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25 October 2011

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor Robert Turner
All Members of the Planning Committee - Councillors Val Barrett, Brian Burling, Lynda Harford, Sally Hatton, Tumi Hawkins, Caroline Hunt, Sebastian Kindersley, Mervyn Loynes, David McCraith, Charles Nightingale, Deborah Roberts and Hazel Smith, and to Councillor Peter Topping (Sustainability, Planning and Climate Change 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 NOVEMBER 2011 at 10.00 a.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

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

AGENDA

PAGES

PUBLIC SPEAKING

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

PROCEDURAL ITEMS

1. **Apologies**
To receive apologies for absence from committee members.
2. **General Declarations of Interest** 1 - 2
3. **Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held on 5 October 2011 as a correct record. The minutes are available

online by visiting www.scambs.gov.uk/meetings and following the relevant links.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

4.	S/2256/10 - Linton (Nichols Court, Flaxfields)	3 - 10
5.	S/1699/11 - Balsham (22-46 Mays Avenue)	11 - 24
6.	S/1809/11 - Hardwick (25 St Neots Road)	25 - 32
7.	S/1516/11 - Cottenham (315 High Street)	33 - 42
8.	S/1715/11 - Milton (14 Fen Road)	43 - 54
9.	S/0021/11 - Sawston (Sawston Hall)	55 - 68
10.	S/0893/11 - Lt Abington (Scout Hut, Scout Camp Site)	69 - 86
11.	S/1929/11 - Over (38 Mill Road)	87 - 92
12.	S/1562/11 - Bassingbourn (Fen Bridge Farm)	93 - 100
13.	S/1423/11 - Duxford (13 Grange Road)	101 - 110

INFORMATION ITEMS

The following items are included on the agenda for information and are, in the main, available in electronic format only (at www.scambs.gov.uk/meetings and in the Weekly Bulletin dated 26 October 2011). If Members have any comments or questions relating to issues raised therein, they should contact the appropriate officers prior to the meeting.

14.	Calendar of Committee Meetings 2012	111 - 112
15.	Appeals against Planning Decisions and Enforcement Action	113 - 116

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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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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EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

South Cambridgeshire District Council

Planning Committee – 2 November 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]

Item no: App. No. Villiage:

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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. Villlage:

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services) /
Corporate Manager (Planning and New Communities)

S/2256/10 - LINTON

External lighting on and around the existing building / site consisting of lighting columns, bollards and wall mounted fittings (part retrospective). - Nichols Court, Flaxfields, for Sanctuary Housing

Recommendation: Approve Conditionally

Date for Determination: 01 April 2011

The application has been referred back to Planning Committee from the meeting of 11 May 2011 because agreement between the parties has not been achieved as required.

Introduction

1. The application relates to a recently constructed and occupied complex of sheltered flats known as Nichols Court. The scheme has a total of 40 flats together with landscaped gardens and paths, and an open parking court to the front. The building is of three-storey height. Building has been laid out in an 'H' plan, providing two inner courtyards that have balconies on the upper floors that face onto them.
2. The application for full planning permission, dated 22 December 2010, relates to the external lighting of the development which has been installed on external walls, adjacent to footways and in the car park. The application is supported by a Design and Access Statement, and an Environmental Appraisal prepared by WSP Civils.
3. The application was considered at Planning Committee on 11 May 2011. A copy of the officer report is attached as Appendix 1. The minute for the item reads:

Sally Dew (objector), Enid Bald (Parish Council), and Councillor John Batchelor (a local member) addressed the meeting.

The Committee gave officers delegated powers to approve or refuse the application, subject to agreement being reached within six weeks between the applicant, District Council officers, Linton Parish Council, local South Cambridgeshire District Councillors and local residents and incorporated into a Section 106 legal agreement detailing the extent to which lighting on site should be allowed. If approved, safeguarding Conditions would be attached to the planning consent, and Condition 1 in the report from the Corporate Manager (Planning and New Communities) would be reworded to ensure greater enforceability.

Subsequent developments

4. Officers commissioned an independent consultant to review the proposals and to consider the concerns of Linton Parish Council and local residents. NEP Lighting Consultancy produced a report dated 7 June 2011. The author is a past President of the Institution of Lighting Engineers and is the current chairman of the UK National Illumination Committee. A copy of the report is attached at Appendix 2.
5. The report concluded that the proposed installation appeared to be acceptable and that it showed due regard for its environment and Policy NE/14 'Lighting Proposals'. The Upward Lighting Ratio was found to be marginally above the recommended limit in the Guidance of the Institution of Lighting Engineers but the report advised that this would have no effect on sky glow. With the reduction of overall lamp lumens together with the refined optics of the new luminaries, the values would be well within the Guidance for both pre- and post-curfew and considerably lower than the existing values. The author commended the proposal to switch off the majority of external lighting overnight 'hence bringing the post-curfew values close to zero'.
6. Local Members Councillors Mrs Bear and Mr Batchelor, accompanied by the planning case officer, environmental health case officer and Mr Nigel Pollard of NEP Lighting Consultancy, met with representatives of Linton Parish Council and local residents on 29 June. The discussion was continued on site after sunset and the lighting viewed from a neighbouring garden. A subsequent document entitled 'Further Proposals Following Meeting with Linton Parish Council- 29 June 2011' was produced by NEP Lighting Consultancy dated July 2011. The second report confirmed that submitted scheme, if limited by a curfew between 22:00 and 07:00, would be broadly acceptable. The report recommended that the option of making some or all of the external lights 'occupancy sensor' be considered as an alternative solution. Bollard lighting should be retained in the car park to allow for the need for any of the 4 column mounted car park lights to be reviewed over the winter period. The column lights could be removed if the trial proved successful. The report indicated that LED lights in security cameras could be obtrusive. The road/footway lights fitted by Cambridgeshire Council should be replaced with shielded luminaries and lower powered lamps. Corridor lights should be switched off when not required or put on occupancy sensors. Alternatively, blinds or curtains could be fitted to the corridor windows.
7. A copy of the second report is attached as Appendix 3.
8. Members and officers visited the site and viewed the building as part of an ad-hoc tour of sites in the District on 28 September.

Sanctuary Housing Association

9. The concerns of the Parish Council and residents were presented at a meeting on 28 July with representatives of Sanctuary Housing Association, attended by Councillors Mrs Bear and Mr Batchelor, and the planning case officer. The meeting included a tour around the building and the site. The meeting concluded with representatives of Sanctuary Housing Association indicating that it would review its position after discussions with the manager of the facility and its planning agent.

10. A written response from the applicant's agent was received on 23 September. The applicant did not find any evidence to necessitate any amendments to the current proposals. The use of lights on balconies was considered to be incidental and not requiring of regulation. The applicant would install curtains along the corridor window to reduce unnecessary light spillage, and to limit the timer switch on these locations from thirty minutes to ten minutes. The applicant did not consider there to be a need to enter into any Section 106 legal agreement, and requested that the application be put forward for a decision. A copy of the agent's letter dated 22 September is attached at Appendix 4.

Linton Parish Council

11. Linton Parish Council was consulted on the applicant's response. The Parish Council has stated:

'Following the hearing at the SCDC Planning Committee meeting on 11th May 2011, it was the requirement that Sanctuary should meet SCDC officers, SCDC councillors, Linton Parish Council (LPC), neighbours and residents to discuss the lighting, and reach an agreement within 6 weeks. Sanctuary have consistently declined to meet LPC and neighbours, and the response from them, that they will not consider changes to their current planning application lighting scheme, arrives some three months late. In refusing to meet and discuss the problem, Sanctuary have shown scant respect for your Planning Committee; it is unacceptable that Sanctuary has disregarded the comments from LPC, neighbours and your own lighting consultant.
12. 'The letter of 22nd September 2011 refers to issues raised by us as being "based on...personal preferences", by which we take to mean the preference of neighbours and residents to be able to sleep at night and to enjoy their homes in appropriate levels of light – hardly an excessive request.
13. 'Whilst the intention of Nichols Court has never been an issue, the design was strongly opposed as being inappropriate and having unacceptable effect on neighbouring homes. We understand that the Planning Committee and Officers have recently visited the site and can now judge for themselves just what a detrimental effect it has had on the area. We ask that the site is also visited during darkness to assess the full impact of the lighting – preferably without prior warning, as we are aware that lighting is reduced when Council visits are arranged – this is what neighbours have had to suffer.
14. 'The lighting plan was omitted from the original planning application, an error admitted by SCDC planning officers, so we were not able to comment. As noted, including in the NEP report (1.2) and the report of Health and Environment (June 2010), this lighting level is considered inappropriate and some as being a nuisance – we question why, when confirmed by Environmental Health, this was not immediately enforced. The nuisance and inappropriate lighting was allowed to remain, and continues to affect residents and neighbours.
15. 'Nichols Court is already very secure with high fencing, CCTV, it is permanently staffed, has secure doors, gates and windows, fire prevention measures, etc., so security is not a reason for all the lighting. In your own home you would neither expect nor need the garden to be lit at night – it only

gives intruders a good light to work by. Why should residents and neighbours, have to install heavy curtains in order to sleep?

16. 'It is known that light at night disrupts the circadian rhythms which control physiologic processes, hormone production, cell regulation, and other biologic activities. Disruption is linked to medical disorders, including depression, insomnia, cardiovascular disease, and cancer. It would be remiss for Sanctuary to neglect the effect on health of their lighting at night. The effect of this over-lighting on their power bills must surely also be a consideration for this commercial organisation.
17. 'We oppose the application as it would continue to provide excessive lighting. In addition to the proposals in the application to reduce the level of lighting, we need:
 1. The overall scheme to comply with ILE/CIE guidance (ULR to be 2.5% not 3.5%)
 2. A curfew on external lights to be implemented between 22:00 – 07:00.
 3. All outside lights to be motion sensitive, additional to reduced intensity and downward focussing.
 4. Bollard lighting on outside pathways and gardens to be replaced by low level lights inset on edges of paths, to help sight-impaired residents locate paths and not be intrusive to neighbours or wildlife.
 5. Lights on communal balconies to be removed. As a minimum they should not be lit at night. What is the green light on the communal balconies, and could this be removed?
 6. Lights on resident balconies to be downward focussed and not to be left on overnight.
 7. The car park bollard lights should be retained, at reduced luminance preferably motion sensitive, and the lighting poles to be removed.
 8. Consideration of clients "secured by design" certification should not supersede the needs and comfort of neighbours, the residents and the environment.
 9. Conditioning should include internal lighting restrictions and reductions, and to be enforceable:
 - i) Stair wells and the entrance hall to have minimal lighting, with extra lights being motion-sensitive;
 - i) Community rooms and corridors to be curtained and lighting levels minimised for when curtains are not drawn.
 - ii) Internal motion timings to be reduced to no more than 5 minutes.
18. 'We continue to oppose the proposed lighting scheme as, whilst reducing current light levels, it would not fully address the problems and would remain excessive for this area.
19. 'We note that Sanctuary declines to enter any S106 agreement. The purpose of S106 agreements includes mitigating the impact of development, and compensating for loss or damage resulting from a development. We feel that Linton and neighbours have been seriously affected by this development and an adequate S106 agreement must be put in place.'

