalow located to the western side of the site, allowing a small side garden to the east. It was located close to 21a, whilst to the east remains an area of grassland that creates a further open space in the street scene. The proposed dwellings would create an increase in bulk across the frontage of the plot. The spacings between the dwellings have now been increased. Plot 1 is between 1 and 1.5m from the side boundary, there is a gap of 2m between the plots, and plot 2 is now between 1.9 and 2.3m from the opposite side boundary. The dwellings have been designed to have gables fronting the street. The gap between the two units would appear larger than on plan form given this design. The increase in the site area has allowed plot 1 to be a larger dwelling whilst allowing such an increase in space. The amended plan shows a larger hipped element to further reduce its bulk.
22. There are a variety of dwelling types along Meldreth Road, with no one distinct character of dwelling. The proposed dwellings have a low eaves height, which would reduce their bulk when viewed from Meldreth Road, with the tall roof sloping away, albeit steeply, from the road. The dwellings would be taller than the bungalow at 21a Meldreth Road. This dwelling is set slightly off the boundary, giving a further break between the dwellings. The proposal

would be slightly taller than 17a and 17b Meldreth Road, but only by 0.5m. There are examples of frontage rooflights in the locality. There is also a large gravelled parking area to the frontage of 17a and 17b.

23. Whilst the proposal would lead to taller dwellings, and an increase in footprint across the site, it is not considered that the dwellings would significantly harm the setting of the street scene. The issue regarding the frontage hedge is discussed below.

The Impact upon the Amenity of Occupiers of Neighbouring Properties

24. Plot 2 would be located on a similar building line to 21a Meldreth Road, although the rear two-storey element would extend further into the plot. This dwelling has three facing ground floor windows facing the site. Of these, one is obscure glazed serving a bathroom, one serves a study and one is a secondary window to the lounge. The boundary between the plots is currently a low fence with trellis, giving good views into the site from these windows. The proposal is set further away from 21a than the previously refused scheme. Whilst the development would be visible from these three windows, given the orientation no loss of light would result. Given the previous location of 21 Meldreth Road on the plot, I do not consider that any serious increase in overbearing towards 21a Meldreth Road would result. Conditions can ensure the facing rooflights are high level as shown and that no further windows are added to the first floor facing elevation of plot 2, and that a suitable boundary treatment is provided.
25. The rear boundary of the site was previously a row of tall leylandii hedging within the application site, which has recently been removed. Beyond the rear boundary is the side elevation of 51 Blenheim Close. Given the hedge removal, the dwellings would be visible from the rear garden of this property. It is not considered that any serious harm would result from this. A condition would be required to prevent windows in the rear elevation of plot 2, which would overlook the rear garden of 51 Blenheim Close.
26. Plot 1 would be located forward of the building line of 17b Meldreth Road. This property has a ground floor window in its facing elevation. This would allow some views of the property but would not be located opposite the gable. There is a door and window in the front elevation that would view the forward aspect. However, no harm would again result to the outlook from these windows.
27. The increase in site area would bring plot 1 closer to 26 Blenheim Close. The development would be visible from the windows of this dwelling, but given the orientation and distance, no harm would be caused to its occupants. A condition preventing windows in the rear elevation of plot 1 would however be required.

Highway Safety and Parking

28. The comments from the Local Highways Authority are noted. Highway safety was a previous reason for refusal. By including the site area whilst retaining a central access, the required visibility splays can be achieved on site. A further plan showing the proposed turning areas will be provided by the applicant.

Loss of the Frontage Hedge

29. The site area has increased to 31m along Meldreth Road. The new site area has no front boundary and is currently behind temporary fencing. The proposed hedge, subject to a reason for refusal of the previous application, remains although it is broken by pedestrian and vehicle accesses. To provide the relevant vehicle-to-vehicle visibility splays, this hedge would need to be removed. Whilst this is unfortunate, the hedge is not protected in its own right and could be removed at any time. The extra land in the application provides the potential for a longer hedge to be provided in the future, to the benefit of the street scene. The access width has also been significantly reduced to 4m. It is appreciated that any replacement hedge will require time to mature. However the removal of the hedge is considered acceptable in this instance, provided a landscaping condition is added. The comments from the Trees Officer are noted.

Open Space Provision

30. The applicant has confirmed, in their letter dated 10th January 2011, their commitment to contribute towards open space provisions, community facility provisions, waste receptacle provision and Section 106 monitoring. A condition can ensure this is sought, with an informative providing details of the figures.

Decision/Recommendation

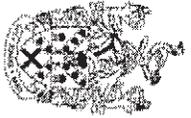
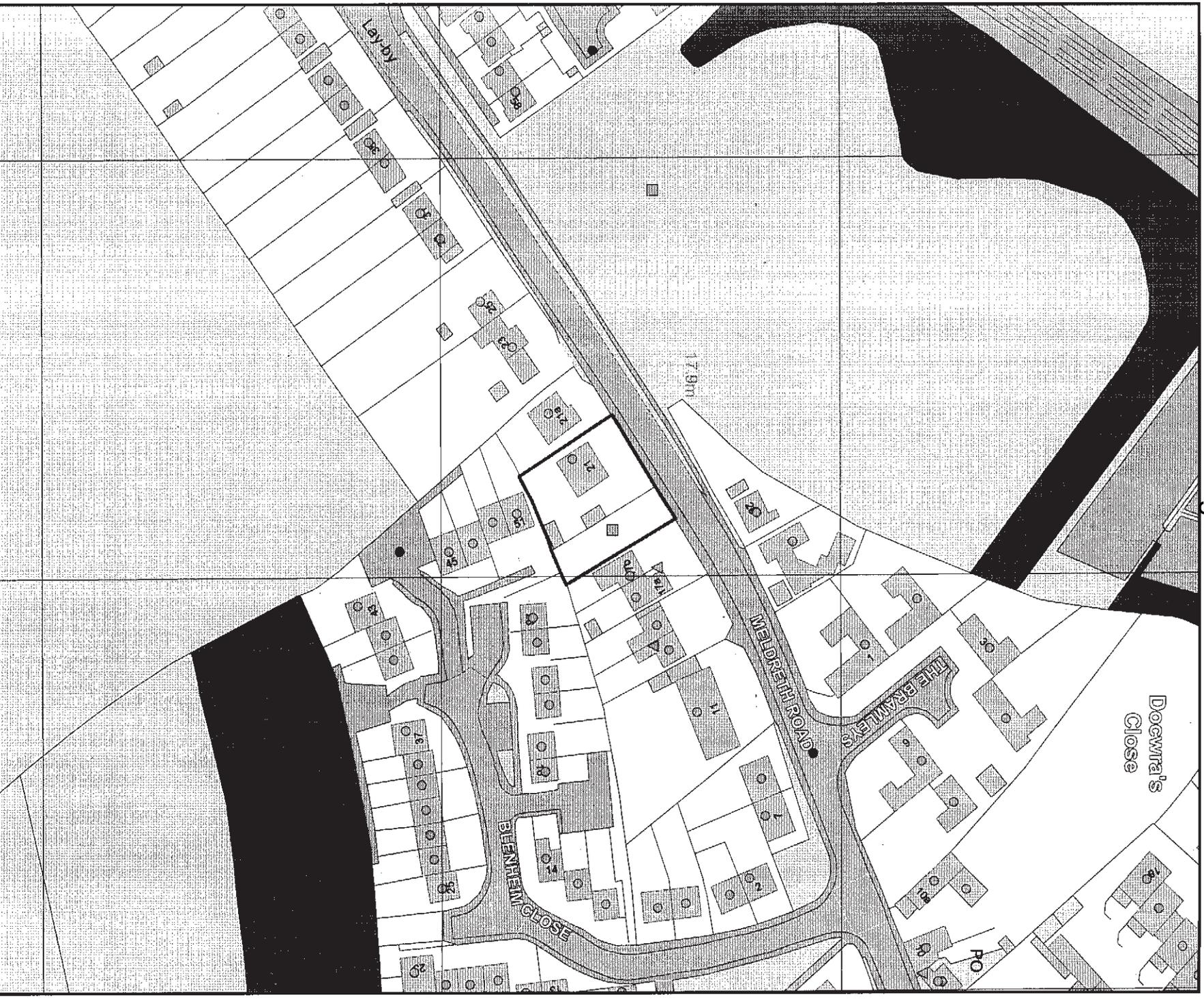
31. Delegated approval, subject to receipt of a plan showing the shared turning areas for each dwelling, and any comments received in relation to the amended plans. If the application were approved, conditions would be required regarding the plans to be approved, open space provision, external materials to be used, community facilities provision, the section 106 monitoring fee, provision of waste receptacles, restrictions on the hours of construction, prevention of windows to the rear elevations at first floor level, a minimum cill height for the high level rooflights where necessary, landscaping and boundary treatments, and highway conditions relating to retention of visibility splays drainage of the access, and the materials to be used for the access. An informative regarding works to the public highway is also proposed.

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

- **South Cambridgeshire Local Development Framework (LDF) Core Strategy.**
- **Local Development Framework Development Control Policies 2007.**
- **Open Space in New Developments SPD, Trees and Development Sites SPD & District Design Guide SPD.**
- **Circular 11/95 – The Use of Conditions in Planning Permissions.**
- **Circular 05/2005 - Planning Obligations.**
- **Planning File ref: S/2161/10, S/1415/10 and S/0789/10/F.**

Contact Officer: Paul Derry - Senior Planning Officer
01954 713159

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee2nd February 2011**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/1107/10 – MELDRETH**Extension and Alterations and Erection of Smoking Shelter –
Gocold Ltd, Station Yard, High Street.
Recommendation: Approval****Date for Determination: 27th August 2010****Notes:**

This Application has been reported to the Planning Committee because the Parish Council has recommended approval, subject to the agreement of neighbours in relation to the environmental noise assessment, which remains unresolved to date.

Members will visit the site on the morning of the 2nd February 2011.

Site and Proposal

1. The site is currently used for storage and distribution of ice cream with associated general office use. The site was previously industrial land linked to the railway coal storage yard and was granted consent for a change of use to storage and distribution in 1992. The site is located to the west of the railway line and is located within Meldreth village framework. To the northeast of the site is an adjoining commercial building and to the west are further industrial/warehouse units near to residential dwellings along Whitecroft Road.
2. The development involves the erection of a new warehouse to the east of the main office building on site, providing an additional cold storage area and associated refrigeration units. The proposal also includes a loading/unloading bay area to the east of the site and single storey buildings towards the front to provide, a reception area, storage and workshop, cycle parking area and refuse area. A minor alteration is also proposed to the siting of the existing access to the site and a late amendment has included the erection of a smoking shelter for staff.

Planning History

3. As previously mentioned, the site was granted a change of use from general industry (B2 Use Class) to storage and distribution (B8 Use Class) in 1992 (S/0185/92/F) with the erection of a cold store.
4. Permission for a cold store was granted in 1993 (S/0930/93/F) to the rear, most southerly point of the site and exists on site today

5. A covered loading bay was approved in 2000 (S/1322/99/F) for the parking of refrigerated vans towards the east boundary of the site, in front of the existing warehouse. This permission was subsequently not implemented on site.
6. A temporary cold store was approved in 2009 (S/0512/09/F) and was sited to the north (in front of) the existing warehouse building within the car parking area. Regrettably the refrigeration units from this temporary store did cause a statutory noise nuisance to nearby neighbours and an abatement notice was served under section 80(1) (g) of the Environmental Protection Act 1990 and the temporary cold store switched off after a previous attempt to mitigate the noise had failed. This problem was later resolved and the temporary cold store removed after the period of consent lapsed.

Planning Policy

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
 - NE/10 Foul Drainage – Alternative Drainage Systems
 - NE/11 Flood Risk
 - NE/15 Noise Pollution
 - TR/2 Car and Cycle Parking Standards
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
 - District Design Guide – Adopted March 2010
 - Landscape in New Developments SPD - adopted March 2010

Consultation

9. **Meldreth Parish Council** – Support the application with recommendations to monitor low frequency noise (from Gocold vehicles on electrical power at night) both before and after the development, sound attenuation measures to the boundaries of the site and reasonable working hours set in consultation with Gocold taking into account the increased efficiencies.
30th December 2010 - If the neighbours are in agreement with what the environment assessment states, then the Parish Council are also in agreement. The only outstanding issue was the noise factor, which appears to have been addressed.
10. **Local Highway Authority** – Following extensive pre-application discussions with the applicant and the subsequent amendment of the proposal the development should have no significant adverse effect upon the Public Highway should it gain benefit of planning permission.
11. **Scientific Officer** – I am satisfied that there is a low risk to human health from carrying out the proposed development as there is no residential use and few opportunities for humans to come into contact with any possible contamination.
12. To comply with PPS 23: "The remediation of land affected by contamination through the granting of planning permission (with the attachment of the

necessary conditions) should secure the removal of unacceptable risk and make the site suitable for its new use. As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

13. Though there would appear to be little human health risk I have also noted that the site overlies a principal aquifer, in the form of chalk, which also acts as a potential receptor in any pollutant linkage. I would therefore suggest taking any advice that the Environment Agency has provided in respect of applying a contaminated land condition.

14. **Environmental Health Officer** – I am mindful that Environmental Health Services have previously received complaints and investigated accordingly. However, these were associated primarily in respect of noise from temporary cold store units installed during the summer of 2010 in the yard of the premises. The complaints in my professional opinion were totally justified and following investigations, particularly at night, a noise abatement notice was served. Having studied this application, I believe that the main existing and also potential noise sources have been identified and appropriately addressed.

15. Given the close proximity of a number of residential properties, I believe it prudent to ensure that any vehicles requiring the use of nightstands are located as far from residential properties as is reasonably possible. I note from Drawing 843/20/L that this is to be implemented and that the proposed cold store should further act to mitigate noise from this source. Drawing 843/21/E indicates the presence of a condenser pack mounted on the roof space. From the proposed north and west elevation plan submitted (Drawing 843/25/E) this appears to be adequately screened from residential properties.

16. I take on board concerns raised by residents in respect of noise from the site, and feel from the proposals that these matters have been carefully considered as to how best mitigate any potentially problematic sources. I note from the design and access statement submitted that as with the existing site use, material handling would remain internal, with a proposal of increased spacing. Given that the aforementioned factors aim to further mitigate any adverse affects in respect of noise, I believe this application should be supported by environmental health services. I am also mindful that there have been requests to review the current working hours, however, in light that proposals are aimed to reduce the potential for noise disturbance emanating from the site, I would not recommend such a scheme.

17. Given that the application includes a proposal for a new refrigeration condensing pack on the roof space, an acoustic report should be submitted detailing any noise levels that are likely to be produced. The report should also include details of expected noise breakout from the proposed cold store. The reason for this being that loading, unloading and works associated with machinery, such as forklift trucks, will take place in this area.

18. In the interests of reducing the potential for loss amenity to residents during this development, should planning permission be granted, I would recommend a condition to control hours of power operated machinery.

19. **11th October 2010** I have received correspondence from the applicant's agent outlining details of the refrigeration equipment and the predicted noise

levels. I have conducted calculations, which show that at the nearest property (90m) the noise level would be 37dB(A). I am also mindful that the layout of the roofing will mean the equipment is actually obscured from view from residential properties, and therefore a further 5 - 10dB(A) reduction is likely. I am satisfied with the above and also comments outlining noise breakout from the proposed cold store. Therefore, I have no further comments to add and am satisfied from an environmental health standpoint for this matter to be progressed.

20. **10th November 2010** No objections to proposed smoking shelter

21. **Environment Agency** – The application, as submitted, does not consider sufficiently the following issues: - Surface water drainage, Foul water drainage, Pollution Control and Ground Contamination. As the site is delineated within an area of limited drainage capacity, unknown sewerage capacity and environmental concern, we recommend that the following conditions and informatives be appended to any approval given (see below at conditions at paragraph 44).

22. **Landscape Officer** – I would like to see a landscape plan showing a replacement hawthorn hedge for the conifers that I suggest should be removed together and the ground cultivated and allowed to re-wet thoroughly before replanting. The hedge should be a double row of 4 plants/m in total with 30 cm between the rows. There should be a grass free strip 1m wide, mulched to a depth of 75mm until the plants are well established. The hedge may well need watering during the first couple of years and a drip hose for irrigation should be considered. The hedge should be maintained to a similar height to the length at the northern end of the site.

23. I should like details of the security fencing so a boundary treatment condition will also be required. I suggest that a black painted metal fence would be preferable, which the hedge would grow through and disguise in time. Also, there should be an area for the staff to sit outside for meal breaks in addition to any smoking shelter, which might need to be closer to the building. A more general seating area for good weather could be near the electricity box in the area shown as new planting.

24. **17th November 2010** – I have no objections to the proposals. I should like landscape conditions applied. The proposals for the hedge are acceptable in principle but need some slight refinement to reduce the density of hawthorn plants to make a total of 4 per metre over the double row. The holly should be included at irregular intervals e.g. 1 per 2, 3 and 5m spacings. I suggest that Ilex 'J.C van Tol' is used as it is dark green and unvariegated with non spiny leaves which makes maintenance less unpleasant. The hedge line should be covered with 75mm bark mulch to create a 1m wide grass free strip for the first few years to aid establishment.

25. Details of the other planting in the car park, the amenity area and at the entrance can be set out in the landscape plan. I would like to see some seating for staff in the amenity area included.

26. **Network Rail** – Prior to the commencement of any works on site, developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement. Any demolition or refurbishment works must not be

carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Outside Parties Engineer before the development can commence. Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

27. **Old West Internal Drainage Board – No objections.**

Representations

28. **Owner/Occupier of 29 Oakrits – Concern with development with regard to noise and disturbance as a result of late night deliveries, lorry refrigeration unit and general noise from unloading/loading yard. Recommend an independent environmental impact assessment is carried out and conditions to restrict noise and disturbance. General concern with overdevelopment of the site. 11/11/10 - We assume this amendment is only to improve the security of the Gocold yard and does not address any of the concerns as detailed in our letter dated 17.08.10 to the SCDC planning department.**

29. **Owner/Occupier of 20 Oakrits – Concern with development with regard to noise. Recommend that the site is effectively screened, particularly to the north; low frequency noise is monitored, particularly during peak periods and overnight; and working hours are reduced as a result of the increased efficiencies mentioned in the application.**

30. **District Councillor Surinder Soond – Strongly supports application. The following considerations have been discussed and agreed at a meeting held between local residents and Gocold: 1) Installation and the use of quieter refrigeration units 2) Erection of adequate sound proofing measures 3) Preventative measures to reduce noise originating from the workforce at the site during unsociable working hours and 4) Continual ongoing noise monitoring before and after the proposed development and all data disseminated to the local residents for their analysis.**

31. **Owner/Occupier of 2 Whitecroft Road – Concern with noise at the site. We suggest that the application includes high acoustic fencing to reduce noise.**

32. **Owner/Occupier of 11 Whitecroft Road – Concern with increase in low frequency noise from the site and increased traffic at the junction with the station entrance. A possible reduction in working hours was discussed at the local planning meeting.**

Comments – Key Issues

33. The main issues in this application are: the character of the area, traffic, parking and access, noise and operation, flood risk and landscaping.

Character of the Area

34. The proposed cold store would replace an existing dated warehouse next to the main office building and would have the appearance of standard warehouse building. Views of the building would be available from the approach from the railway station but would be more limited from the main road due to the siting of the existing office building and the existing and proposed landscaping along the west boundary of the site. The building would increase the bulk of built development on the site and would extend further forward of the existing office building but it is also noted to be distanced from the main road and no higher than the main office building. The building would be viewed amongst the industrial backdrop of the site and the railway line where such a building would be expected; the overall development is also broken-up to the front where the proposed single storey buildings meet the car park. Consequently, the proposed development is not considered to have an unacceptable visual impact on the local area.

Traffic, Parking and Access

35. The proposed 30 car parking spaces are assessed with regard to the maximum parking standards set out under DCP Policy TR/2, which calculates parking provision in relation to the particular use of the site and gross floor space of the building/s. The approximate total cold storage space at the application site would be 842m² and the existing office and store space would amount to 396m² which shows that the proposed parking provision would exceed the maximum parking standards by 4 or 5 spaces. However, there is no significant objection to this excess parking provision given that the site already benefits from this parking area and a cycle shed is proposed, which would encourage more sustainable methods of transport to the site.

Noise and Operation

36. During the siting of a temporary cold store in 2009 (ref S/0512/09/F), activities on the site were found to cause noise disturbance to local residents during unsocial hours and the main source of this noise was attributed to the low frequency noise from refrigerated lorries left running in the yard as well as the temporary refrigeration units. A statutory noise abatement notice was served on the site and the temporary cold store has subsequently been removed from the site with no further statutory nuisance having been identified at the site, nor for that matter prior to the installation of the temporary cold store.

37. The applicant has tried to address the noise issues raised by local residents, which are summarised as follows:

- (a) refrigeration units
- (b) low frequency noise from vehicle refrigeration units
- (c) engines running
- (d) late night deliveries
- (e) unloading and loading activities
- (f) general noise from staff and anti-social working hours

- (g) screening to the site and acoustic fencing
- (h) noise monitoring

The applicant has addressed many of the above issues in the proposed layout of the site, where noisier activities such as the loading and unloading of deliveries vehicles and vehicle engine noise would be located to the east of the proposed building, next to the railway line and furthest away from local residents to mitigate noise disturbance. The floor space and capacity of the site would increase as a result of the proposal but the applicant emphasises that this would result in more whole loads being brought to the site than part loads as a result of this change, leading to fewer deliveries to the site overall.

38. The new condenser units would be located to the southern end of the site, closest to the railway bridge and away from local residents. The applicant has submitted details of the refrigeration equipment and the predicted noise levels (letter dated 23rd September 2010), which have been assessed by the environmental health officer with regard to the concerns raised in the representations above. The applicant has also submitted an independent noise report (received 14th January 2010), which has assessed the proposed siting of the refrigerated vehicles and the proposed condensers on the roof of the development. This report concludes that noise levels are not predicted to result in adverse harm to residential amenity.

39. Staff numbers may or may not change as a result of the proposed development. However it is noted that the existing operating hours of the site are not restricted as a result of its previous industrial use (B2 Use Class), which when changed to a combined storage and distribution and office use would have been viewed to result in a more appropriate land use near to local residents in terms of potential noise and disturbance. As the site already benefits from unlimited operating hours it is not considered reasonable to restrict hours now, particularly as the proposal has been assessed by the environmental health officer and is not anticipated to create an adverse impact upon residential amenity; if anything the proposed development has the potential to reduce current noise levels. For this reason it is also not considered necessary to monitor noise levels at the site before and after the development nor request acoustic fencing. Landscaping and screening to the site are however suggested below in paragraph 30 and the environmental health officer has recommended a condition to restrict the hours of power operated machinery used during the demolition and construction period.

Flood Risk

40. The comments of the environment agency are noted and the recommended conditions added below.

Landscaping

41. The applicant has submitted a revised landscaping scheme following the comments/recommendations of the landscape officer above. Subsequent to this revised plan the landscape officer has confirmed that further revision is necessary to ensure that the planting scheme along the west boundary of the site is adequate to screen the site and mitigate the impact of the development on the local area. Consequently, the standard landscaping conditions are recommended below. The proposed smoking shelter and outside eating area are also considered to be acceptable.

Conclusion

42. The proposed development is considered to be in character with the site and the local area and further landscaping has been proposed to improve the appearance of the site. Concerns have been raised in the application with regard to noise and disturbance to residential amenity and these have been given thorough consideration in consultation with the Council's Environmental Health Section. The applicant has hired an acoustic specialist and has submitted noisy survey information to show that the proposal would not result in excessive noise levels. Subsequently, the development is not considered to have an adverse impact on residential amenity.
43. 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

44. Approve, as amended drawings 843/91A and 843/25/G (franked 2nd November 2010), with additional drawing 843/300 (franked 2nd November) and additional information submitted in letter (dated 23rd September 2010) and background noise survey (received on 14th January 2011), subject to the following conditions: -
 1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. **The development hereby permitted shall be carried out in accordance with the following approved plans: 843/01E, 843/21/E, 843/29/D, 843/20/L, 843/26/E, amended drawings 843/91A and 843/25/G (franked 2nd November 2010), and additional drawing 843/300 (franked 2nd November 2010)**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. **No development shall 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.)
 4. **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.)
5. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours on weekdays and 0800 hours on Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays, (nor at any time on Sundays and Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
- (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
6. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
- (Reason – To ensure that the existing surface water drainage infrastructure has sufficient residual capacity to accept any additional discharge from the development in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
7. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
- (Reason – To ensure that the existing foul water drainage infrastructure has sufficient residual capacity to accept any additional discharge from the development in accordance with Policy NE10 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.
- (Reason – To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of pollution to the water environment in accordance with Policies NE/10 and NE/11 of the adopted Local Development Framework 2007.)

9. No development approved by this permission shall be commenced until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority. (Reason – To identify and mitigate risk to the public; the wider environment and buildings arising from site contamination in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Supplementary Planning Documents: District Design Guide SPD and Landscape in New Developments SPD
- Circular 11/95 and 05/2005
- Planning File References: S/0512/09/F, S/1322/99/F, S/0930/93/F and S/0185/92/F.