Planning Comments

20. The discussions have taken place with District Council officers, Linton Parish Council, local South Cambridgeshire District Councillors and local residents, as required by the Planning Committee. The terms of the Planning

Committee's resolution do not permit officers to exercise delegated authority, which extended only to the six-week period following the meeting.

21. The assessment of the existing and proposed lighting schemes by the applicant's lighting consultant, WSP Civils, has been considered by the Council's consultant, NEP Lighting Consultancy. The conclusion is that the proposed lighting scheme will, except for one inconsequential discrepancy in relation to sky glow, meet the ILE/CIE guidelines for an environmental zone E2 (classified as a low district brightness area in a rural, small village or relatively dark urban location), which is considered appropriate for a location in Flaxfields.
22. The further round of discussions has not resulted in agreement being reached between the parties. The applicant has voluntarily undertaken to reduce light spillage from corridors, but has said it is not willing to enter into a Section 106 legal agreement to regulate such arrangements. It is the view of the Council's Senior Planning Solicitor the Council is not in a position where it can require that a Section 106 agreement is completed. The concerns of the Parish Council and residents have been put to the applicant, but no further concessions have been offered, on the grounds that these would not be necessary to meet the relevant guidelines nor would they be in the interest of the staff who work there and the residents who live there.
23. The Parish Council has raised a variety of concerns, to which the following considerations should be taken into account:
 - a) There is a risk that a refusal of planning permission for the submitted lighting scheme could result in (i) the existing lighting scheme being retained, or (ii) being modified to a lesser extent if an appeal against any subsequent planning enforcement action were to be successful.
 - b) The discrepancy in the value of the direct upward light (ULR) value is addressed by NEP Lighting Consultancy in its conclusions at paragraph 3.4, where the issue was described as marginal with no effect on sky glow.
 - c) The bulkhead lighting on the top floor residents' balconies are to be replaced with Thorn Oyster downlights.
 - d) The applicant is willing to retain the bollard lights in the car park. The Parish Council's proposal concerning the column lighting in the car park, which has also been put forward by NEP Lighting Consultancy, could be implemented only in consultation with the Local Highway Authority.
 - e) The internal lighting is not considered to amount to development that can be controlled by planning conditions. The applicant has indicated that corridor curtains have been fitted and that corridor lighting is on a 10-minute timer. The applicant has declined to enter into a S106 agreement to enable internal lighting to be controlled or mitigated. This is not essential to ensure compliance with ILE/CIE Guidance.
 - f) In respect of the other lighting issues raised by the Parish Council, the Local Planning Authority has been advised that the submitted scheme is almost fully compliant with ILE/CIE Guidance, as noted in point c) above.

24. The recommendation remains one to approve the current application, subject to a condition to require all external lighting on the building and in the grounds (but excluding the car park and lights controlled by individual flats), to be turned off and a lighting curfew maintained between the hours 2200 and 0700. It is also recommended that the applicant be required to commence the scheme within nine weeks of the date of issue of planning permission and complete the scheme to the Council's satisfaction.

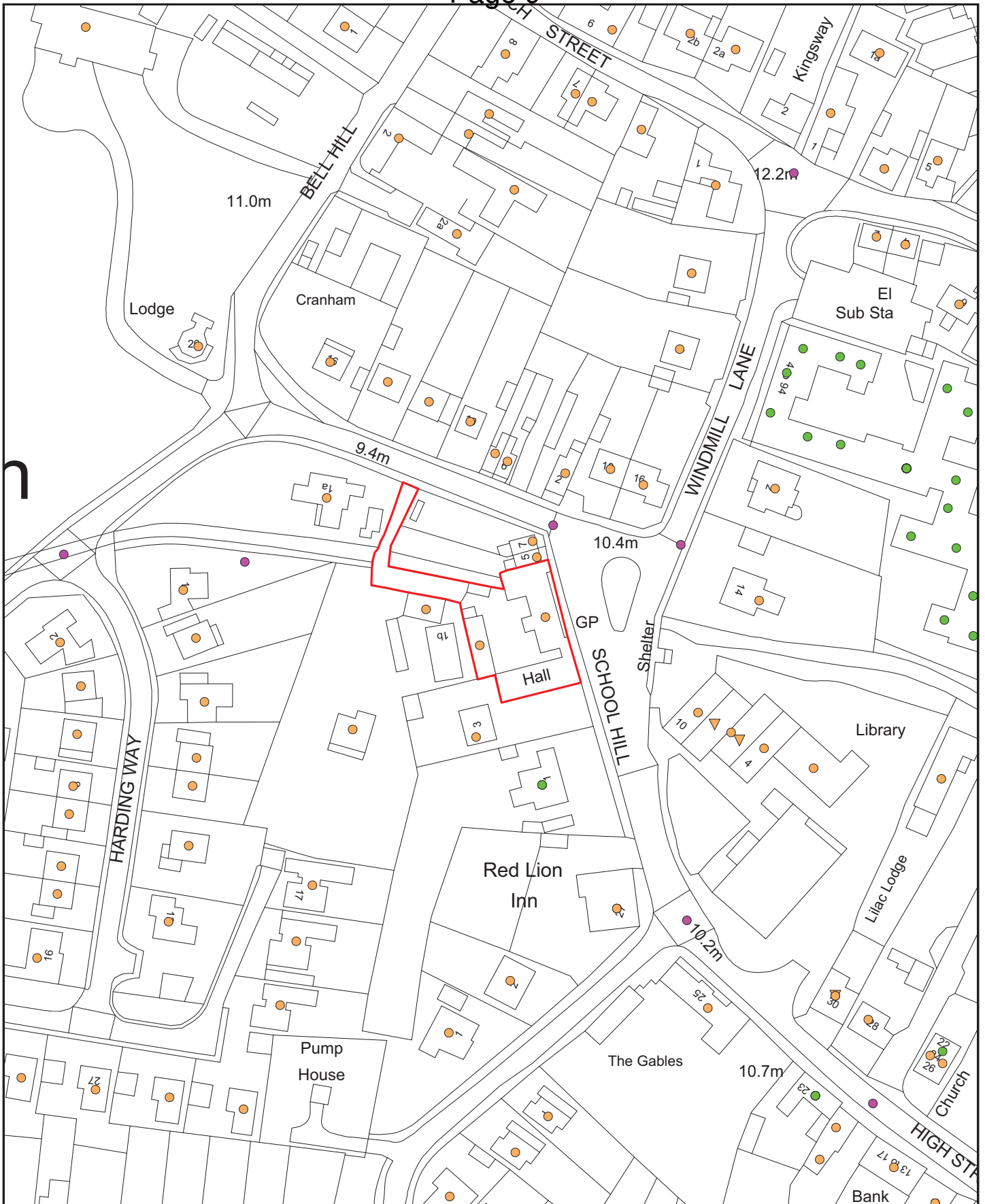
Recommendation

25. Approval, subject to the following conditions
1. The development hereby permitted shall be begun and scheme for the completion of the development shall be submitted in writing to the Local Planning Authority before the expiration of nine weeks from the date of this permission (or such longer period as shall have previously been agreed in writing by the Local Planning Authority). The development shall be completed in accordance with the agreed scheme.
(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: The Johns Practice site location plan scale 1:1250 and drawing no. 500 'External Amenity Lighting-Building'.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. Except as shown as to be 'operated from flat' on submitted drawing No. 500 'External Amenity Lighting- Building', no external lighting unit on the building or in the gardens or walkways shall be illuminated between the hours of 2200 and 0700.
(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.)
 4. No external lighting shall be erected or displayed on the building or in the grounds of the application site other than in accordance with the details, hereby approved, without the previous grant of planning permission in that behalf.
(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.)

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

- Planning Files ref S/2256/10, S/1327/07/F.

Contact Officer: Ray McMurray - Principal Officer
01954 713259



South
Cambridgeshire
District Council

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Scale - 1:1250

Time of plot: 10:02

Date of plot: 21/10/2011

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services) /
Corporate Manager (Planning and New Communities)

S/1699/11 - Balsham
Erection of 11 affordable dwellings and associated landscaping and car parking following the demolition of nos.22-46 Mays Avenue, Balsham for Bedfordshire Pilgrims Housing Association

Recommendation: Approve Conditionally subject to completion of a S106 legal agreement

Date for Determination: 29th November 2011

This application has been referred to the Planning Committee for determination due to the fact that the site is District Council owned and objections have been received by local residents.

Site and Proposal

1. The application site of approximately 0.28ha comprises an existing Council owned elderly care housing site of 14 individual single bed units. These units form an 'L' shaped block with open front and rear amenity areas laid to lawn. The block is predominantly single storey with the central corner unit being two-storey containing two flats. The block fronts Mays Avenue with pedestrian access to the rear and side. The site provides no off road car parking. The site backs onto the grounds of a Grade II Listed Building at No.67 High Street and the edge of the village Conservation Area.
2. Mays Avenue is a residential cul-de-sac comprising 51 properties in total including a wardens building associated with its elderly care housing. It is characterised by a mixture of single storey and two-storey properties set back from the roadside with landscaped verges, and on road car parking is apparent.
3. Proposals comprise the erection of 11 affordable housing units providing the following mix:
 - i) 3 x 2-bed units of shared ownership tenure at 77-78sqm;
 - ii) 2 x 3-bed units of shared ownership tenure at 87sqm;
 - iii) 2 x 2-bed apartments of affordable rent at 63-76sqm;
 - iv) 3 x 2-bed units of affordable rent at 77-78sqm;
 - v) 1 x 4-bed unit of affordable rent at 116sqm;
4. The proposed development is two-storey and will provide private car parking and gardens and will be designed to achieve a minimum level 3 of the Code for Sustainable Homes through the use of highly insulated structure including improved air tightness coupled with the use of photovoltaic panels and air source heat pumps.

5. A Design & Access Statement accompanies the application, along with a Heritage Statement and a draft heads of term. The application also benefited from Pre-Application advice.

Planning History

6. Planning Application S/0386/63/F was approved for the erection of 49 dwellings comprising houses, bungalows and aged persons flats with warden building.

Policies

7. South Cambridgeshire Local Development Framework Core Strategy 2007
ST/6 Group Villages
8. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Development Infrastructure
DP/7 Development Frameworks
CH/4 Development Within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
HG/1 Housing Density
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy in New Developments
NE/6 Biodiversity
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
9. South Cambridgeshire Supplementary Planning Documents
District Design Guide, Adopted March 2010.
Open Space in New Developments, Adopted January 2009.
Listed Buildings: Works to or affecting the setting of, Adopted July 2009.

Consultations

10. Balsham Parish Council – Recommend approval commenting that the Parish Council is in full agreement of the affordable housing stating that the village survey carried out last year recorded 142 replies in favour of affordable housing on the site and 8 in favour of private development.
11. Local Highways Authority – Raise no objection subject to the provision of a road condition survey and demolition and construction method statement submitted and approved by way of condition prior to development commencing on site. In addition the existing footways through the site are public maintainable highway and will need to be stopped up under the Town and Country Planning Act 1990. The vehicle visibility splays shown upon the drawings shall be controlled by condition to be implemented in full prior to the occupation of the development.

12. Environmental Health – Raise no objections.
13. Trees & Landscaping – Raise no objections commenting that the trees identified for removal are not significant within the landscape and replacement specimens should be included within the landscape proposals.
14. Housing Enabling Officer – Fully supports the scheme as it replace the existing, undesirable unoccupied social housing with 11 new homes. The scheme will provide a mixture of shared ownership and affordable rented properties and the unit mix has been designed to accord with the current district wide demand for social housing.
15. Conservation – No comments have been received.
16. Cambridge County Council Archaeology – Recommends a programme of archaeological investigation to be undertaken by condition prior to development commencing on site.
17. Arts Development Officer – Requests that the applicant provide a scheme towards public art.
18. Anglian Water – Raise no objections subject to the provision of a condition requiring details of surface water drainage being submitted to and approved in writing prior to development commencing on site.
19. S106 Officer – Raises no objection to the draft heads of terms submitted. The District Council has discussed the principle of public art with the applicant however as this particular scheme is already subject to significant costs (i.e. the demolition of existing units), the net impact of the development is only 3 units and there is no onsite open space to locate such artworks the Council has accepted that no public art provision will be required in this instance.
20. Landscape Design – No comments have been received.

Representations

21. Letters have been received from the occupiers of nos.20 (including a petition of 10 signatures) and 25 Mays Avenue outlining the following objections:
 - The site is in the middle of a sheltered housing community and the development would accommodate young people and children creating noise and disturbance;
 - There is currently no room to park in the area and the proposal would create extra noise and traffic;
 - The demolition and construction will result in disruption to the surrounding area;
 - The development would result in houses overlooking no.25 Mays Avenue;
 - Mays Avenue is overcrowded and parking from the development will overspill onto the avenue.
22. Letters of support have been received from the occupiers of no.67 High Street, 1 Linton Road, 8 The Hawthorns and 3 The Brambles quoting:

- “Whilst there are some discrepancies within the text of the application relating to our property, this does not affect the substance of the application, which in our view has paid due accuracy to the importance of our property (a grade II Listed Cottage) and the Conservation Area, to which it is located. The application is therefore supported in its current form”;
- “We are very interested in the Mays Avenue plans, affordable housing properties do not come up in Balsham very often and we are currently having to share a room in a family members house until such properties become available”.
- “There is a long waiting list of people with connections to this village and the proposal will go some way to reduce it. The Housing Associations proposed scheme looks very appropriate in the context of neighbouring development.”
- The vast majority of residents in the village who responded to the extensive consultation exercise support this application.
- The plans make the best use of the layout and space that there is at the moment and will go a long way to relieving pressure on housing stock to meet the demand in the village.

Planning Comments

23. The key issues to consider in this instance are the impact of the proposal with regard to affordable housing provision, the public realm, historic environment, highway safety, car parking, residential amenity, infrastructure provision, drainage and sustainable construction.

Housing

24. Balsham is a Group Village, which are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres. Group Villages have fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs. As a consequence, residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, as defined on the Proposals Map. Notwithstanding this, development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
25. The proposal would result in a density of approximately 40dph for the replacement of the existing 14 single occupancy flats with 11 new dwellings. The proposed housing density is in accordance with Policy HG/1, which seeks densities of between 30-40dph and would represent the best use of a previously developed site. The proposal is therefore considered to accord with the exception criteria of Core Strategy Policy ST/6 for the provision of up to 15 dwellings for the provision of 100% affordable housing.
26. The site is currently Council owned and once provided sheltered housing for the elderly. However, all but one property is now unoccupied and the existing units are no longer considered to be fit for purpose under today's quality standards. The scheme has been subject to considerable public consultation

involving local residents, the Parish Council and the Council's Housing Enabling Officer. The proposed mix and tenure of the scheme is considered to meet with the district's housing need and as the scheme represents 100% affordable housing does not need to comply with the mix criteria of Policy HG/2. This application will be subject to a S106 legal agreement to secure the provision and terms of affordable housing as set out within the application.

27. The site is sufficiently served by public transport links and is within reasonable distance from local services and facilities. The development proposal would also suitably provide adequate private amenity space and car parking to serve both the proposed and existing dwelling. The layout of the local area is one of linear form in the main. However, there are examples of housing set back from the main avenue with internal parking areas to the rear of housing. As such, the development proposal is considered to conform to the planned layout of the surrounding area.

Public Realm & Historic Environment

28. The proposal has been designed to reflect the existing pattern of development within the area and was subject to pre-application advice from the Council joint urban design team. Properties within Mays Avenue follow a loose pattern mainly fronting the linear form of the highway, with infrequent set backs, staggers and separation distances. It has been acknowledged that the development would result in the partial loss of an area of green space and the development has therefore been designed with a stagger to its frontage to maintain the legible views from east to west through Mays Avenue by retaining small sections of green space with frontage housing set back from the roadside.
29. The development is two-storey and therefore marks an increase in scale to the existing site, which is predominantly single storey. However, there is a range of two-storey properties within Mays Avenue and the development provides sufficient set back and separation distances to allow for views through the site. The surrounding development is of 1970's design and incorporates buff facing brick, white render and concrete roof tiles in the main. The proposal seeks to respond to this pallet of materials within a contemporary form that reflects the character of the surrounding area. The indicative external materials illustrate buff facing brick, smooth rendered panels and concrete interlocking roof tiles, which is sympathetic to surrounding development but with the external elevations conveying a development of its time rather than a continuation of the immediate local vernacular.
30. The indicative landscape proposals detail permeable paving for access and parking areas, with the use of multi tone and textured paving to demark parking bays. The use of pergola style carports helps break up this central parking area and define private ownership from communal areas. The soft planting seeks to maximise the scoring in relation to the code for sustainable homes and will comprise of indigenous species. The detail of both hard and soft landscaping will be agreed by way of condition.
31. Whilst the development allows for open views through the site, the scheme is mindful of the Secured by Design requirements. Therefore indicative boundary details provide low-level treatment that allow open views but convey a degree of privacy and security. The site is served by sufficient access

requirements to the west for public permeability through Mays Avenue to be retained, as the provision of close-boarded timber fences to rear gardens will require the existing right of way to the west and north of the site to be secured by gated access. The development responds well to its surroundings with dwellings fronting open spaces and footpaths providing natural surveillance and ensuring that the development does not turn its back onto the surrounding public realm by providing active frontages.

32. The site is located upon the edge of the Conservation Area and is within the setting of a Grade II Listed Building (No.67 High Street). No.67 High Street is a detached 17th Century thatched cottage, which makes a positive contribution to the High Street and the Conservation Area. This building fronts the High Street and backs onto the application site and benefits from an extensive rear garden. This property also has a standalone garage building sited within close proximity to the rear boundary abutting the application site. The site as existing is predominantly single storey and therefore the proposal will impact upon the setting of this Listed Building. Notwithstanding this, the scheme has been designed to minimise this impact by siting the nearest proposed units (4 & 5) directly behind the existing garage structure at a right angle to the curtilage of the building. Furthermore, there is existing landscaping in situ that screens views between the Listed Building and the site in part. In light of the above the development proposal is not considered to harm the setting of the adjacent Listed Building.
33. The development fronts Mays Avenue and although parallel with the village Conservation Area does not directly relate to this historic boundary nor would it be prominent in views from this designation. As such the development proposals are considered to have a neutral impact upon the character and appearance of the adjacent Conservation Area and would have an acceptable impact upon the historic environment and public realm. A condition requiring archaeological investigation prior to development commencing on site will be required to assess if the site is of archaeological importance.

Highway Safety & Car Parking

34. The development proposal would provide an appropriate level of access onto Mays Avenue with adequate visibility for pedestrians with inter vehicle splays of 2.4m x 43m in both directions as shown upon drawing number BPHA.530.P01. In addition the proposal would involve improvement works to the existing bellmouth to the turning head at the end of the cul-de-sac by widening to improve access and egress for refuse vehicles. The Local Highway Authority is satisfied with the proposal in terms of highway safety and requests that a method statement including a road condition survey for the demolition and construction phases is submitted to and approved in writing prior to development commencing on site.
35. The proposal would provide off road car parking for 20 vehicles (including 5 visitor parking bays), which would equate to approximately 1.8 spaces per dwelling. This is considered to accord with the Council's maximum parking standards and would enable a satisfactory level of parking clear of the main avenue. Therefore, whilst it is acknowledged that Mays Avenue is a narrow road where on street parking is rife, the development provides an acceptable parking strategy that would not result in a detrimental impact upon the free flow, safety or amenity of the adopted highway.

36. Each dwelling would be provided with external storage within a private area for the provision of secure and covered cycle provision.