Contact Officer: Andrew Winter - Planning Assistant
01954 713253

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

S/1365/10 – GREAT ABINGTON**Erection of Research and Development Buildings Class B1 (B) together with Access, Strategic Landscaping and Grove Parking (including Lighting) - Phase II, Granta Park, Great Abington, Cambridge, CB21 6GP for Granta Park****Recommendation: Approve****Date for Determination: 05 November 2010****Major Application****Members will visit the site on 2 February 2011.****This Application has been reported to the Planning Committee for determination because the concerns of Great Abington Parish Council, Little Abington Parish Council and Councillor Orgee are not satisfied by the officer recommendation.****Site and Proposal**

1. This site extends to approximately 5.8hectares/ 14.3 acres. It is bounded by Granta Park/TWI Research and Development park to the northwest and west, the rear of properties fronting a track off High Street to the northeast, part of an agricultural field with the rear of properties fronting High Street beyond to the east, the Avent Research Centre site and properties in Pampisford Road to the southeast and Pampisford Road to the south. There is a permissive path along the northern boundary of the site linking Granta Park to High Street.
2. There are listed buildings at Dove Cottage (grade 2) to the south east, South Lodge (grade 2) to the south east, and Abington Hall (grade 2 star) to the north. The boundary of Great Abington Conservation Area adjoins part of the northern boundary of the site. Trees forming an avenue adjoining the western boundary of the site are protected by a Tree Preservation Order.
3. This application, dated 16 July 2011, and amended on 11 January 2011, seeks a renewal of outline planning permission for part of an earlier scheme to develop Class B1 (b) Research and Development buildings. This application seeks consent for the undeveloped balance of the site only, i.e. seeking consent for 18,026m² excluding the land for which reserved matters has previously been granted.
4. In terms of the scope of this latest application it should be noted that outline application (S/2495/04/0), known as Phase II, was previously granted permission in 2004 for a total of 30,660 sq m of B1 (b) buildings GEFA (Gross External Floor Area), excluding plant. The entire infrastructure has been constructed pursuant that previous outline permission. This included means

of access (construction of the loop road), drainage infrastructure, strategic landscaping (including lighting) and grove parking. Reserved matters consent was then subsequently granted in May 2009 in relation to plots 200 (office), 400 (office) and 500 (laboratory) creating an additional 12,634m² (GEFA, excluding plant) – planning reference S/0248/09/RM

5. Outline consent is sought for a six-year period in order to coincide with the lifespan of the Local Development Framework. The applicant wishes to be able to give firm commitments to R and D companies that tend to have very long gestation periods; from the time a decision is made in principle, to the actual commitment to commission a building frequently exceeds the three years of a standard outline consent. This long gestation period makes it difficult for the applicant to give those companies this firm commitment. What is needed to secure these companies is a stable planning platform for the medium and long term. Seeking consent for an extended period of time to coincide with the LDF plan period to 2016 would provide the best platform for the successful implementation of Phase II. In support of the proposal is a Design and Access Statement (produced by Nicholas Hare Associates), together with a series of plans that provide parameters according to which the subsequent reserved matters application(s) will be controlled.
6. Members will note that the details in respect of means of access from the public highway form part of this outline application. However, at this stage it is not considered to be appropriate to 'fix' the alignment of the internal access points off the loop road, which will be considered at the reserved matters stage. It is also the case that this application seeks consent for the provision of a relatively small area of grove parking to the north of the existing. This was approved under the terms of the original outline application, but never implemented. Lastly consent is sought for the landscaping of this area of grove parking (together with associated lighting), and additional landscaping adjacent to the existing nursery building to the south west and tree planting to the north of what is notionally referred to as plot 500 on the submitted plans.
7. In response to comments raised by the Council's Landscape Design Officer and Conservation Officer, the agent has submitted revised drawings received 11th January 2011 which show a changed orientation of the parking grove area for Building 600, additional strategic landscaping to provide additional hedgerow to the northern and south western boundaries, and reinforcing the existing footpath link with further planting to the overall benefit of the scheme.
8. The application is supported by:
 - Planning Statement (Januarys)
 - Design and Access Statement
 - Ecological Statement
 - Transport Assessment and Travel Plan (Glanville)
 - Site Waste Management Plan (Glanville)
 - Flood Risk Assessment (Glanville)
 - Utilities and Foul Sewerage Statement (Glanville)
 - Ventilation and extract statement
 - Sustainable Statement
 - Renewable Energy Statement (Hoare Lea)
 - Air Quality Assessment (RSK Group Plc)
 - Noise & Vibration Assessment (RSK Group Plc)
 - Heritage Statement July 2010 update
 - Visual Impact Assessment June 2010 update,

- Tree Survey and Arboricultural Method Statement
- Archaeology Report

Planning History

S/2495/04/0 Outline planning permission for the erection of research and development buildings (Class B1-b) together with a strategic landscaping, parking and roads. This was granted 3 March 2006 and subject to a section 106 agreement dated 2 March 2006.

The application was subject to 28 conditions, including:

Condition 1: timescales. Reserved matters must be submitted within three years i.e. 3 March 2009.

Condition 2: reserved matters. Siting, design, external appearance, and landscaping except for strategic landscaping, grove parking lighting and signage which were approved as part of the outline consent.

Condition 3: external floor area not to exceed 30,660 m² gross.

Condition 13: height limitations.

Condition 14: noise limitations.

Condition 20: traffic calming on Pampisford Road (which has been completed).

The Section 106 Agreement secured a payment of £350,000 to the County Council for off-site infrastructure

S/0248/09/RM Reserved matters application for the erection of three buildings as offices and laboratories space pursuant to outline planning permission S/2495/04/O in respect of part of Phase 2 of the Granta Park site.

Plot 200	two-storey	6910 m ²	11.8 m height
Plot 400	three-storey	2710 m ²	11.6 m height
Plot 500	three-storey	3014 m ²	12.0 m height
Total		12634 m ²	

Planning Policy

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

Circular 05/2005 – Planning Obligations: States that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects. This advice has been reissued in the Community Infrastructure Regulations 2010

10. **East of England Plan 2008**
SS1: (Achieving Sustainable Development)
ENV7 (Quality in the Built Environment)
ENV6 (The Historic Environment)

11. **South Cambridgeshire Core Strategy DPD 2007**
ST/8 (Employment Provision)

12. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 (Sustainable Development)
DP/2 (Design of New Development)
DP/3 (Development Criteria)
ET/2 (Promotion of Clusters)
ET/3 (Development in Established Employment Areas in the Countryside)
CH/4 (Development Within the Curtilage or Setting of a Listed Building)
CH/5 (Conservation Areas)
NE/1 (Energy Efficiency)
NE/3 (Renewable Energy Technologies in New Development)
NE/9 (Water and Drainage Infrastructure)
NE/11 (Flood Risk)
NE/12 (Water Conservation)
NE/14 (Lighting Proposals)
NE/15 (Noise Pollution)
NE/16 (Emissions)
TR/2 (Car and Cycle Parking Standards)
NE/6 (Biodiversity)

Trees and Development Sites SPD (2009)
Open Space and New Developments SPD (2009)
Listed Buildings SPD (2009)
District Design Guide SPD (2010)
Landscape in New Developments SPD (2010)

Consultations

13. **Great Abington Parish Council** - approval with the comments "Recommend approval with a request to consider establishing a footway from the Granta Park roundabout to the river bridge near Bourne Bridge Cottages. We now trust that this will bring Granta Park to a size that is the maximum for the locality. "

14. **Little Abington Parish Council** - Approval with the comments:
"The Parish Council is concerned about the impact of the development on traffic volume on the old A11 from Fourwentways to Granta Park. Local residents have raised concerns about speeding along the road and the hazard for residents including children who live in Bourne Bridge Cottages. This has a higher profile now that the Old Temple Conference Centre is a school. Initiatives that would improve safety include extending and improving the footway from the Travel Lodge at Fourwentways, (could this be funded as part of the development?) and also we urge the local authority to prioritise the development of the cycleway from Sawston to Abington."

15. **Acting Environmental Health Manager** – Recommended conditions to control noise, vibration and dust during the construction period, turning off of column lighting between 22:00 and 07:30 hours to minimise light pollution, and control of noise from plant machinery, or air quality from biomass proposals.

16. **Ecology Officer-** No objection. The additional landscaping will deliver enhancements to biodiversity.
17. **Landscape Design Officer-** No objection in principle to the scheme as amended. The LDO requested detailed amendments, including turning the orientation of the parking grove serving Plot 600, strengthening of planting along the northern boundary, and additional footpath to the link with Great Abington, and further screen planting along the western boundary. These changes have been incorporated into the amended drawings received 11th January 2011.
18. **Conservation Officer** – The development is located in close proximity of listed buildings. A scheme for tree screening should be included, including strengthening of planting on ‘Old Driveway’ linking to Abington Hall. The Conservation Officer’s comments on the revised drawings received 11th January 2011 are awaited.
19. **Economic Development Officer** – South Cambridgeshire attracts an above average amount of international investment, which we rely on and is a key objective of the Council’s economic strategy. The strategy emphasises that the South Cambridgeshire is open to business and supporting the high tech businesses. In addition, the Council’s Aims for 2010/11 and 2011/12 for SCDC support this. South Cambridgeshire has 18 times the national average in employment in R&D and Granta Park, where approximately 2000 people are employed, is part of this.
20. **English Heritage** – no response received.
21. **Section 106 Officer** – Concern about the request to require additional off-site works. He states:
“A Section 106 agreement in respect of planning application S/2495/04/O completed on 2nd March 2006 between Granta Park, MEPC Ltd, South Cambridgeshire District Council and Cambridgeshire County Council.
22. As part of the agreement the applicant was to pay the County Council the sum of £350,000 for or towards the following schemes:-
 - a) Remodelling of the Hildersham Junction with the A1307 and/or
 - b) Cycleway/footpath path linking Babraham with Sawston; and/or
 - c) the construction of a cycleway/footpath path on the ~A 1307 starting at the Southern side of the Gogs roundabout and finishing at the Northern side of the Fourwentways roundabout.
23. The trigger for payment was that ‘the applicant will not implement the development until such contribution has been paid’
24. The agreement also secured an agricultural zone, ecological management scheme and restricted occupation.
25. Cambridgeshire County Council received £386,842 on 21st February 2008.
26. The programme manager for Cycle Cambridge at Cambridgeshire County Council has confirmed the length from Babraham to Sawston is already

complete and they now need to improve the length from Babraham to Abington.

27. When determining applications local planning authorities are to take account of the limitations of planning obligations that were outlined in the Community Infrastructure Levy Regulations 2010. A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is
 - (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
28. The District Council should take account of these tests as well as having regard to the section 106 agreement that has already delivered a substantial contribution towards local transport infrastructure.
29. In my view the request to provide for speed reduction measures at and near where Bourn Bridge Roads meets the old A11 and the extension to the present footway on the East side of the old A11 to the entrance to Granta Park are not compliant with the regulations.
30. I have also taken this view having regard to the consultation response from the senior transport officer on behalf of the County Council who has indicated that the impact of the application does not warrant additional contributions to be made, has stated that the accident analysis shows there are no locations considered a safety issue and has not objected to the application.
31. Likewise I understand the County Council have assessed this request in accordance with the tests and have found them to be unjustifiable”.
32. A variation to the S106 Agreement dated 2 March 2006 is required to reflect the new planning permission, if approved.
33. **Highways Agency** – The HA is satisfied that the application will not adversely affect the A14 trunk road.
34. **Local Highway Authority** – No objection to the proposed development subject to the updating and implementation of the travel plan to cover the proposed development.
Any requirement for infrastructure from the Local Highway Authority to a developer via a Section 106 agreement or planning condition has to be relevant to the impact that the proposed development may have on the adopted public highway.
35. Whilst accepting that Cllr. Orgee's concerns are genuine and reflect a reasonable perspective, the Highways Officer considers that his requests are difficult for the Highway Authority to justify in relationship to a Section 106 Agreement.
36. The provision of a footway on the eastern side of the old A11 may be desirable, however, given the fact that the proposed development is unlikely to generate significant levels of pedestrian use of the adopted public highway, the construction of a footway would be out of proportion to the potential issues that may be created.