Residential Amenity

37. The proposal has been designed in accordance with the guidelines of the District Design Guide SPD. As such, the proposal provides sympathetic back-to-back relationships with both existing and proposed dwellings and would not result in any loss of privacy by virtue of overlooking nor would it result in any unduly overbearing impact or loss of sunlight or daylight to surrounding properties. The closest relationship of proposed dwellings to existing dwellings are units 6-8, which are set at a right angle to nos.45-51 Mays Avenue. However, these properties mimic the two-storey flats that are in situ at present and are therefore not considered to result in any detrimental impact upon the amenity currently experienced by the occupiers of these properties. Notwithstanding the above, the permitted development rights of the scheme shall be removed, by way of condition to ensure that future extensions, alterations to roofs and outbuildings require planning permission in order to safeguard residential amenity.
38. The proposal provides each residential unit with satisfactory private amenity space including the provision of secure and covered bin storage. These amenity areas are considered satisfactory for the units which they would serve and are generally in accordance with the guidelines set out within the District Design Guide SPD. The applicant indicates that air source heat pumps will be sought to achieve a level 3 for the code for sustainable homes. As no such detail has been submitted with this application it is considered necessary to require details of plant and machinery by way of condition in order to assess any potential impact upon residential amenity.
39. Indicative lighting proposals have been provided, which illustrate thought to safe and secure access arrangements. Nevertheless, these elements of the proposal lack sufficient detail and will require schemes to be submitted by way of condition to ensure that residential amenity is safeguarded with regard to light pollution.

Infrastructure Provision

40. The proposal would result in the net increase of 3 planning units. However, the size of the replacement scheme would significantly exceed that of the existing, as the replacement units are larger containing more bedrooms. As such, in order to meet the requirements of this development in respect to the increase in the capacity of occupants to the village the proposal would require the provision of an off-site contribution towards public open space within the village and community infrastructure. This has been calculated at £18,013.36 (index linked) with respect to public open space infrastructure and £720.80 with respect to community infrastructure.
41. In addition to the above the proposal would require a sum of £69.50 per dwelling to provide refuse bins and a £1,500.00 S106 Monitoring fee. The applicant has agreed to meet the above obligations by virtue of a Section 106 Legal Agreement.

Sustainable Development

42. As the scheme is 100% affordable housing the development is to be built in accordance to the minimum of code 3 for sustainable homes. As such, the development would exceed the minimum building control requirements with regard to insulation, water conservation measures and the use of renewable energy technology. Notwithstanding this, it is considered necessary to secure 10% of the developments predicted energy requirements to be sought by renewable energy technology and therefore details of the extent of Photovoltaic panels and air source heat pumps will be required by way of condition in order to meet the requirements of Policy NE/3.

Drainage

43. Anglian Water has confirmed that the foul drainage for this area is within the catchment of the Balsham Sewage Treatment Works, which has available capacity at present with respect of wastewater treatment. The sewerage system also has capacity at present and connection to this network will require the approval of Anglian Water under Section 106 of the Water Industry Act 1991. The surface water strategy referred to within the application is satisfactory to Anglian Water. A condition requiring a scheme for surface water drainage proposals will be required for approval, prior to development commencing on site.

Conclusion

44. 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 approved in this instance.

Decision

45. Approve subject to completion of S106 Legal Agreement.

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: BPHA.530.P01, BPHA.530.P02, BPHA.530.P03, BPHA.530.P04, BPHA.530.P05, BPHA.530.P06 & BPHA.530.P07.

(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 development within Classes A, B, D, E and F 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 - In the interests of safeguarding the character of the area and the amenities of the occupiers of neighbouring properties in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)

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 external lighting shall be provided or installed within the site other than in accordance with a scheme, which has been submitted to and approved in writing by the Local Planning Authority.

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

7. The proposed 2.4m x 43m vehicle visibility splays shown upon drawing no. BPHA.530.P01 are to be provided in full prior to first occupation of the development, hereby permitted and permanently maintained and kept clear of obstruction above a height of 600mm thereafter.

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

8. No development shall commence until a road condition survey and methodology statement of the demolition and construction of the development, hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

9. 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.)

10. 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.)

11. 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.)

12. 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.)

13. The proposed access, turning and parking areas shall be provided before each dwelling, hereby permitted, is occupied and thereafter retained as such.

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

14. Details of the location and type of air source heat pump equipment including their location and outlet, shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.

(Reason - In order to secure a reduction in the level of noise emanating from the building in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

15. No development shall take place until a scheme for the provision of on-site renewable energy to meet 10% or more of the projected energy requirements of the development has been submitted to and approved

in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

16. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

INFORMATIVES

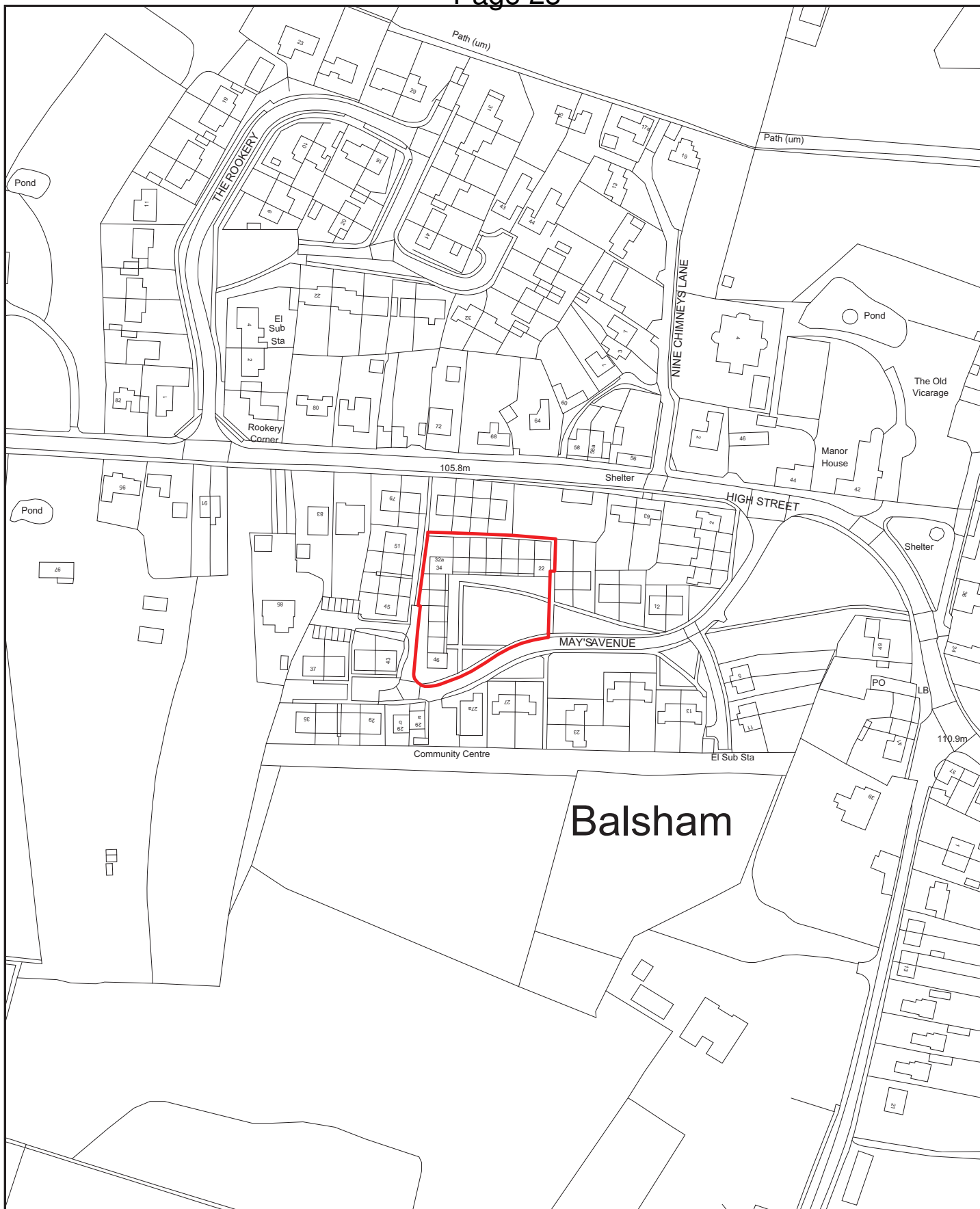
1. Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

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

- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- LDF Adopted Core Strategy Development Plan Document (2007)

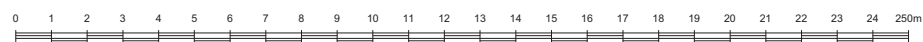
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/1809/11 - HARDWICK
Change of Use from Motorcycle Testing to Motorcycle Testing and Car License Testing - 25, St Neots Road for Driving Standards Agency

Recommendation: Delegated Approval

Date for Determination: 6 November 2011

This application has been reported to the Planning Committee for determination because the potential recommendation of approval is contrary to that of the Parish Council

Members will visit the site on 1st November 2011

Site and Proposal

1. St Neots Road runs across the northern pinnacle of the village of Hardwick, and largely consists of a ribbon of residential dwellings, with some business units interspersed. The section of St Neots Road located immediately adjacent to the application site consists of mostly frontage dwellings and is outside of the village framework for Hardwick and within the Cambridge Green Belt.
2. The application site is a 't-shaped' parcel of land that is located behind the frontage dwellings which is accessed between the two dwellings at 17 and 25a St Neots Road. The site is currently gated at the point of access with the public highway. The entrance road into the site measures approximately 5.2m wide and is separated from the neighbouring dwellings by 2m high close board fencing. The site is currently in use by the DSA (Driving Standards Agency) for motorcycle license testing. There is a monopitch building on site with an enclosed testing area beyond. The roads and testing area are enclosed by tall post and mesh fencing, whilst a significant amount of new planting is in place.
3. The full application, validated on 12th September 2011, seeks the site to be used as a license-testing centre for cars as well as motorcycles. The application is accompanied by a Planning Supporting Statement.

Planning History

4. The site has an extensive planning history stretching back to 1962. The most relevant planning history for the site is as follows:

5. **S/1463/08/F** – Refusal for the increase in opening hours for the use, varying condition 9 of the application S/1463/08/F.
6. **S/2062/07/F** – Approval by Planning Committee of a change of use of the land to a motor cycle testing centre and the erection of an associated building.
7. **S/0962/91/F** – Approval by Planning Committee for the use of the site for industrial purposes.
8. **S/0961/91/F** – Approval by Planning Committee for the use of the site as a building merchants. This use was implemented and hours of operation were not restricted, although conditions prevented the use of power operated machinery at times of the day and restricted the noise to be emitted by the use. Changes of use that would otherwise have been permitted by legislation were also controlled to require prior planning permission.
9. **S/0960/91/F** – Approval by Planning Committee of the extension of one the existing buildings on the site.
10. **S/0701/88/F** – Approval of application to remove of Condition 1 of S/1077/79/F to remove personal restriction of building material storage use.
11. **S/1077/79/F** – Approval to allow personal change of use of part of the site from agricultural engineering purposes to building material storage.

Policies

12. **Local Development Framework Development Control Policies DPD (LDF DCP)** adopted July 2007: **DP/1** Sustainable Development, **DP/2** Design of New Development, **DP/3** Development Criteria, **DP/7** Development Framework, **GB/1** Development in the Green Belt, **GB/2** Mitigating the Impact of development in the Green Belt, **NE/6** Biodiversity, **NE/15** Noise Pollution & **TR/2** Car and Cycle Parking Standards.
13. **District Design Guide SPD** – adopted March 2010.
14. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Consultations

15. **Hardwick Parish Council** recommends refusal of the application. They note concerns regarding pre-test practicing taking place in the village, two vehicles would struggle to pass along the access, the site does not have adequate on-site parking, an increase in journeys will increase noise disturbance, dangers to cyclists along St Neots Road, and that it is dangerous for learner drivers to pull out into 40mph traffic.

16. The **Environment Agency** notes that part of the site may be unsurfaced. Given the previous builders merchant use, trapped gullies should be used for any further parking required on site.
17. Members will be updated on comments from the Local Highways Authority. The Environment Health Officer has not commented within the consultation period, but it is considered necessary to get an opinion given the likely increased noise resulting from the development.

Representations

18. Letters have been received from the occupiers of five adjacent properties, including 17 and 25a St Neots Road located either side of the access. The objections noted are as follows:
 - Increases in the level of traffic in the area
 - Increased noise and disturbance from vehicle movements
 - Lack of on-site parking and the need to park in resident lay-bys
 - Highway safety concerns given the narrow access and its location, and the cycle way along St Neots Road.
 - The hours of use of the proposal.

Planning Comments

19. The key considerations for the determination of this application are the impact upon the Cambridge Green Belt, impact upon the amenity of the occupiers of neighbouring properties, and highway safety and parking provision.

Impact upon the Cambridge Green Belt

20. The site currently has consent for motorcycle testing only, and the associated building has been erected on the site. The application therefore requires no physical changes to the site in its current form. Planning Policy Guidance Note 2 (Green Belts) does not provide any guidance for the intensification of uses. It does state that the re-use of existing buildings should not harm the openness of the Cambridge Green Belt as the building is already in situ. Members should be aware that the existing use was considered appropriate, especially given the previous use of the site as a builders merchant. It is noted that further car parking spaces may be required (see below), but these would be on existing hardstanding areas. Given the nature of the proposal, no harm would result to the aims or the setting of the Cambridge Green Belt.

Impact upon the Amenity of the Occupiers of Neighbouring Properties

21. The proposal would incorporate both motorcycle and car license testing on site. The applicant has confirmed that the car testing would be in addition to the motorcycle testing rather than incorporated within contrary to the information within the supporting statement. The current number of movements to the site are three staff arriving and leaving (6 movements) and seven tests a day for three instructors (84 movements given arrival, departure on test, arrival from test, and departure from site). This total 90 trips. The proposal seeks a further three members of staff undertaking seven car license tests a day. The proposal would result in 180 trips a day to the site. It

is noted the applicant states 174 trips, but this figure appears to result from an error.

22. The applicant has confirmed in their e-mail of 14th October 2011 that use of the site would be restricted to "normal" working hours (08.30-17.00 Monday to Saturday), and the need for car testing at the site is given demand exceeding capacity at the Cowley Road, Cambridge centre, and the closure of the Chesterton Road centre. The 180 trips per day would only occur if demand cannot be catered for elsewhere. No cars would use the testing track at the rear of the site.
23. Both nos. 17 and 25a are located by the access track to the site, and their objections are noted. These properties are those most affected by the proposal. Whilst the site does back on to other gardens, these are long giving good separation between private areas and the site. Also, planting from the landscape scheme of S/2062/07/F is beginning to establish to create a further barrier. With regard to the frontage properties, these are bungalows, although 17 St Neots Road does have first floor accommodation in the roof. The shared boundaries between both properties and the access are 1.8m high panel fences. The access itself is blocked paved, which does allow relatively quiet running compared to other surfaces.
24. Occupiers of these two dwellings would certainly be aware of the increased traffic entering and exiting the site, especially from the rear garden areas. Members should however be aware of the previous use of the site as a builder's merchant. A Transport Statement was submitted with application S/2062/07/F to show the amount of trips this use created. On Tuesday 20th February 2007, traffic into the site was monitored between the "peak" times of 07.00-10.00 and 16.00-19.00. It found that 96 movements occurred in this time, of which 34 were from Heavy Goods Vehicles. It is unfortunate that these figures do not note the intervening four hours between 10.00 and 16.00. Members should be aware that whilst this information is useful in analysing the potential impact, it would hold little weight in the decision making process.
25. Given no HGV's would visit the site, and approximately half of trips would be from motorcycles, it is unlikely that there would be any serious increase in noise and disturbance from the previous use. Members will be updated on comments from the Environmental Health Officer on this matter.
26. Should further on-site parking come forward, there may be a need for further landscaping in order to screen off this area, which will also reduce the impact upon occupiers of the neighbouring properties.

Highway Safety and Parking Provision

27. The access to the site has a width of 5m. Having parked in the front of it, there appears adequate room for two vehicles to safely pass. There should therefore be no need for vehicles to wait on St Neots Road to enter the site. The existing gates are also set into the site and would not impact upon the passing of vehicles. There is excellent visibility in both directions given the width of the grass verge. It is noted that St Neots Road does have a 40mph speed limit. However, the relevant vehicle-to-vehicle visibility splay can easily be achieved.

28. The excellent visibility also includes the cycle lane. There is local concern regarding the potential impact upon cyclist safety. However, the entrance allows clear views of cyclists and there should be no increase in harm to such cyclists. The Local Highways Authority has verbally confirmed that there would be no impact upon highway safety, and Members will be updated if formal comments are received.
29. There is also local concern that vehicles will practice within the village prior to arriving at the test centre. Unfortunately, there can be no controls of this through the planning process as any condition is unlikely to meet the tests set out in Circular 11/95. However, in reality the amount of vehicles who may do this is unlikely to cause any serious impact upon residents within the village.
30. With regards to parking provision, there are only five car parking spaces on site, plus adequate designated motorcycle spaces. Given the introduction of three staff directly related to car testing, and the potential for three tests to be carried out at one time, it is suggested that a maximum nine spaces should be provided on site. The application does not include any new parking areas, but the applicant is aware of the shortfall and Members will be updated regarding any new spaces. As submitted, it is considered there is a shortfall of on-site parking. There is local concern regarding the potential parking of cars in the lay-bys by the entrance. Given the nature of the use, this is unlikely to happen. However, vehicles arriving early could wait in such locations. This would be a short-term disruption to residents and should be avoided if possible.

Decision/Recommendation

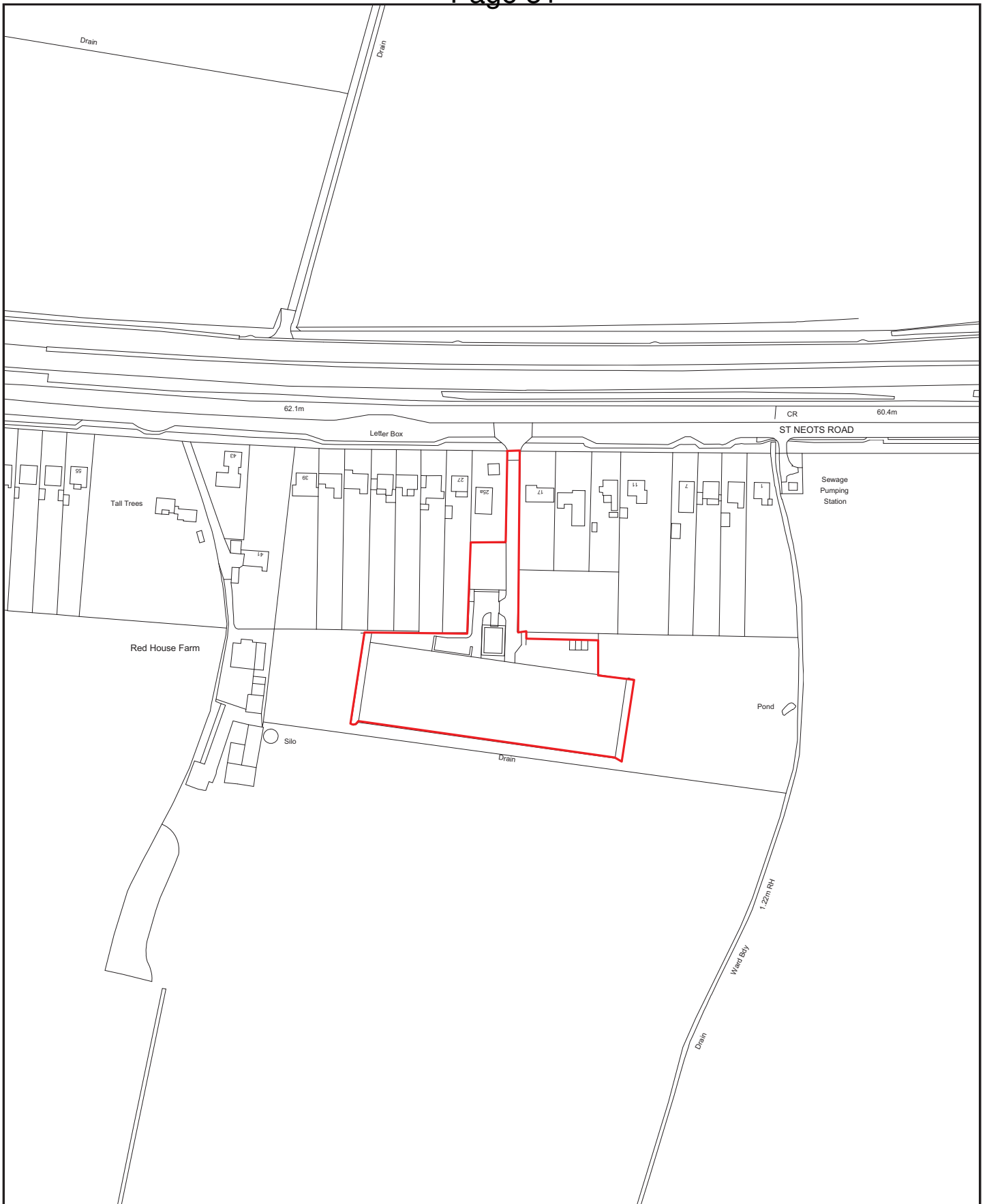
31. Delegated approval, subject to comments from the Local Highways Authority and the Environmental Health Officer, and receipt of further details regarding further onsite car parking.
32. If approved, conditions would be required regarding time implementation of the consent, approved plans, a maximum combined 42 tests per day for motorcycles and cars, retention of parking areas, and restrictive conditions preventing the use to be carried out at any other time than 08.30-17.00 Monday-Saturday, and preventing cars from using the test track at the rear of the site. A landscaping condition may also be applicable.