37. The provision of a single traffic-calming feature would not be feasible given the geometry of the old A11. It is not legal to install traffic calming features in isolation, as these can present a significant hazard to highway users. In order to achieve speed reduction along the road the Highway Authority would have to insist that the whole length of the carriageway be 'calmed' by a series of features. As the Traffic Assessment indicates that the increase in traffic movements will be in the region of 1 per minute it is difficult to justify a request to traffic calm the whole road.
38. In the outline phase Granta Park gave £350,000.00 to the Highway Authority towards the construction of the cycleway from Sawston to Abington. The length from Babraham to Sawston is already complete. The Highway Authority now intends to improve the length from Babraham to Abington, where a further land agreement is needed.
39. Accident records for the past five-year period to December 2009 have been reviewed for the area encompassing the key junctions. The accident analysis shows there are no locations considered a highways safety issue. The County Council is content that the proposed development will not significantly impact on the accident statistics within the vicinity of the site.
40. There is a dedicated cycle lane adjacent to the A1307 from Linton terminating about 1km from the site, the route can be completed using Linton Road. A £350,000 contribution to the County Council from Granta Park will provide a new high-quality cycleway link between Abington and Babraham with Sawston. From Sawston, this will then join the National Cycle Network Route 11 which is a dedicated cycle route via Great Shelford to Cambridge. To complete the link to Granta Park, on-road cycle lanes will be introduced along the former A11.
41. Traffic calming measures have also been previously funded by Granta Park along Pampisford Road to assist to improve safety for cyclists and pedestrians, and to discourage rat-running by vehicles from the A1307 to the A505 and encourage employees to take the preferred route to the site from the A505 via the Fourwentways roundabout.
42. The Travel Plan provided as part of the application is the overarching travel plan for the site which sets the objectives, targets and measures as part of the overall strategy. It provides the context for company-specific travel plans. Staff and visitors of Granta Park are provided with a shuttle service which links the site with Cambridge Station and Whittlesford Station in the AM and PM peak periods. The shuttle also operates on Thursday lunchtime to Cambridge City Centre.
43. The submitted Transport Assessment has analysed the impact the proposed development would have at each of the junctions compared to the existing operation. Apart from the Granta Park roundabout, the impact at the remaining junctions is less than 5%. Therefore a capacity assessment has only been undertaken for the Granta Park Roundabout.
44. The capacity assessment was undertaken using the appropriate software. The analysis shows that in both 2012 and 2017 with the development, the roundabout operates within capacity with minimal queuing. The County

Council is content with the methodology to identify the trip generation and impact of the proposed development.

45. **Sustrans Cambridgeshire- Objection**
- a) The public footpath between Babraham and the former A11 is currently cycled but is of poor quality. It should be surfaced to good cycling standard, and the ramps on the A11 footbridge replaced with ramps of a lesser gradient, more convenient for pushing, if not riding, a bike.
 - a) The proposed number of cycle parking bays should be increased from 40 to 125 to serve the development, and space safeguarded for future increases.
46. **County Archaeology** – The archaeological mitigation agreed under the previous application for this development has been implemented. No objection to the development.
47. **Natural England** – It is not likely that any protected species or site will be affected. NE supports the proposals for biodiversity enhancements within the proposals, including tree and hedgerow planting, which includes a high proportion of native species. In combination with the planting already carried out within Phase 2, this will provide habitats of value to the local area.
48. **Anglian Water** – The foul drainage from this development is in the catchment of Linton sewage treatment works, which has capacity for these flows.
49. **Environment Agency** – No objection in principle. The submitted flood risk assessment is acceptable for an outline proposal. The EA has recommended conditions and informatives to be added to the permission, if approved.
50. **East of England Development Agency-** Full support for the application. The development is supported by policies ST/8, ET/2 and ET/3, and the principle of this development has already been established by the previous outline consent. The high tech cluster in Cambridge is a vital component of the local, regional and national economy. It is imperative that appropriate space is provided to enable economic growth to occur to ensure that Cambridge is able to remain at the forefront of the biotech sector. Granta Park is an employment location of strategic importance. The inclusion of new laboratory space within the development is particularly positive given the limited availability of attractive provision currently within the Greater Cambridge area.

Representations

51. Councillor Orgee represents The Abingtons ward for the District Council and is also the member on the County Council. Councillor Orgee has written:
52. “I wish to make the following comments... New buildings on Granta Park will lead to more people working on the Granta Park campus and this will have some consequences for the immediate locality. One consequence will be more traffic accessing the Granta Park site by turning off the A1307 and using the old A11 from the original Four Wentways roundabout to the Granta Park entrance. Traffic does travel very fast down this stretch of road and there are local concerns regarding an increase in this fast-moving traffic.

53. a). There is an entrance onto the old A11 at The Temple (now an International School) from Bourn Bridge Road. [I have to declare an interest here as I live on Bourn Bridge Road. However, my interest is no greater than any other inhabitant of Little Abington who drives out to the old A11 and the T-junction in question is half a mile from my home.] The visibility to the right at the junction where Bourn Bridge Road meets the old A11 is quite poor as there is a slight bend to the right. This means that local residents exiting onto the old A11 have poor visibility to the right, and it is from this direction that traffic is travelling fast towards Granta Park or the south-bound dualled A11.
54. The extent of traffic exiting onto the A11 in this way has increased with the recent move of a school to The Temple site. I am therefore very concerned about safety at this junction and would request the installation of some safety measure, possibly a chicane, at and near this point to reduce traffic speeds on the old A11. Reducing traffic speeds along the old A11 would also improve safety near Bourne Bridge Cottages and the two other houses nearby.
55. b) The local parish councils have requested that the footway running from the garage/Travelodge area at Four Wentways to just south of The Temple (now an International School), should be extended to the entrance to Granta Park. I fully support this request. I frequently see workers at Granta Park running or jogging on a circular course via the High Street in Great Abington to Church Lane and Bourn Bridge Road to The Temple and then back along the old A11 to Granta Park. Both the previous and the present national government want to improve the health of the nation and encourage exercises and activities such as running and jogging. However, these runners and joggers face one real problem: the footway alongside the old A11 stops just south of The Temple, near Bourne Bridge Cottages, and for the remaining distance to the entrance to Granta Park these runners / joggers have to be on the road itself or on an uneven grassed area beside the road.
56. Extending the footway as described above would make for a much safer circuit for these Granta Park employees as they exercise. Local residents would also benefit by the creation of a safer walk and exercise circuit.
57. c) The application includes grove parking (including lighting). We are now more aware of climate change than in years past, and it is important that we do everything to reduce our carbon footprint or keep it as low as possible. I therefore request that the lighting is kept to a minimum with restrictions on hours of usage consistent with the safety of those working on the campus.
58. In summary, I request that the conditions imposed in this case and/or section 106 agreement includes:
- a) provision for speed reduction measures at and near where Bourn Bridge Road meets the old A11;
 - b) the extension of the present footway on the east side of the old A11 to the entrance to Granta Park;
 - c) keeping the additional lighting to a minimum with restrictions on hours of operation consistent with safety requirements.

Agent's response

59. In response to the concerns raised by Councillor Orgee, the agent has pointed out that the local infrastructure required to support the original outline

consent was carefully considered. The points made by the agent can be summarised:

Granta Park has already completed:

- a) A contribution of £350,000 towards the construction of a strategic footpath/cycle path linking the N11 in Sawston to Granta Park, via Babraham.
- a) Traffic calming along Pampisford Road at a cost of £150,000.
- b) A new footpath to the east of the parking groves to improve links between Great Abington village and the Land Settlement.
- c) Other local facilities and initiatives.

60. The improvements sought by Councillor Orgee do not comply with the guidance for planning obligations set out in Circular 5/2005, as they will not serve employees accessing the site. The reference is made to joggers associated with the development, which is not a reasonable planning ground to require such improvement. Speed reduction measures on the old A11 are not reasonable or proportionate, and there is no history of accidents along this stretch of road. The proposed development will trigger at peak hours an increase equivalent to one car per minute. Local signage encourages traffic to avoid using the old A11 and to take alternative routes. It is not reasonable for this development to fund traffic calming when significant sums have been spent along Pampisford Road as part of phase II. A full copy of the agent's response is attached electronically as **APPENDIX 1**.
61. In response to the concerns of Sustrans, the agent has stated that (in summary):
- a) Granta Park is chasing the County Council hard on the progress of provision of the foot/cycle path stretch from Babraham to the site.
 - a) The applicant intends to provide 225 cycle parking spaces to serve this phase of development, not 40, which is a misreading of the Design and Access Statement.
62. A full copy of the agent's response is attached electronically as **APPENDIX 2**.

Planning Comments

63. This development is a renewal of the previously consented scheme, The proposal complies with adopted policy. The scheme follows the same parameters agreed as part of the original consent.
64. Granta Park has become a leading research and development park in the UK and makes a very important contribution to the development of high-tech activity in the Cambridge sub-region. This is underscored by the provisions within the development plan acknowledges the importance in supporting the development of clusters of high-technology firms.
65. The off-site highway improvements sought by Councillor Orgee and Parish Councils have not been supported by the applicant, Local Highway Authority or Section 106 Officer. The applicant has drawn attention to the significant sums already provided for off-site infrastructure improvements as part of the agreed package of measures in the Section 106 Agreement of March 2006. Similar comments apply to the concerns raised by Sustrans.
66. It is important to note when assessing this scheme that the applicant has provided a contribution of £350,000 towards the construction of a strategic

footpath/cycle path linking the N11 in Sawston to Granta Park, via Babraham. Further improvements between Babraham and Abington will be implemented in due course. A scheme of Traffic calming along Pampisford Road equivalent to £150,000 has also been implemented, together with a scheme of signage and road markings at the A11 Four Wentways/A1307 junction. Lastly, in order to improve pedestrian links between Great Abington village and the Land Settlement, Granta Park has installed a new footpath immediately to the east of the parking groves.

67. Whilst the comments from the Cllr Orgee are noted, it is necessary to consider the requirements of the Community Infrastructure Levy Regulations 2010. What is sought must also be fairly and reasonably related in scale and kind to the proposed development; directly related to the development; and reasonable in all other respects. Planning obligations should not be used to resolve existing deficiencies in infrastructure provision or to secure contributions to the achievement of wider planning objectives that are not necessary to allow consent to be given for a particular development. The completion of the existing narrow footway will not materially improve the accessibility of the site for employees (but rather addresses an existing infrastructure deficiency) contrary to the requirements of the legislation on the advice of County Highways.
68. Following a request by Little Abington Parish Council, the applicant has given an assurance to Little Abington Parish Council that their tenants will be requested to minimise the use of the old A11 by using alternative routes and paying particular attention to the junction at the Temple, where vision is restricted, when this is not possible. The applicant considers that the traffic on the old A11 has reduced since the signage has been implemented (also secured as part of the original outline consent) to encourage people driving to Granta Park to use alternative routes. This can be further incorporated into the Travel Plan. The applicant has advised that they will continue to work with local representatives to explore ways to improve the local area as appropriate.
69. Having considering the points raised, given that this scheme simply seeks to renew the previous outline consent, the contributions that have already been secured and implemented are fairly and reasonably related to this proposal.
70. The concern about light pollution raised by Councillor Orgee is accepted by officers, and will be continued through as a condition to control hours of illumination, as previously. Additional conditions are required details to be submitted to satisfy requirements for energy efficiency, renewable energy provision, water conservation and air quality matters. This was previously not required as part of the original outline consent.
71. The applicant has requested an extended period of six to submit details for reserved matters approval. In the context of the current economic climate for business, it is considered that this proposal can be considered sympathetically.
72. Subject to incorporation of the amended drawings into the renewed outline planning permission, and to the comments of the Conservation Officer on the amended drawings, the proposal is considered to be satisfactory. Having regard to applicable national and local planning policies, and having taken all

relevant material considerations into account, it is considered that outline planning permission should be granted in this instance.

Recommendation

Approval as amended by plans received 11 January 2011, subject to conditions, and to the necessary variation of the Section 106 Agreement dated 2 March 2006.