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

- South Cambridgeshire Local Development Framework Development Control Policies 2007.
- Local Development Framework District Design Guide SPD.
- Circular 11/95 – The Use of Conditions in Planning Permissions
- Planning Files S/1809/11, S/1463/08/F, S/2062/07/F, S/0962/91/F, S/0961/91/F, S/0960/91/F, S/0701/88/F & S/1077/79/F.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services)/Corporate Manager (Planning and Sustainable Communities)

S/1516/11 – COTTENHAM

Erection of dwelling following demolition of outbuilding at 315, High Street, Cottenham, Cambridge, CB24 6TX for Mr James Armstrong

Recommendation: Delegated Approval

Date for Determination: 30th November 2011

Notes:

This application has been reported to the Planning Committee as the Officer recommendation is contrary to the response received from the Parish Council.

Site and Proposal

1. The site is located within the Cottenham village framework and inside the Conservation Area, and forms the rear part of the curtilage of No.315 High Street, a detached gault brick villa located on the south side of the High Street. To the south-west are further detached properties fronting the High Street whilst, beyond the north-eastern boundary is a footpath linking Leopold Walk with the High Street. On the opposite side of this footpath to the site are a row of modest terraced cottages whilst Leopold Walk to the south-east is an estate of 1990's brick houses. Within the rear garden of No.315 High Street are a large two-storey barn that has been converted to form part of the main dwelling and, beyond this, a single-storey timber outbuilding.
2. The application proposes to erect a detached two-storey dwelling within the rear/southern part of the garden following the demolition of the existing single-storey outbuilding. The dwelling would be an L-shaped four-bedroom property with an attached single carport. It would comprise buff brick walls under a slate or plain tiled roof. Vehicular access to the plot would be obtained via the end of Leopold Walk, and utilising part of the curtilage of No.17 Leopold Walk. To compensate for this, it is proposed to provide an additional parking space for No.17 on the north side of this neighbouring property. The application also proposes to remove a number of trees within the rear garden in order to facilitate the development.

Planning History

3. **S/0724/74/F** – Change of use of outbuilding to office and storage – approved.
4. **S/0161/82/F** – Use of outbuildings for tea room – approved.
5. **S/1485/97/F** – Extension and double garage – refused.
6. **S/1505/97/CAC** – Demolition of barns and outbuildings – refused.

7. **S/1518/11** – Application for Conservation Area Consent for demolition of outbuilding – approved.

Planning Policy

8. South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/5: Minor Rural Centres
9. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 2007:

DP/1: Sustainable Development
DP/2: Design of New Development
DP/3: Development Criteria
DP/4: Infrastructure and New Developments
HG/1: Housing Density
NE/1: Energy Efficiency
NE/6: Biodiversity
NE/15: Noise Pollution
CH/5: Conservation Areas
SF/10: Outdoor Playspace, Informal Open Space and New Developments
SF/11: Open Space Standards
TR/1: Planning for More Sustainable Travel
TR/2: Car and Cycle Parking Standards

10. Supplementary Planning Documents:
Cottenham Village Design Statement – Adopted November 2007
Development Affecting Conservation Areas – Adopted January 2009
Open Space in New Developments – Adopted January 2009
Trees and Development Sites – Adopted July 2009
District Design Guide – Adopted March 2010
11. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
12. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultations

13. **Cottenham Parish Council** – Recommends refusal for the following reasons:
- Safety issues relating to the footpath in Leopold Walk, with the proposed access to the new dwelling being wholly over the footpath. This footpath is the main link to the High Street from the Brenda Gautrey Way Estate.
 - The proposed visibility splay to the north-west is not acceptable.
 - Privacy to properties in Leopold Walk, especially No.30.
14. **The Conservation Manager** – Recommends refusal. No objections are raised to the demolition of the outbuilding, as the building is of poor quality

and in poor condition. However, there are concerns about the proposed new dwelling and access for the following reasons:

- The size, mass and bulk of the proposed new dwelling, which would be disproportionate to the size of the plot.
- Overdevelopment.
- Loss of greenery to the footpath and consequent impact on the character of the area.
- The design would be suburban in character and result in harm to the character of the area.
- The dwelling would be out of character with the linear form of the buildings to be removed.
- The new structure should be subservient to the existing barn.
- The new access would increase the amount of tarmac and result in a loss of greenery.

It is considered that a lower scale of property (maximum one and a half storeys high) with a linear form that follows the line of the demolished buildings, perhaps in a courtyard form, may be acceptable. Any scheme should seek to retain as much greenery as possible, and should also seek to limit the amount of proposed hardstanding.

15. **The Trees Officer** raises no objections providing the recommendations in the submitted arboricultural report are adhered to.
16. **The Landscape Design Officer** raises no objections and advises that no landscape plan is required. However, the trees and hedge outside the site that are growing adjacent to the footpath should be protected during construction.
17. **The Environmental Health Officer** - Raises no objections subject to conditions being added to any consent to protect neighbours from noise disturbance during the construction period.
18. **The Cottenham Village Design Group** – States that the site sits out of direct view of the High Street, and has a number of outbuildings that are not of any merit. It is considered that the pedestrian footpath linking Leopold Walk with the High Street would be improved by an appropriately designed house. The proposed house style and materials are considered to be acceptable given the design of the adjacent properties in Leopold Walk.
19. **The Local Highways Authority** – Raised a holding objection to the original drawings, as the proposed access crosses land that is not in the applicant's control. In addition, 2m x 2m visibility splays have not been provided. It is considered this objection could be overcome by removing the existing fencing, relocating the existing barriers on the public footpath, and constructing the vehicle crossing over the footway instead of third party land.

The Local Highways Authority has since advised that the amended drawing showing the provision of a 2m x 2m splay across the front of No. 17 Leopold Walk overcomes its concerns.

Representations

20. Letters of objection have been received from No. 30 Leopold Walk, and from No. 319 High Street. The main points raised are:

- The proposed access would compromise highway safety, and the safety of pedestrians using the footpath.
 - The dwelling would overlook the garden of No.319 High Street and be sited much closer to the boundary than the existing single-storey outbuilding.
21. The owner of No.17 Leopold Walk supports the proposal as it would provide more parking space for No.17, enhance the character of the area, and improve the security of the footpath.

Planning Comments – Key Issues

Principle of the Use

22. The erection of a dwelling on the site would equate to a density of approximately 30 dwellings per hectare and the proposal would therefore comply with the requirements of Policy HG/1 of the Local Development Framework, which requires new residential developments to achieve a minimum density of 30 dwellings per hectare, unless material considerations indicate a different density of development would be more appropriate.

Impact on the character of area

23. Whilst not objecting to the principle of erecting a dwelling on the land, the Conservation Officer has raised strong objections to the scale and form of the proposed dwelling, advising that development of the site would only be acceptable if any dwelling was lower in scale and in a linear form to reflect the line of the existing outbuildings.
24. Despite the above objections, Officers do not consider, on balance, that the site needs to be developed in such a manner. There is a wide variety in building forms and styles in the immediate vicinity of the site. Fronting the High Street are traditional gault brick villas, whilst modern estate development lies to the north-east, on the opposite side of the footpath, and south-east. There are also examples of development in depth, to the rear of properties fronting the High Street, to the south-west of the site. The site is relatively well concealed in views from the High Street by the frontage dwellings and is most prominent in views from the footpath and from the modern estate development in Leopold Walk.
25. As the site would predominantly be viewed in the context of the modern two-storey dwellings on the adjacent estate, it is considered that a two-storey dwelling in the position shown would be appropriate in principal and would not result in harm to the character and appearance of the Conservation Area. However, the houses in the immediate vicinity of the site are very simple in form and modest in scale, with the dwellings fronting the footpath having an approximate ridge height of 7.7 metres. The proposed dwelling has a principal 7.7 metre high section running north-south and a higher 8.5 metre high wing extending to the front of the property towards the footpath. This is considered to result in a very awkward roof form as well as a ridge height and overall form that is alien to the simple form and modest scale of dwellings in the immediate area. As a result, it has been requested that the scheme be amended to reduce the height of the forward wing to 7.7 metres.

Highway Safety and Parking

26. The Local Highways Authority initially objected to the application. In response to this, the applicant's agent has clarified that the applicants have entered into a legal agreement with No.17 Leopold Walk conveying a right of way over the section of land belonging to No.17, in exchange for a parking space on land belonging to No.315. As such, the application does not include a means of access over the footway. The drawing has been amended and the site edged red enlarged in order to provide the required visibility splays, and the Local Highways Authority has confirmed that the additional information and revised plan resolves its concerns.

Residential Amenity

27. With regards to the impact of the development upon the amenities of occupiers of adjoining properties, the house has been designed with no habitable room windows facing the rear garden of No.319 High Street. The only first floor openings in the rear elevation of the proposed dwelling are high-level rooflights serving bathrooms. First floor openings are proposed in the north elevation of the dwelling, but this elevation is sited in excess of 27 metres away from the nearest part of No.319 High Street and looks towards this neighbouring property at an oblique angle. The proposal is not therefore considered to harm the amenities of occupiers of No.319 High Street by reason of overlooking. The north facing first floor windows would look directly towards the existing dwelling at No.315 High Street, but the height of the two-storey barn would prevent any direct views into No.315's private garden area. These windows would also have an oblique rather than direct view towards windows in the front elevations of Nos. 30-38 Leopold Walk. The first floor window serving bedroom four, in the south elevation of the forward projecting wing, would look towards the front garden of No.17 Leopold Walk, whilst the first floor window to bedroom one, in the east elevation, would overlook the communal parking area opposite the site. In order to protect the amenities of Nos. 30-38 Leopold Walk, no first floor openings have been proposed in the east end elevation of the forward projecting wing. Should consent be granted for the dwelling, it would be essential to control the future insertion of first floor windows in the rear elevation, south side gable, and east elevation of the forward wing, in order to prevent future overlooking of adjoining properties.
28. Given the distance of the proposed dwelling from adjoining properties, it is not considered to result in an adverse loss of light or outlook to neighbouring occupiers.