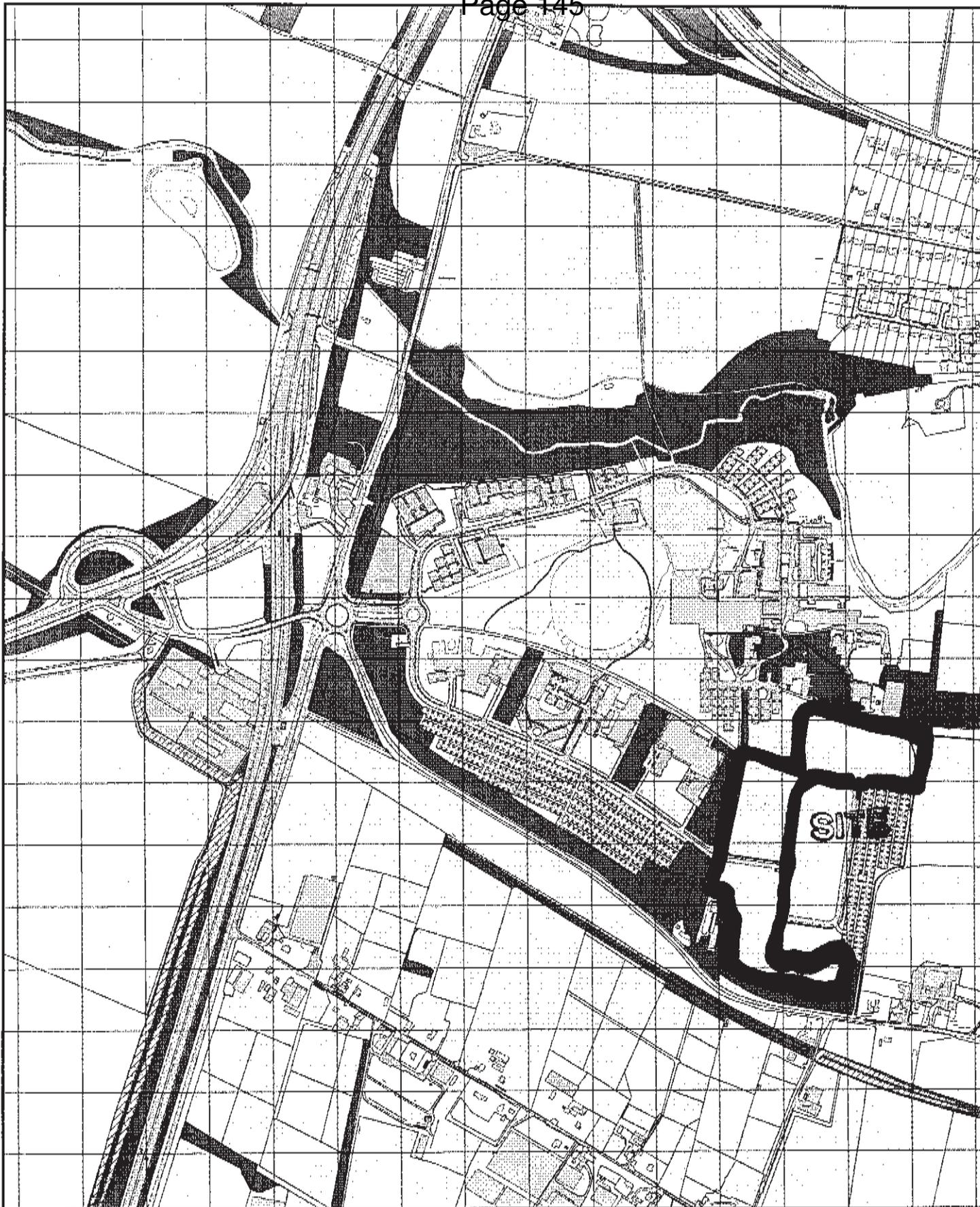
Conditions

As for S/2495/04/0, with the variation to the submission period for reserved matters to six years, and additional conditions to ensure compliance with energy efficiency, renewable energy provision, water conservation and air quality policies, specifying approved plans, and as required by consultees.

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

- South Cambridgeshire Local development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- Planning files S/1365/10, S/0248/09/RM, S/2495/04/0.
- Attached Appendices 1 and 2

Contact Officer: Ray McMurray - Principal Officer
01954 713259



South
Cambridgeshire
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Scale - 1:8105
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S/1365/10 Great Abington

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

S/2078/10 – GREAT SHELFORD**Rear Extension to Residential Home to Provide Residents Accommodation at
144 Cambridge Road for Mr Omar Kuwaider****Recommendation: Approval****Date for Determination: 4 February 2011****Notes:**

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

Site and Proposal

1. The site is located within the Great Shelford village framework. Shelford Lodge is a residential retirement home that is situated on the north eastern side of Cambridge Road. It is a detached, two-storey, brick and slate building that has been previously extended to the rear. Vehicular access to the site runs along the north western boundary adjacent No. 146 Cambridge Road. There is a parking area for approximately six vehicles beyond the access and a hard surfaced area that could be used for further parking to the rear of the building and two temporary structures (portakabin and mobile home). The land falls to the rear. A Tree Preservation Order covers the trees along the site frontage. Green Belt land lies to the north (rear).
2. No. 138 Cambridge Road, adjacent to the south east, is a two-storey dwelling that is set back from Cambridge Road in line with the rear section of the existing building on the site. It has habitable room windows in its rear elevation and a raised decked area to the rear adjacent the boundary. No. 146 Cambridge Road, adjacent to the north west, is a two-storey dwelling that is set closer to Cambridge Road than the most forward section of the building on the site. No. 140 Cambridge Road is a two-storey residential property that is situated to the north east (rear) of the site within the Green Belt. It has a number of secondary habitable room windows in the elevation facing the site and a small garden adjacent the boundary.
3. This full planning application, received 22nd November 2010, proposes the erection of a part single storey and part two-storey rear extension to the residential care home to provide 13 additional bedrooms for residents. The two-storey element of the building (14.6 metres long x 9.2 metres wide) would be situated beyond a single storey section (6.6 metres long x 11.7 metres wide) that links to the existing building. The development would be located at a lower ground level than the existing building and have a two-storey height of

9.1 metres and single storey height of 4.6 metres. It would be situated 9 metres off the boundary with No. 138 Cambridge Road, 8.4 metres off the boundary with No. 140 Cambridge Road, and 16.2 metres off the boundary with open Green Belt land. 15 parking spaces and a cycle store would be provided to the side and an amenity area would be provided to the rear. The existing temporary structures would be removed.

4. Additional information was submitted by the agent on 17th January 2011 that clarifies that as a result of the proposal there would 41 bed spaces in relation to the care home and no staff accommodation.

Planning History

5. Planning permission was refused for an extension to provide additional accommodation for staff and residents under reference **S/0772/10** on the grounds of the impact upon the village character as a result of scale, bulk and mass, impact upon the adjoining Green Belt, and lack of parking.
6. Planning permission was approved for a staff accommodation block under reference **S/0685/09/F**. This permission has not been implemented to date.
7. Planning permission was refused for a staff accommodation block under reference **S/0685/09/F** on the grounds of a loss of privacy to the neighbour at No. 138 Cambridge Road through overlooking.
8. Planning permission was granted for temporary siting of a portakabin under reference **S/1018/04/F**.
9. A lawful development certificate for a mobile home was refused under reference **S/0181/03/LDC**.
10. Planning permission was granted for extensions to the building under references **S/2340/89/F**, **S/0189/87/F** and **S/1843/85/F**.
11. Planning permission was granted for change of use of No. 144 Cambridge Road to a retirement home under reference **S/1002/85/F**.

Planning Policy

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

South Cambridgeshire LDF Core Strategy Development Plan Document (DPD), 2007:
ST/4 Rural Centres

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
GB/3 Mitigating the Impact of Development Adjoining the Green Belt
NE/6 Biodiversity
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):

Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Open Space in New Developments SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010

13. **National Planning Guidance**

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 2 (Green Belt)

14. **Circulars**

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

Consultation on original plans

15. **Great Shelford Parish Council** – Recommends refusal and makes the following comments: -
“This amended design is 77% of the ground floor area of the extension that was refused in August but is still double the ground floor area of the approved extension and therefore we feel still represents overdevelopment of the site with minimal open space for residents. The reasons for refusal in S/0772/10 still apply as do the majority of our comments.”
16. **Local Highways Authority** – Requests that the application is refused in its present format as it is concerned about the significant under provision of on-site parking. Comments that the LDF would require the provision of 39 car parking spaces for staff and residents but whilst recognising that this is a maximum figure, the 62 % under provision is significant and could lead to a considerable increase of vehicle manoeuvring within the adopted public highway that would be detrimental to highway safety. The applicant needs to provide empirical data to support the low level of car parking to overcome the objection.
17. **Trees and Landscapes Officer** – Has no objections and comments that the trees on the frontage are covered by a Tree Preservation Order but should not be compromised by the proposal due to the existing access not being altered.
18. **Landscape Design Officer** – Comments are awaited.
19. **Environmental Health Officer** – Has concerns regarding noise and suggests a condition in relation to the hours of use of power operated machinery during construction. Also request an informative with regards to notification of a fire safety officer of the proposal before work commences.

Consultation on amended plans.

20. Comments are awaited and will be reported verbally at the meeting.

Representations

21. The occupier of **No. 140 Cambridge Road** objects to the application on the grounds of overdevelopment of the site that is detrimental to the character and appearance of the area and insufficient separation to the boundary of the site with the Green Belt.
22. The occupier of **No. 138 Cambridge Road** objects to the application on the grounds of a loss of privacy to dwelling and garden area of the property and that obscure glazing would not be a long-term solution, impact upon the character and appearance of the area from a two-storey development within rear gardens, the siting, scale and proportion of the building is inappropriate for the site, insufficient garden and recreational areas for residents, unsatisfactory separation to the boundary of the Green Belt, and inadequate parking provision. Also comments that the temporary mobile home is still on site despite the expiry of the consent that it should be referred to enforcement.

Planning Comments – Key Issues

23. The key issues to consider in the determination of this application are the impacts of the development upon the character of the village, visual amenity of the surrounding Green Belt land, the amenities of neighbours, and highway safety.

Character of the Village

24. The principle of backland development in the rear garden of the retirement home within the village framework has already been established by planning permission S/0685/09/F. This was considered acceptable and not out of keeping with the pattern of development in the area, given that there is an existing dwelling at No. 140 Cambridge Road that is situated immediately to the rear of the site and a commercial building that is also located in close proximity to the site and is set well back from Cambridge Road
25. Whilst it is acknowledged that the existing building has a substantial length and that the proposed extension would increase the mass of built form on the site, it is not considered to result in an unacceptable scale, bulk and mass. The building has been reduced in length and width from that previously refused planning permission and would be set back from the side elevation and not read in line with the existing building when viewed from the access. There would be a visual break between the two-storey elements in the form of the single storey link extension, and it would be set an adequate distance off all boundaries. It is not therefore considered to result in any harm to the character and appearance of the area or the amenities of neighbours through being unduly overbearing.

Visual Impact Upon Adjoining Green Belt

26. The building would be located 8.4 metres off the boundary with Green Belt land to the rear within which No. 140 Cambridge Road is located. Given that a building in this position was approved under reference S/0685/09/F albeit slightly lower in height, that it would be a satisfactory distance off the boundary, with screening, and that the Green Belt land is not open and

comprises a two-storey dwelling, it is not considered to adversely affect the openness or visually harm the character of the Green Belt.

27. The building would be located 16.2 metres off the boundary with the Green Belt to the side. Given that a building in this position was approved under reference S/0685/09/F albeit slightly lower in height, and that it would be a significant distance off the boundary, it is not considered to adversely affect the openness or visually harm the character of the Green Belt.

Neighbour Amenity

28. The proposal is not considered to harm the amenities of the neighbours at Nos. 138 and 140 Cambridge Road. The windows in the first floor north west and south west elevations would be either secondary in nature or serve non-habitable rooms so a condition would be attached to any consent to ensure they are fixed and obscure glazed to avoid overlooking. The first floor window in the south east elevation would serve a habitable room and therefore this needs to be obscure glazed to prevent overlooking. The issue of building regulations would not stop the grant of planning permission. It is not necessary for the ground floor windows to be obscure glazed as they would be a lower ground level and screened by boundary treatment.
29. The increase in the use of the access is not considered to result in a significant increase in the level of noise and disturbance that would adversely affect the amenities of neighbours, given the existing level of traffic that visits the site. The parking area would remain in a similar position to that existing.

Highway Safety and Parking

30. The intensification in the use of the site would not result in a substantial increase in traffic generation that would be detrimental to highway safety. The existing access and visibility splays are acceptable.
31. The comments from the Local Highway Authority regarding parking on the original proposal are noted. The proposal would provide no staff accommodation and 41 bed spaces. The Council's vehicle parking standards require 1 space per 3 residential staff and 1 space per three bed spaces. Therefore, 14 on-site parking spaces would be required. The provision of 15 vehicle parking spaces is therefore considered acceptable. The cycle parking standards require 1 space per 2 members of staff working at the same time. The provision of 4 cycle parking spaces to be provided within the scheme would be acceptable, as there is also space for informal cycle parking on the site.

Other Matters

32. The proposal would not result in the loss or adversely affect any important trees. However, an informative will be attached to any consent to ensure protection of the trees subject to the preservation order from construction traffic and materials.
33. Accommodation required for the care of additional elderly residents is not required to contribute towards public open space. However, the site should have an amenity area of an adequate size for recreational use by residents. The existing site has a raised patio to the rear of the building and grass to the

south side of the building. The proposal would incorporate a larger sized amenity space than existing and is therefore considered acceptable in relation to the need.

Conclusion

34. 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

35. Approval subject to the following conditions: -
1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. **The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 154/08/02 Revision A, 191/10/03, 191/10/06 Revision A, and 191/10/04 Revision A.**
(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 take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
 4. **Apart from any top hung vent, the proposed first floor windows in the north east, south east and south west elevations of the extension, hereby permitted, shall be fixed shut and fitted and permanently glazed with obscure glass.**
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 5. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the north east, south east and south west elevations of the extension at first floor and second floor level**

unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- 7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

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

- 8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, 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.)

- 9. The extension, hereby permitted, shall not be occupied until car parking has been laid out in accordance with drawing number 154/08/02 Revision A. The parking spaces shall thereafter be retained for the purposes of parking.**

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

- 10. The extension, hereby permitted, shall not be occupied until the covered and secure cycle parking has been provided within the site in accordance with drawing number 154/08/02. The cycle spaces shall thereafter be retained for that purpose.**
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
- 11. The extension, hereby permitted, shall not be occupied until the existing mobile home and portakabin have been removed from the site.**
(Reason – In the interests of the visual amenities of the area, in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
- 12. During the period of demolition and construction, no power operated machinery shall be operated on the site before 08.00 hours and after 18.00 hours on weekdays and before 08.00 hours and after 13.00 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

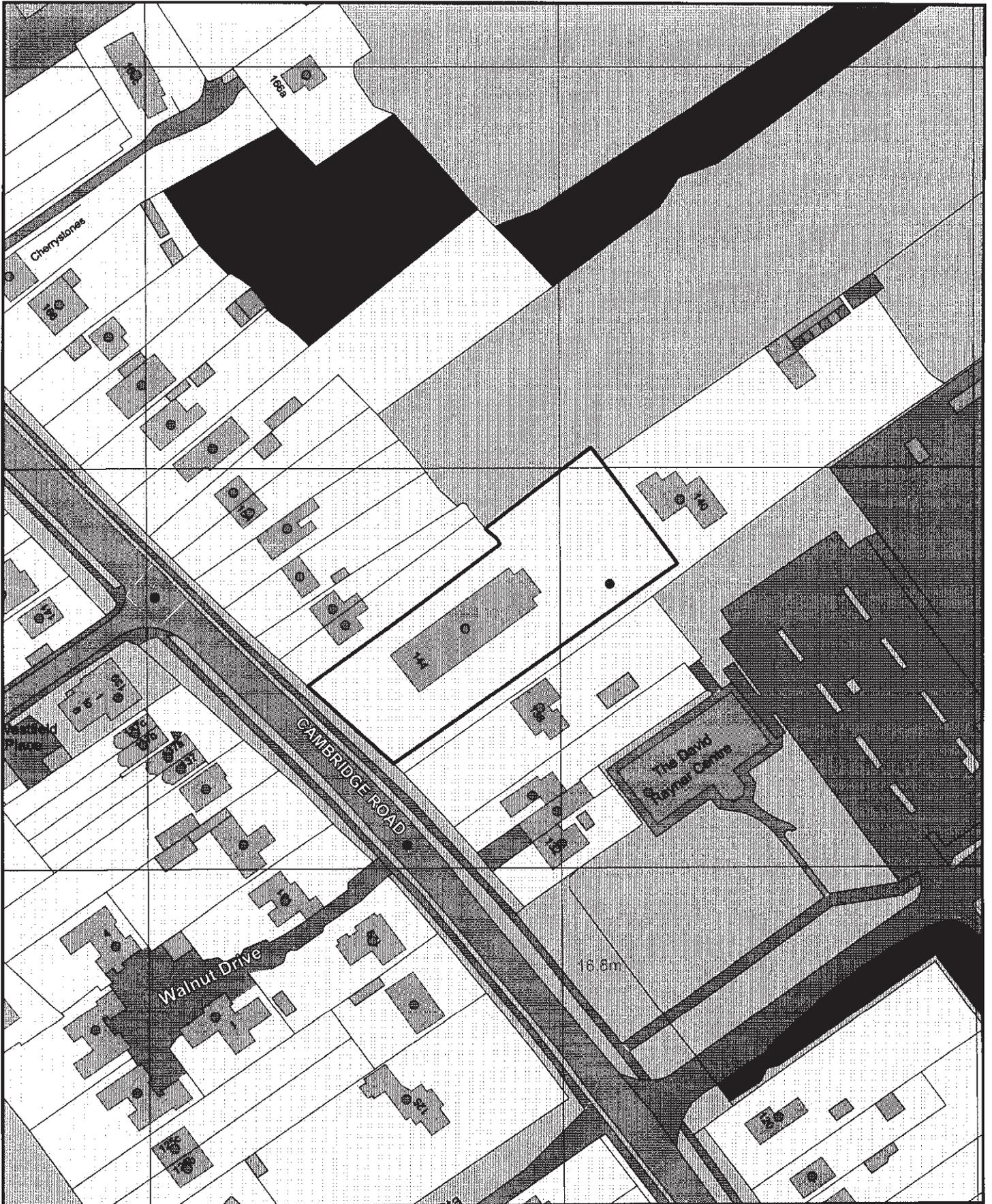
Informative

1. This planning permission relates to a residential care home that falls under use class C2 of the Town and Country Planning (Use Classes) Order 1987. Any staff accommodation would fall under use class C3 of the Town and Country Planning (Use Classes) Order 1987 and therefore require planning permission.

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: Trees & Development Sites, Landscape in New Developments, Open Space in New Developments, and District Design Guide
- Planning Policy Statement 1 and Planning Policy Guidance Note 2
- Planning File References: S/2078/10, S/0772/10, S/0685/09/F, S/0030/09/F, S/1018/04/F, S/0181/03/LDC, S/2340/89/F, S/0189/87/F, S/1843/85/F, and S/1002/85/F.

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



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee2nd February 2011**AUTHOR/S:** Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/2212/10 - WHITTLESFORD**Replacement dwelling (revision to design approved under planning permission S/0845/10/F). - New House (Formerly No.12), Royston Road, Whittlesford, Cambridge, Cambridgeshire, CB22 4NW for Ms Jeanette Myburgh****Recommendation: Approve Conditionally****Date for Determination: 9th February 2011****Notes:**

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

Site and Proposal

1. The site lies on the north side of Royston Road within the Whittlesford Bridge village framework. The land is presently vacant but formerly comprised a single-storey 3-bedroom bungalow that has recently been demolished. Both neighbouring houses are two-storey houses, although their building line is such that No.14 to the west is set behind that of the former bungalow, which followed the building line of No.10 Royston Road to the east.
2. Planning permission was granted in 2005, and subsequently renewed last year, for the erection of a replacement two-and-a-half-storey dwelling on the site. The current application proposes to amend the design of the approved dwelling by increasing the total height of the rear single-storey element from 2.7 metres (approved eaves height) to 3.2 metres, in order to rectify a design flaw and structural issues. The following additional minor changes are also proposed:

South (front) elevation:

- Reduction in extent of first floor glazing to bedrooms 2 and 4.
- Relocation of entrance door, recess and canopy to south elevation.

North (rear) elevation:

- Reduction in depth of window serving master bedroom.
- Reduction in number of rooflights to the loft room from two to one.
- Reduction in extent of glazing and size of roof lantern to the single storey element.

West elevation:

- New window to ground floor bathroom.

- Removal of first floor window and reduction in size of window to stairs.
- Removal of one rooflight.

East elevation:

- Reduction in size of ground floor utility room window.

Planning History

3. **S/0566/03/F** – Application for extensions to existing property to create two-storey flat roofed dwelling refused due to its design, visual impact in the street scene and harmful impact upon the amenities of occupiers of Nos. 10 and 14 Royston Road.
4. **S/0137/04/F** – Application for replacement dwelling refused due to its visual impact in the street scene and impact upon the amenities of occupiers of No.10 Royston Road.
5. **S/0487/05/F** – Planning permission granted for a replacement dwelling and workshop/garden room, following the demolition of the existing bungalow.
6. **S/0845/10/F** – Planning consent granted for the renewal of planning permission S/0487/05/F.

Planning Policy

7. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 2007:

DP/1 - Sustainable Development

DP/2 - Design of New Development

DP/3 - Development Criteria

DP/4 - Infrastructure and New Developments

DP/7 – Development Frameworks

HG/1 – Housing Density

NE/6 – Biodiversity

NE/15 – Noise Pollution

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

SF/11 – Open Space Standards

TR/1 – Planning for More Sustainable Travel

TR/2 – Car and Cycle Parking Standards

8. South Cambridgeshire Local Development Framework Supplementary Planning Documents:

District Design Guide – Adopted March 2010

Landscape in New Developments – Adopted March 2010

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. **Whittlesford Parish Council** - Recommends refusal stating:

“The Parish Council is still concerned about the dominant 3rd storey window at the front of the property. If the size of the window was substantially reduced and velux windows introduced to one or both sides of the eastern and western elevations the loss of light to the attic room would be minimised.”
12. **The Landscape Design Officer** - Has not commented to date. Any comments received will be reported to Members in an update prior to the Committee meeting.

Representations

13. None received to date.

Planning Comments – Key Issues

Principle of the development

14. Planning permission for the erection of a replacement two-storey dwelling on the site was granted in July 2010, this consent renewing the original permission that was approved in October 2005. During the determination of the renewal application, the change in the planning policy framework, and the introduction of Housing Density Policy HG/1, was taken into account and the erection of just one dwelling on the site considered acceptable in principle.
15. The principle of erecting a two-storey dwelling on the site has been established within the recently approved extant planning permission. In determining the current application, therefore, it is only necessary to consider the implications of the proposed changes, when compared to the approved scheme. The current application proposes no changes to the overall height or siting of the proposed dwelling, but seeks to increase the height of the rear single-storey element by approximately 0.5 metres, as well as carrying out a number of other minor alterations, as set out in paragraph 2 above. A number of these minor alterations have already been approved by this Authority as non-material amendments to the planning permission. The additional changes to the elevations over and above those already agreed essentially involve a reduction in the extent of glazing and would also be considered to be non-material.

Impact on the character of the area

16. The Parish Council has recommended refusal of the application due to the visual impact of the glazing to the roofspace/3rd storey on the front elevation. The Parish Council recommended approval of both the original 2005 application, and the subsequent renewal last year. The extent of this glazing has not altered at all in the current application, so this Authority could not now reasonably require any alteration to the design of this element. It is worth noting that the extent of glazing to the front elevation has, in any case, been

reduced by replacing the previously approved full height windows with standard sized openings.

17. The increase in height of the rear single-storey element would not be discernible from the front of the site and would not materially harm the character of the area or the impact of the dwelling upon its surroundings.
18. The materials to be used for the external elevations of the proposed dwelling, namely white rendered walls and smooth brown interlocking tiles, were agreed in connection with conditions of the previous planning permission, and are noted on the submitted application form. Should the current application be approved, it should be conditional upon the use of these materials (unless otherwise approved in writing).
19. The previous permission was also subject to a landscaping condition. There have been ongoing discussions between the applicant and the Council's Landscape Design Officer, and a full landscaping proposal has been provided with the current application. The formal comments of the Landscape Design Officer are presently awaited but, if the details are considered to be acceptable, there would only be a requirement to impose a condition requiring the implementation of the submitted scheme.

Residential Amenity

20. The current proposal would increase the height of the rear single-storey element by 0.5 metres. With regards to the impact on No.10 Royston Road, to the east of the site, the nearest window in the rear elevation of No.10 serves a utility room (a non-habitable room). The sole window to the kitchen and main patio/sitting-out area are sited approximately 10 metres away from the proposed single-storey element. Whilst the extension would intrude into a 45 degree angle drawn from the centre-point of No.10's kitchen window, given the distance of the extension from this window, it would not encroach into the 45 degree angle when projected 25 degrees upwards, when calculated from the sill level of the window. The increase in height of the single-storey element is not therefore considered to result in an undue loss of light or outlook to No.10's kitchen window, patio area or garden.
21. The proposed single-storey extension lies approximately level with the side elevation of No.14 Royston Road, to the west of the site, within which there is a ground floor hall window and first floor landing and bathroom windows. Given that these windows serve non-habitable rooms, together with the minimal increase in height proposed to the rear element, this revised scheme is not considered to result in material harm to the amenities of occupiers of No.14, either by overbearing or overshadowing, since the site lies to the south-east of that property whose own extensions already impact upon its rear sitting out area.

Infrastructure Requirements

22. In accordance with the requirements of Policies DP/4 and SF/10, as well as the Supplementary Planning Document on Open Space, all residential developments, including replacement dwelling schemes, are expected to contribute towards the off-site provision and maintenance of open space, and the provision of indoor community facilities. Based upon the increase in bedrooms proposed in the replacement dwelling compared to the original

bungalow, this results in a requirement for contributions of £1,154.52 towards open space and £194.85 towards community facilities. The previous permission was subject to conditions requiring a scheme (Section 106 Agreement) in order to secure these payments. The S106 agreement has been finalised, and the relevant payments made. Should permission be granted, a revised agreement would need to be issued with the decision notice.