Trees

29. The application has been accompanied by an Arboricultural Report. A number of trees would need to be removed in order to accommodate the proposed dwelling. The Trees Officer has raised no objections to the loss of the existing trees identified, providing the recommendations of the submitted report are adhered to, whilst the Landscape Design Officer has also raised no objections to the development.

Ecology

30. The Ecology Officer advised, prior to validation of the application, that the demolition of the outbuilding would be unlikely to impact on protected species and therefore considered that a biodiversity assessment would not be required.

Infrastructure requirements

31. The proposal would result in the need for a financial contribution towards the provision and maintenance of open space, in accordance with the requirements of Policies DP/4 and SF/10 of the Local Development Framework. For the four-bedroom dwelling proposed, this amounts to £4,258.90, as calculated at the time of the application. It would also result in the need for a contribution towards the provision of indoor community facilities (£718.78), together with additional costs relating to the provision of household waste receptacles (£69.50), Section 106 monitoring (£50) and legal fees (minimum £350). The applicants' agent has been requested to confirm in writing his clients' agreement to these payments.

Recommendation

32. Subject to the receipt of amended plans to address Officer concerns regarding the design of the dwelling, delegated powers are sought to approve the application 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: 1B, 2A and 3. (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 for the external walls and roofs of the dwelling, 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 Policies DP/2 and CH/5 of the adopted Local Development Framework 2007.)
 4. No site clearance or building operations shall commence until tree protection has been erected on site in accordance with the details shown within the Arboricultural Report Reference 0630D/CJO/1407 dated 14th July 2011. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) or hedges 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 and hedges 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.)
 5. 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 dwelling is

occupied in accordance with the approved details and shall thereafter be retained.

(Reason – To ensure 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.)

6. 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 west/rear elevation, east elevation of the forward projecting gable, and in the south side elevation (excluding the south side of the forward projecting element) 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.)
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 or Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason – To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the Local Development Framework 2007.)
8. No development shall begin until details of a scheme for the provision of recreational and community facilities infrastructure, and household waste receptacles, to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure that the development contributes towards recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007 and to the Supplementary Planning Document, Open Space in New Developments, adopted January 2009)
9. The dwelling, hereby permitted, shall not be occupied until the car parking space for No.17 Leopold Walk, shown on the approved 1:200 site plan, has been provided. This space shall thereafter be retained for the use of occupiers of No.17 Leopold Walk. (Reason – To ensure the provision of replacement car parking for No.17 Leopold Walk, in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
10. The proposed vehicular access, parking and turning areas for the dwelling, hereby permitted, shall be provided in accordance with the approved drawing no.3 before the dwelling is occupied and thereafter retained as such.
(Reason – In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an

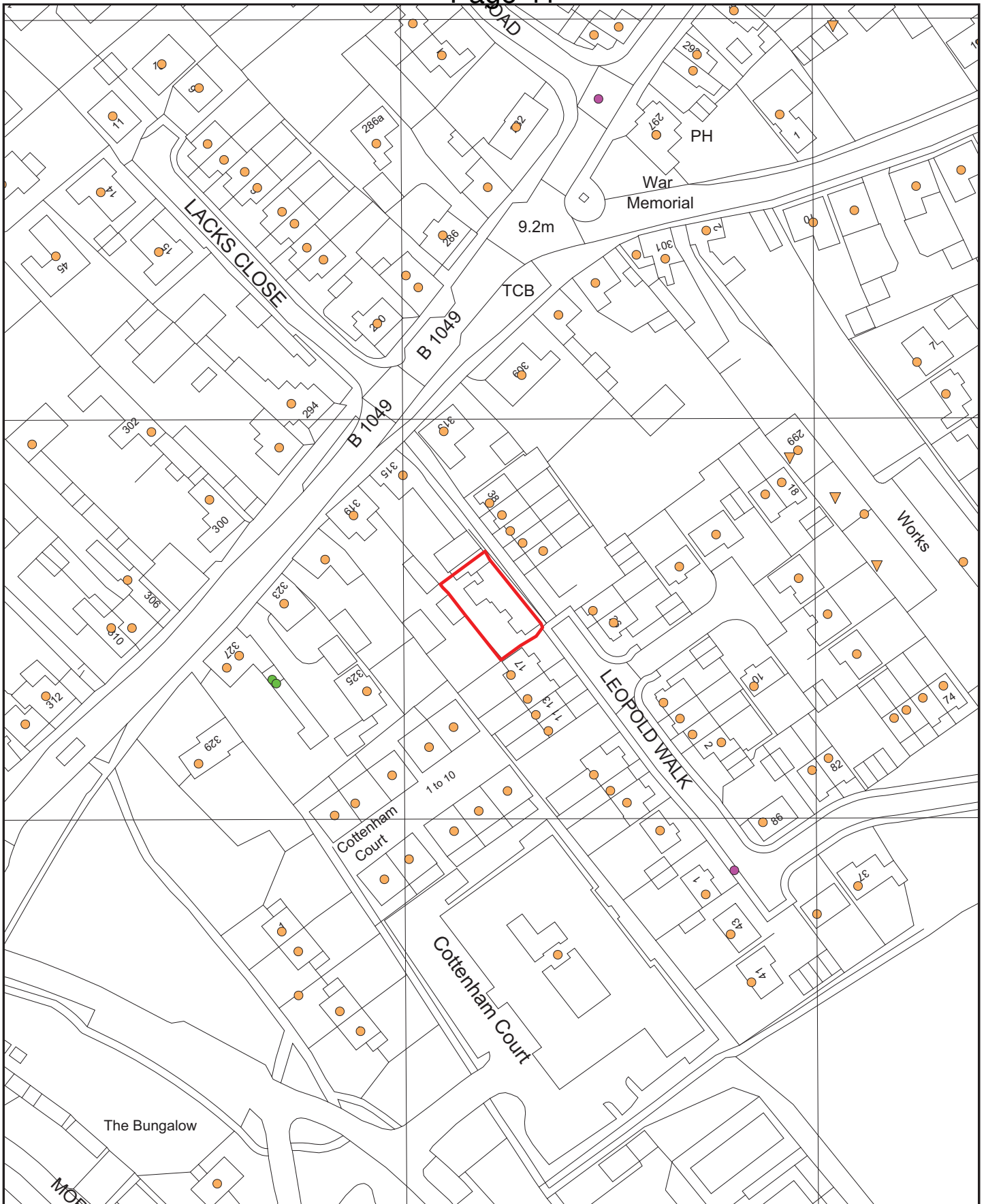
area of 2m x 2m measured from and along respectively the highway boundary.

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

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: Cottenham Village Design Statement; Development Affecting Conservation Areas; Open Space in New Developments; Trees and Development Sites; District Design Guide.
- Circular 11/95 and 05/2005.
- Planning File References: S/1518/11, S/1505/97/Cac, S/1485/97/F, S/0161/82/F and S/0724/74/F.

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



South
Cambridgeshire
District Council

Planning Dept - South Cambridgeshire DC



FOR INTERNAL USE ONLY

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Time of plot: 09:45

Date of plot: 21/10/2011

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services) /Corporate Manager (Planning and Sustainable Communities)

S/1715/11 – MILTON

Erection of a detached dwelling, together with the provision of a dropped kerb and 2 car parking spaces to the front of the existing dwelling at 14 Fen Road and Land off Coles Road, Milton for Executors of Violet Barton Deceased

Recommendation: Approval

Date for Determination: 21st October 2011

Notes:

Members of Committee will visit the site on Tuesday 1st November 2011.

This application has been reported to the Planning Committee as the Officer recommendation is contrary to the response received from the Parish Council.

Site and Proposal

1. No.14 Fen Road is a hipped roof brick and tile bungalow that faces Fen Road and has a long private garden, with vehicular access and garaging/parking provided to the rear off Coles Road. The dwelling is adjoined by a single storey buff brick and slate property to the south (No.16 Fen Road) and a single-storey render and tile property to the north (No.12 Fen Road). The access to the rear adjoins the boundary of a two-storey brown brick semi-detached dwelling to the south-west whilst, adjacent to the north-western boundary of the rear garden, is a two-storey buff brick building. This consists of commercial premises at ground floor level and flats at first floor level. Vehicular access to the site, leading to a single garage and parking area, is obtained via Coles Road.
2. The site lies outside the village Conservation Area. However, the edge of the Conservation Area is located along the Fen Road frontage of the site and continues for a short distance (approximately 30 metres) along Coles Road.
3. The application proposes to erect a two-bedroom detached dwelling within the rear garden of No.14 Fen Road. The proposed dwelling would be a 1^{1/2} storey property with a 5.95 metre high ridge and 2.4 metre high eaves, with the ridge line running in a north-east to south-west direction. The property would be of a contemporary design, consisting of horizontal black boarding at ground floor level and natural coloured vertical cladding at first floor level, under a pitched natural slate roof. It would be accessed via Coles Road and, to compensate for the loss of the access and parking for the existing property, the proposal seeks to provide an access and two parking spaces at the front of the existing property.

Planning History

4. C/0555/66/D – Garage and access – approved.

Planning Policy

5. South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/6: Group Villages
6. South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted July 2007:
DP/1: Sustainable Development
DP/2: Design of New Development
DP/3: Development Criteria
DP/4: Infrastructure and New Developments
HG/1: Housing Density
NE/1: Energy Efficiency
NE/6: Biodiversity
NE/15: Noise Pollution
CH/5: Conservation Areas
SF/10: Outdoor Playspace, Informal Open Space and New Developments
SF/11: Open Space Standards
TR/1: Planning for More Sustainable Travel
TR/2: Car and Cycle Parking Standards
7. South Cambridgeshire LDF Supplementary Planning Documents:
Development Affecting Conservation Areas – Adopted January 2009
Open Space in New Developments – Adopted January 2009
Trees and Development Sites – Adopted July 2009
District Design Guide – Adopted March 2010
8. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
9. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultations

10. **Milton Parish Council** – Recommends refusal for the following reasons:
 - Inappropriate development adjacent to our Conservation Area.
 - Overbearing to neighbouring properties and out of character for the area.

We support the neighbours objections especially as a two-storey building is proposed when I understand that bungalows in Fen Road have previously been refused permission to extend upwards.
11. **The Trees Officer** raises no objections.
12. **The Environmental Health Officer** - Raises no objections subject to conditions being added to any consent to protect neighbours from noise disturbance during the construction period.

13. ***The Local Highways Authority*** – Raises no objections subject to the existing access to No.14 Fen Road being permanently and effectively closed within 28 days of the bringing into use of the new access. 2m x 2m visibility splays should be provided and shown on the drawings. The accesses for both the existing and new dwellings should be constructed with a bound surface designed to ensure no surface water discharges onto the public highway.