Recommendation

23. Approval, subject to the prior completion of a revised S106 legal agreement and to the following conditions:
- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 - 2. The materials to be used for the development, hereby permitted, shall accord with the specification in the application form and approved plans, unless otherwise agreed in writing by the Local Planning Authority.**
(Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)
 - 3. 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.)
 - 4. Apart from any top hung vent, the proposed first floor windows in the east and west elevations and first floor bathroom window in the north elevation of the dwelling hereby permitted shall be fitted and permanently glazed with obscure glass.**
(Reason – To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
 - 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side elevations of the dwelling at and above first floor level unless**

expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- 6. No power operated machinery shall be operated on the premises during the period of construction, before 0800 hours on weekdays and 0800 hours on Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.**

(Reason – To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the Local Development Framework 2007.)

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: District Design Guide; Landscape in New Developments.
- Circular 11/95 and 05/2005
- Planning File References: S/2212/10, S/0845/10/F, S/0487/05/F, S/0137/04/F and S/0566/03/F.

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



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

S/2285/10 - WILLINGHAM**Erection of 9 dwellings following demolition of existing dwelling - 12, Green Street, Willingham, Cambridge, Cambridgeshire, CB24 5JA for Mr G Nelson, Relmfield Builders****Recommendation: Delegated Approval****Date for Determination: 17 February 2011****Notes:**

This Application has been reported to the Planning Committee for determination because the officers recommendation of delegated approval may conflict with the recommendation of Willingham Parish Council, which was for refusal of an earlier application on this site.

Site and Proposal

1. This full application, submitted on 23 December 2010, proposes the erection of 9 houses and garaging following the demolition of an existing house on a 0.19ha area of land at 12 Green Street, Willingham.
2. No 12 Green Street is a detached nineteenth Century house fronting Green Street, on the corner of Short Lane. The land to the rear of the property comprises garden, yard and associated outbuildings, including an open fronted barn and stable, and extends to the west with an extensive frontage to Short Lane. Short Lane is a narrow lane which is one-way with traffic only being permitted to enter from Green Street.
3. To the west of the site is vacant land and then a detached bungalow in Short Lane. To the south is 14 Green Street, a Grade I Listed building and its rear garden. The boundary is formed by a high brick wall. On the opposite side of Short Lane to the north is a detached house on the corner of Green Street, a line of single storey outbuildings which provide garaging for properties in Green Street, and a detached house and a pair of semi-detached houses, Nos 11,13 and 15 Short Lane which are built adjacent the road. There is a footpath along the north side of Short Lane from its junction with Green Street up to No 15 Short Lane.
4. The application proposes the erection of a pair of 4-bedroom houses fronting Green Street (as a replacement for the existing house), and seven houses fronting onto Short Lane. Three of these (Plots 7-9) are to be affordable dwellings and comprise two 2-bedroom and one 3-bedroom properties in a terrace form. The other four plots are market housing and comprise a staggered terrace with two 2-bedroom properties and two 3-bedroom properties (Plots 3-6).

5. Access and parking to Plots 1, 2, 4 and 5 is obtained from Green Street through an outbuilding car port attached to the side of the new properties fronting Green Street. Two car parking spaces are provided for each unit. The existing footpath in Green Street is to be realigned by approximately 0.5m in order to provide adequate visibility splays, which results in a narrowing of the existing carriageway at this point.
6. Off-street parking spaces for each of Plots 3, 6, 7, 8 and 9 are provided to the side of the properties. Two parking spaces are provided for each dwelling, with the exception of Plot 6 which has two spaces and a single garage. A new 2m wide footpath is provided along the south side of Short Lane from Green Street, finishing at a point at the western end of the proposed house on Plot 9. Two visitor parking spaces are provided in Short Lane in the form of parallel parking bays in front of the proposed Plots 3-6.
7. Density of the scheme is 43dph.
8. The application is accompanied by a Design and Access Statement, Planning Statement, Open Space Assessment, Waste Strategy, Arboriculture Constraints Report and Method Statement, Utility Statement, Sustainability Statement, Health Impact Assessment and Energy Assessment, Extended Phase 1 Habitat Survey and Protected Species Assessment, Contaminated Land Assessment, Shadow Path Analysis and Planning Obligations Heads of Terms

Planning History

9. An application for the erection of 9 dwellings following demolition of existing dwelling (**Ref: S/0234/10**) was considered at the July 2010 meeting, following a Members site visit. Members resolved that the application should be refused on the grounds that the scale and density of the proposal was unacceptable and that that the scheme had an adverse impact on neighbouring properties (including 11,13 and 15 Short Lane) such as to conflict with Policies DP/2, DP/3 and DP/7 of the LDF 2007. An appeal was lodged against the non-determination of the application prior to the decision notice being issued, although officers defended the aforementioned concerns of Members in the Councils' appeal statement.
10. The appeal was dismissed in December 2010. The Inspector considered that the scheme before him was unacceptable on the basis that the separation distance as indicated on the appeal plan, and having regard to the height of the appeal dwellings 7 and 8, would result in an adverse impact on the outlook from the southerly facing habitable rooms at No.15 Short Lane. He concluded that this unacceptable impact on residential amenity, contrary to Policy DP/3 2j, would be such as to justify refusing planning permission.
11. In all other respects the Inspector considered the scheme to be acceptable.

Planning Policy

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

Policy ST/5 – Minor Rural Centres

South Cambridgeshire Local Development Framework Development Control Polices adopted July 2007:

DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/4 – Infrastructure and New Developments
DP/7 – Development Frameworks
HG/1 – Housing Density
HG/2 – Housing Mix
HG/3 – Affordable Housing
SF/10 – Outdoor Playspace, Informal Open Space, and New Developments
SF/11 – Open Space Standards
NE/1 – Energy Efficiency
CH/4 – Development within the Curtilage or Setting of a Listed Building
CH/5 – Conservation Areas
TR/2 – Car and Cycle Parking Standards

Open Space in New Developments SPD – adopted January 2009.

Biodiversity SPD – adopted July 2009.

Listed Buildings SPD – adopted July 2009.

District Design Guide SPD – adopted March 2010.

Affordable Housing SPD – adopted March 2010.

Consultation

13. **Willingham Parish Council** recommended refusal of the previous application. Its comments on the new application will be reported at the meeting.
14. The **Local Highway Authority** does not object and comments that the inter vehicle visibility splays from the site access to Green Street are acceptable to the Highway Authority.
15. It requests that a condition is imposed requiring the footway to Short Street to be extended to the edge of the site boundary to avoid any potential future break in the provision of this feature in the future.
16. It comments that the arrangement for the car parking to plot 6 (this being unique in the site having three off street car parking spaces as opposed to two), is awkward and has the potential to increase vehicle manoeuvring within the adopted public highway to the detriment of highway safety.
17. A condition should be attached in respect of the provision of visibility splays.
18. The **Trees and Landscapes Officer** comments that the Arboricultural Method Statement covers all aspects of accommodating the Sycamore tree on the adjacent property within the proposed development. The method for demolition and removal of the existing outbuilding must be followed and installation of the 'no-dig' construction. An arboricultural consultant should be

present during these works and the Trees Officer should be informed of the phasing. Details of the foundations of the 'car port' to be clarified as the design does not appear to be a lightweight construction to ensure that there is no excavation within the root protection area.

19. The **Conservation Manager** has no objection.
20. The **Acting Environmental Health Manager** has considered the implications of the proposal, including the proposals by BRD Environmental for a desk study and subsequent site investigation. The site contains several storage sheds and the applicant has included proposals for site investigation. It is therefore recommended that a condition be included in any consent requiring the investigation of the site for potential contamination and proposals for subsequent remediation works.
21. The **Housing Development and Enabling Manager** comments that overall there are 4744 housing register applicants in South Cambridgeshire and 22,426 within the Cambridge Sub-Region. For South Cambridgeshire there were 572 rented properties let in the year 2009/10, with 282 new build affordable homes being built.
22. Within the Strategic Housing Market Assessment, the 2010 updated figures identifies that there would be a total net need (based on 2008/09 figures) of 1,372 affordable homes annually. There is little doubt of the need for affordable housing within the District and the difficulties faced trying to meet the needs of the most vulnerable and those who wish to remain in our villages but cannot afford to do so.
23. In view of the significant level of housing need in South Cambridgeshire, the Council will seek at least 40% affordable housing. The proposed development of 9 dwellings (8 net additional dwellings) at 12 Green Street, Willingham, with 3 affordable properties, does meet the required 40% and so is acceptable from this perspective. The 3 affordable dwellings must remain so in perpetuity.
24. The district wide targets for tenure mix in new affordable housing is 70% social rent and 30% intermediate housing, however the greatest demand is for social rented properties. The application proposes all 3 properties to be social rented, two 2-bedroom dwellings and one 3-bedroom dwelling. The greatest need in the district is for 2 bedroom dwellings. Therefore the proposed tenure and size of the affordable dwellings is supported.
25. The properties should meet the Homes and Communities Agency, Design and Quality Standards to ensure that they are grant compliant. The Sustainability Statement and Health Impact Assessment states that all affordable dwellings will be Code for Sustainable Homes Level 3, ensuring that they are grant compliant.
26. There is no requirement for this site to be made available for people with a local connection to Willingham as the site is not an exception site. The dwellings would be open to all applicants who are registered on the Councils Home Link system. South Cambridgeshire District Council has a legal obligation to give reasonable preference to all applicants assess and placed in the highest housing need.

27. **Cambridgeshire County Council (Education)** comments that it is estimated that the proposed development would generate a need for 1.9 primary school places and that Willingham currently has no spare capacity. A primary education contribution of £15,960 (£8,400 x 1.9) is therefore sought.
28. The **County Archaeologist** is of the view that the site should be the subject of a programme of archaeological investigation, which can be secured by condition, as it is located in an area of high archaeological potential in the historic village of Willingham.

Representations

29. The occupier of **29 Long Lane** comments that traffic from the site should exit onto Green Street as Short Lane is inadequate, and Long Lane is a prime route for school children, where the camber of the pavement makes it difficult for mothers.
30. The function of the sewage system in Long lane is very inadequate and the outflow from the proposed development must be checked so others do not get the problems currently experienced in Long Lane.
31. Any other representations received will be outlined in the update report or at the meeting.

Planning Comments – Key Issues

32. The key issues to be considered in the determination of this application are: the principle of development, density and housing mix, appearance, affordable housing, access and parking, impact on setting of adjacent listed building, impact on street scene, neighbour amenity, open space provision, drainage. contamination and, education provision.
33. Members must have regard to the findings of the Inspector in his recent appeal decision. He took the view that the scheme was acceptable, with the exception of the relationship of the proposed dwellings on plots 7 and 8 on the outlook of No 15 Short Lane.
34. The current application is identical to that considered at appeal with the exception of the revisions made to plots 7-9, which are referred to in more detail below

Principle of Development

35. The site is within the village framework. Willingham is identified in Policy ST/5 as a Minor Rural Centre where residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings can be permitted. The scale of the development is therefore acceptable in principle. The existing house is a prominent and attractive building when viewed from Green Street and whilst it is regrettable that it is to be demolished it is not statutorily protected and I cannot object to its demolition. The Inspector did not disagree with this view and there has been no material change in circumstances since the appeal decision.

Density and Housing Mix

36. The density of development is 43dph which complies with the requirements of Policy HG/1 as Willingham is a sustainable settlement. Although the recent changes to Planning Policy Statement 3 have removed the minimum density figure of 30 dph there is still an obligation to make best use of sites and I am therefore of the view that a density of 43dph on this site is acceptable providing the scheme satisfies all other necessary policies and criteria.
37. The scheme provides a housing mix of two 2-bedroom houses, two 3-bedroom houses and two 4-bedroom houses. To fully satisfy the housing mix required by Policy HG/2 would require an additional 2-bedroomed house in lieu of a 4-bedroom one, however the applicant has provided figures on the viability of the scheme which indicate that such a change to the mix would prejudice the ability to bring forward three affordable dwellings as part of the scheme. I am therefore minded to accept the market housing mix as proposed.
38. The Inspector did not disagree with this view and there has been no material change in circumstances since the appeal decision.

Appearance

39. The Inspector accepted the appearance of the proposed properties commenting that the dwellings, located close to the back of the pavement, would echo a common feature of traditional development in the local area and be sensitive to and enhance its character. He commented that, although higher than the traditional dwellings, the new dwellings had been designed to provide variety and interest and, in his view, would be compatible with their location, responding to the local context and its distinctiveness. He concluded that the proposal would have a positive impact on the character and appearance of the area.
40. The Conservation Manager does not object to the application.

Affordable Housing

41. The scheme provides for 3 affordable dwellings units for rent, which equates to 40% of the net increase in the number of dwellings provided as a result of the development. The Housing Development and Enabling Manager confirms that the provision is acceptable.
42. The Inspector did not disagree with this view and there has been no material change in circumstances since the appeal decision.

Access and Parking

43. The scheme, includes a realignment of the footpath on Green Street to achieve the visibility splays required by the Local Highway Authority. Although the realignment of the footpath will result in a narrowing of the carriageway at this point it will still be a minimum of 6.3m wide, which satisfies the Local Highway Authority requirements.
44. Each unit is provided with a minimum of 2 off-street parking spaces and in the case of Plot 6 the provision exceeds the Councils' maximum adopted car

parking standards, however given the local concern about the potential increase in car parking on Short Lane as a result of the development I am of the view that this additional provision is acceptable in this instance.

45. There are two visitor parking spaces provided in Short Lane but the submitted drawing indicates that with the provision of these, and the 2m footpath required by the Local Highway Authority, there is still an available width of just over 3.4m in Short Lane. The visitor parking bays are located opposite the garaging rather than existing residential properties.
46. Previously there were concerns from local residents regarding the narrow nature of Short Lane however adequate off-street parking provision is shown. The Local Highway Authority wishes the new 2m wide footpath to be extended so that it runs the entire length of the site frontage rather than stopping in line with the western edge of the house on Plot 5. I am of the view that stopping the footpath at this point allows the provision of the second off-street car parking spaces for Plots 8 and 9, and that this provision outweighs any gain to highway safety that would arise from the extension of the footpath for what would only be a further 5m. The Inspector did not object to the arrangement as submitted.
47. To prevent the potential problems of car parking opposite the existing access to No 13 Short Lane, making using the driveway more difficult, I will suggest to the Local Highway Authority that road markings are introduced at this point as a preventative measure.
48. A condition requiring temporary parking facilities for construction vehicles and a management plan for construction traffic would be appropriate.
49. The Inspector did not disagree with these views and there has been no material change in circumstances since the appeal decision.

Impact on Residential Amenity

50. In dismissing the previous application at appeal the Inspector referred only to the unacceptable relationship of the proposed dwellings on plots 7 and 8 to the outlook from the front of the existing house at No 15 Short Lane.
51. In the previous application the proposed terrace of dwelling, plots 7-9, were shown as being sited 11.6m from the front wall of No 15 Short Lane, although the Inspector queried this distance at appeal, and that shown on the shadow path analysis drawings. The ridge height of the proposed dwellings were 8.4m, with an eaves height of 5m.
52. In the new application the distance from the front wall of No 15 Short Lane has been increased to 13m. The ridge height of the proposed dwellings has been reduced by 0.6m, to 7.8m and the eaves height by 0.5m to 4.5m
53. Although concerns were also received from the occupiers of Nos 11 and 13 Short Lane the Inspector concluded that the proposed dwellings would be further away from those properties and also offset. As a result he did not consider the change to outlook would be sufficient to harm living conditions. The setting back and reduction in height of the proposed dwellings will further reduce any impact.

54. The submitted shadow path analyses shows that for the majority of the year there will be no significant impact on loss of light or overshadowing of existing properties, however there is still an increased impact is during the winter months.
55. I am of the view that, given the reduction in height and setting back of the new dwellings, this additional impact, for a limited period of the year, is not likely to be sufficient to justify a refusal of the scheme.
56. The Inspector took the view that the dwellings could be set further back into the site without having an adverse affect on the setting of the adjacent listed building at 14 Green Street.

Impact on the setting of 14 Green Street

57. The Conservation Managers has not objected to the scheme and the Inspector took the view that the proposal did not harm the setting of the Listed Building. He also expressed the view that Plots 7-9 could be set further back into the site without adversely affecting the setting.
58. Previously the occupier of 14 Green Street comments that any consent should ensure appropriate boundary treatment, and that this should be formed by a suitably detailed replacement wall where the existing boundary treatment is to be removed, which matches the existing height, in order to maintain privacy and safeguard the setting of the listed building. I agree with this view and this matter can be addressed by a suitably worded condition.

Drainage

59. Anglian Water has been consulted on the application. It did not comment on the previous application and the Inspector did not raise any concern regarding drainage matters. The documentation submitted with the application suggests that the additional foul flow from the development can discharge into the existing sewer network and connect to an existing manhole in Green Street or a new connection in Short Lane. Conditions can be included in any consent requiring a detailed scheme for both foul and surface water drainage to be submitted for approval prior to commencement of development.

Open Space Provision

60. No public open space is provided within the site and I am of the view that this is a situation where an off-site contribution is appropriate. The applicant is aware of this requirement and a unilateral agreement was presented at the appeal which was accepted by the Inspector. A similar agreement is to be put forward with the current application, and this can be secured by condition.

Contamination

61. The applicant has carried out an initial investigation and has suggested the need for further work to be undertaken. The Councils' Scientific Officer is happy with this approach, which is normal procedure, and is content that the matter can be dealt with by a standard condition.

62. *Education*

63. The applicant has accepted the request from Cambridgeshire County Council for an education contribution and has included this in the draft heads of terms for a legal agreement, which will secure the contribution. This can be secured by condition.

Other matters

64. The Trees and Landscapes Officer has referred to the importance of the Sycamore tree in the front garden of that property, close to the boundary with the application site. The Trees and Landscapes Officer has requested further detail as to the construction of the car port structure attached to plots 1 and 2, which is in close proximity to this tree to ensure that it can be accommodated without prejudice to the retention and well-being of the tree. The applicant is aware of this point, and the matter can be controlled by suitably worded conditions.
65. A condition can be attached to any consent securing a scheme of archaeological investigation as required by Cambridgeshire Archaeology.
66. I will report the comments from Willingham Parish Council, along with any other representation received, in an update report or at the meeting, but am of the view that the revised application satisfactorily addresses the concerns of the Inspector in dismissing the appeal.

Recommendation

That subject to satisfactory resolution of the above, delegated powers be given to approve the application

Conditions to include:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 16401/103B; 104A, 105A, 106B, 107A, 1006, 1008A,
(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 take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

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. No development shall commence until full details of a scheme to protect the adjacent Sycamore tree from damage from foundations and construction has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly accordance with the approved scheme
(Reason - To protect trees, which are to be retained in order to protect the visual amenities of the area in accordance with Policies DP/1, DP/2, and NE/6 of the adopted Local Development Framework 2007.)
6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

9. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
10. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
11. No development approved by this permission shall be commenced until:
 - a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
 - c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
 - d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.
(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).
12. No development shall begin until details of a scheme for the provision of affordable housing, recreational and educational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies HG/3 and SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme

shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards affordable housing, recreational and educational infrastructure in accordance with the above-mentioned Policies and Policy DP/4 of the adopted Local Development Framework 2007.)

13. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Contractors' access arrangements for vehicles, plant and personnel;
 - ii) Contractors' site storage area(s) and compounds(s);
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles;
- Development shall not be carried out other than in accordance with the approved details.

(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

14. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.

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

15. Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway in accordance with the details shown on Drawing No 16401/1005E prior to the occupation of the units hereby permitted, and shall thereafter be maintained free from any obstruction over a height of 600mm.

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

16. The parking spaces shown on Drawing No 16401/1005E shall be provided in accordance with that drawing prior to the occupation of the development hereby permitted and shall thereafter be retained for the purpose of the parking of vehicles.

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side west elevation of Plot 9 at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

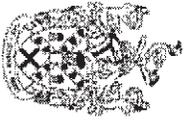
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Supplementary Planning documents
- Planning File Refs: S/2285/10 and S/0234/10/

Contact Officer: Paul Sexton - Principal Planning Officer
01954 713255

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Time of plot: 16:45

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

CAMBOURNE - DRAINAGE**Purpose and Background**

1. This matter is being reported to the Planning Committee at the request of the Planning Portfolio Holder, following assurances given to Full Council on 22 April 2010 that it would be kept under regular review by Members.

Update as at 24 January 2011

2. Officers have continued to liaise with representatives of the Cambourne Consortium, its Resident Engineer and Anglian Water and the Senior Planning Lawyer will be attending a review meeting on 26 January where it is expected representatives of the Cambourne Consortium, its Resident Engineer, Bovis Homes, Taylor Wimpey and Anglian Water will be present.
3. A verbal up-date will be given at Planning Committee of the main matters reported at the meeting on 26 January not least because recent heavy rainfall has shown that there are continuing problems such that Anglian water has instigated further tankering and the WSP Resident Engineer has acknowledged that the recent rainfall has shown that further repair works are necessary.
4. In the last up-date report to the Planning Committee it was reported that Anglian Water had confirmed a weather station has recently been installed at the Terminal Pumping Station and this will feed information directly into AW's telemetry control room. It is intended that a representative from AW will attend the February Planning Committee to give a short presentation as to AW's work in relation to flow monitoring etc. A copy of the presentation was not available at the time of preparing this report.
5. The last up-date to the January Planning Committee referred to the meeting on 1st December 2010 when it was reported that MCA were aware that there was no prospect of Planning Permission being granted in relation to the application for a further 950 dwellings at Cambourne until the Planning Committee was satisfied with the master programme and until that master programme had been implemented and shown to be satisfactory in addressing the infiltration of surface water into the foul water system.
6. Reference was also made to the resolution passed on 6th December to grant planning permission for the 950 but strictly on the basis that a full drainage up-date would be reported back to the Planning Committee for the Committee's approval (i.e as to satisfactory implementation of the master programme and also an up-date as to Uttons Drove) before the Section 106 Agreement for the 950 was completed and the planning permission issued.

Background Papers: No background papers were used in the preparation of this update:

Contact Officer: Stephen Reid – Planning Lawyer
Telephone: (01954) 713195

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

Purpose

- To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as at 14 January 2011. Summaries of recent decisions of importance are also reported, for information.

- Decisions Notified By The Secretary of State**

Ref. no.	Details	Decision	Decision Date
S/0114/10/F	Mr Hobbs 16a Norman Way Industrial Estate Over Light industrial use to private members club	Dismissed	01/12/10
PLAENF.4196	Mr M Walker Park Farm Station Road Stow-cum-Quy Remove gates from their location	Dismissed Enforcement Notice Upheld	01/12/10
PLAENF.3851	Mr D Price Plots 1-6 Moor Drove Histon Parking a commercial vehicle	Dismissed Enforcement Notice upheld	06/12/10
S/1711/09/F	Mr D Braggins 90 High Street Meldreth Dwelling and Garage	Dismissed	07/12/10
S/1608/09/F	The Whitfield Group The Old School Fen Drayton Change of Use from Offices to Childrens Day Nursery	Allowed	08/12/10
S/0234/10/F	Mr G Nelson 12 Green Street Willingham Demolition of existing dwelling and the erection of nine dwellings with ancillary works	Dismissed	08/12/10

S/0680/10/F	Mr P Cook 28 Hinton Way Great Shelford Demolition of existing bungalow/garage, and replace with house/garage and gates	Dismissed	04/01/11
S/0610/10/F	Amber Homes Ltd Land north of Mortimers Lane, Foxton Erection of dwelling with car port and ancillary accommodation.	Dismissed	10/01/11
S/0180/10/F	Mr A Houghton Rear of 47 London Road Harston Erection of a dwelling	Allowed	11/01/11
S/1163/10/F	Mr & Mrs Boodhun 21 Teasel Way Fulbourn Two storey side extension	Dismissed	11/01/11

- **Appeals received**

3.

Ref. no.	Details	Decision	Decision Date
S/0794/10/F	Mr & Mrs Andrrews Station Cottage 1 Station Road Oakington & Westwick Extension	Delegated Refusal	20/12/10

- **Summaries of important decisions**

4 None

- **Local Inquiry and Informal Hearing dates scheduled before the next meeting on 2 February 2011.**

5.

Ref. no.	Name	Address	Hearing
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 Fen, Cottenham	Hearing Confirmed 11/01/11
S/0014/10/F	Camsure Homes	Brickhills Willingham	Hearing Confirmed 13/01/11

- **Appeals withdrawn or postponed:**

6.

Ref. no.	Name	Address	Hearing
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- **Advance notification of future Local Inquiry and Informal Hearing Dates**
(subject to postponement or cancellation)

7.

Ref. no.	Name	Address	Date
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Background Papers: the following background papers were used in the preparation of this report:

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Contact Officer: Mr N Blazeby
Telephone: (01954) 713165

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