Representations

14. Letters of objection have been received from Nos. 12, 16, 18 Fen Road and Nos.1, 1a, 1b, 1c and 1d Coles Road. The main points raised are:
- Nos. 12, 16 and 18 Fen Road are all bungalows that have never been given permission to extend upwards as they face the Conservation Area. A 1¹/₂ storey property would be completely inappropriate and a single storey dwelling would be far more in keeping with the surroundings.
 - The proposed dwelling would not be in keeping with the character of surrounding properties, none of which have timber cladding. Properties in the area are either brick or render and none of the adjoining bungalows have windows in the roof space.
 - Approval of the development would set a precedent for extending adjoining bungalows upwards.
 - The proposed building would be visible from the Conservation Area and war memorial in Coles Road, particularly if nearby trees in the garden of No.12 Fen Road were removed.
 - The development would result in overlooking of the private garden areas and windows serving habitable rooms of adjoining properties at Nos. 12 and 16 Fen Road. The timber fins provide privacy for the proposed dwelling but not for the existing bungalows and their gardens. Only velux windows in the side elevations would be appropriate.
 - The development would be overbearing to, and lead to overshadowing of, the gardens of Nos.12 and 16 Fen Road. The occupiers of No.12 stress that this would result in a decline in the value of their property.
 - The development would result in a loss of privacy and sunlight to the adjacent balcony used by No.1c Coles Road.
 - No.1 Coles Road raises no objections subject to the actual length of the 1.8m high fence proposed along the common boundary being agreed before erection.
 - There is a discrepancy in the plan as laurel trees shown as being in the garden of No.14 are actually sited in the grounds of No.12.
 - Ms Walker, part-owner of No.12 Fen Road, is abroad on work commitments on the day of the committee and therefore unable to attend the meeting. However, she has made it clear that, due to the strength of the owners' objections, she would have attended the meeting, if available, in order to personally put forward their case for objecting to the proposal to Members of the Committee.

15. District Councillor Mrs Smith states that the application was strongly opposed at the Parish Council meeting and that, if Officers are minded to approve, it should be referred to Planning Committee. The bungalows fronting Fen Road are on the boundary of the Conservation Area and have all been told they cannot build bedrooms in their roofspace. They therefore feel a chalet bungalow is not appropriate in the back garden. The proposal represents overdevelopment of the garden, and is very close to the terrace of the flat at the back of the shops, leading to neighbour amenity issues.

Planning Comments – Key Issues

Principle of development and density

16. Milton is designated within Policy ST/6 of the Core Strategy as a Group Village. In such settlements, development and redevelopment, up to a maximum scheme size of 8 dwellings, is acceptable in principle on sites within village frameworks. The proposed development would equate to a density of approximately 27 dwellings per hectare. This is slightly below the minimum density of 30 dwellings per hectare required by Policy HG/1 but, taking into account the characteristics of the area, is considered to be an appropriate density of development in this instance.

Impact on the character of area

17. Concerns have been raised regarding the scale of the development relative to surrounding properties and the consequent impact upon the character of the area. The site is surrounded by single-storey bungalows to the north-east and by two-storey properties to the north-west and south-west. The proposed dwelling would be a 1¹/₂ storey property with low eaves, and would be approximately 900mm higher than the bungalows fronting Fen Road. It would be sited 2.2 metres to the south-east of the two-storey property at No.1a Coles Road, 18 metres from the two-storey dwelling at No.1 Coles Road, and some 26 metres away from the single-storey property at No.14 Fen Road. The site is most prominent in views from Coles Road, notably in the gaps between Nos. 1 and 1a, and between No.1a and No.12 Fen Road. The bungalows in Fen Road are sited in close proximity to each other, with narrow gaps between each property and there are therefore limited views of the site from this direction. Given the distance of the dwelling from the bungalows in Fen Road and the limited views available from Fen Road, its marginally higher roof would be barely discernible, and the development would be viewed more in the context of the two-storey development in Coles Road. It is therefore considered that the scale of the proposed dwelling would not be out of keeping with, or harmful to, the character of the area.
18. In a number of the responses received, concerns have been expressed regarding the contemporary design of the dwelling and its impact upon the character of the area. The proposed dwelling is relatively conventional in form, consisting of a chalet style property with a natural slate dual-pitched roof. The materials proposed for the walls of the property are more contemporary in appearance, comprising horizontal black timber boarding at ground floor level and natural coloured vertical timber boarding above. Whilst there are no timber clad buildings in the immediate area, the natural colouring of the first floor and the slate roof would complement the colour of the roofs and brickwork in the locality. The design and scale of the property are therefore considered to be acceptable and are not considered to result in undue harm to the character and appearance of the area.

19. As stated above, there would only be limited views of the property from the Conservation Area in Fen Road, with the site being predominantly screened from view by the existing bungalows. The dwelling itself is not therefore considered to have any adverse impact upon the character and appearance of the Conservation Area. The main affect upon the Conservation Area would arise from the proposal to create a new dropped kerb, to remove the existing fence adjoining the footpath and to provide two car parking spaces at the front of the existing property. The majority of properties in the vicinity of the site have hard surfaced areas and off-street parking at the front, and this alteration would therefore be entirely in keeping with the character of the area.
20. In a number of responses, reference has been made to previous applications for roof extensions to properties in Fen Road being refused due to the impact on the character of the area. However, there is no evidence from the planning history relating to Nos. 12, 16 and 18 Fen Road to suggest this is the case. The only application of relevance dates from 1995, where a proposed roof extension to No.18 Fen Road was refused due to its harmful impact upon the amenities of surrounding properties. There was no reference in the reason for refusal to any harm caused to the character of the Conservation Area.

Residential Amenity

21. The site is surrounded by residential dwellings, and significant concerns have been raised by the occupiers of adjoining properties to the impact of the dwelling upon their amenities.
22. The proposed dwelling includes two bedrooms at first floor level that would be served by windows in the gable end elevations and by high-level rooflights in the side elevation facing No.16 Fen Road. A dormer window is also proposed in the south side elevation in order to provide headroom to the bathroom. This would be fitted with fixed shut obscure glass, with a high-level top-hung opening light provided for ventilation. The proposed dwelling would be sited some 26 metres away from the rear elevation of No.14 Fen Road. The adopted District Design Guide SPD requires a minimum distance of 25 metres to be achieved between opposing windows and this separation between the existing and proposed properties is sufficient to ensure the dwelling would not adversely affect the amenities of occupiers of the existing property by reason of overlooking or overshadowing.
23. The adjoining properties at Nos. 12 and 16 Fen Road have been extended to the rear, such that they are 22 metres and 11 metres away from the proposed dwelling respectively. Although these distances are lower than the separation required within the Design Guide, the first floor windows facing these properties have been recessed behind protruding fins which channel views straight down the site and prevent oblique views across to neighbouring properties. The windows in the roof slope facing No.16 Fen Road consist of high-level rooflights and a dormer window that would be fitted with fixed shut, obscure glass (other than a high level opening light). As such, the windows in this elevation would not overlook the private garden area of No.16 Fen Road. The proposed dwelling would be sited close to the extended rear elevation of No.16 but, given its orientation to the north-west of this property, is not considered to result in an unacceptable loss of sunlight/daylight or overshadowing of this neighbouring garden area. Due to the physical

separation between the dwelling and No.12 Fen Road, the development is also considered to avoid any harmful overshadowing or overbearing impact upon occupiers of this dwelling.

24. No. 1a Coles Road consists of commercial premises at ground floor level with first floor flats above. The flats have a large balcony that overlooks the western end of the site, as well as first floor windows recessed behind the balcony. The proposed dwelling would be sited approximately 2.2 metres away from the edge of the balcony and 5.4 metres from the first floor windows. Although in close proximity to the balcony, the dwelling would be positioned such that its front elevation would be roughly level with the eastern edge of the balcony/windows. As a result, the dwelling would not encroach into the direct outlook from the balcony/windows and, given its low height, would not encroach into a 25 degree line drawn from the bottom of the nearest edge of the balcony. It is therefore considered that the dwelling would not result in an undue loss of sunlight and outlook to occupiers of the flats at 1a Coles Road. With regards to the amenities enjoyed by future occupiers of the proposed dwelling, the site is presently directly overlooked by the first floor windows at the rear of No.1a Coles Road. However, the property has been positioned so that the main private garden would be on the east side, screened by the proposed dwelling, with the land to the west comprising the access and front garden area. This relationship is therefore considered to be acceptable.
25. The dwelling at No.1 Coles Road is located approximately 18 metres to the south-west of the site, and the side gable of this property facing the site has a kitchen window at ground floor level and a bathroom window on the first floor. The first floor elevation facing towards this property includes two bedroom windows. To prevent oblique overlooking towards the garden, these windows have again been recessed behind protruding fins, thereby channelling views directly ahead. With regards to these more direct views towards the kitchen window, one of the proposed openings would be concealed behind a timber screen whilst the other would be at a low height above the floor level. A cross-section drawing demonstrates that, with a new 1.8m high fence proposed to be constructed along the common boundary, the first floor windows serving bedroom 2 would not overlook No.1 Coles Road's kitchen window. The owner of No.1 Coles Road has expressed a preference for the proposed boundary fence to be extended to the front of the dwelling. The applicant's agent has agreed to this, and this can be secured through a boundary treatment condition.

Highway Safety and Parking

26. The application proposes to provide replacement parking for the existing dwelling at the front of the site off Fen Road. The Local Highways Authority has raised no objections to this subject to the provision of pedestrian visibility splays. This can be conditioned as part of any planning consent.

Trees

27. The application has been accompanied by a Tree Survey, which states that the development would not have any adverse impact upon existing trees. No objections have been raised to the proposal by the Council's Trees Officer.

Infrastructure requirements

28. The proposal would result in the need for a financial contribution towards the provision and maintenance of open space, in accordance with the requirements of Policies DP/4 and SF/10 of the Local Development Framework. For the 2 bedroom dwelling proposed, this amounts to £2,244.90, as calculated at the time of the application. It would also result in the need for a contribution towards the provision of indoor community facilities (£378.88) and household waste receptacles (£69.50), together with additional costs relating to Section 106 monitoring and legal fees. The applicants' agent has confirmed, in writing, his client's agreement to such payments.

Recommendation

29. Approval:
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: 101, 104, 105, 106, 108, 109, 110, 111 and 112 Rev P1 (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 for the external walls and roofs of the dwelling, 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 Policies DP/2 and CH/5 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. 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 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. 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. 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 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 any elevation of the dwelling at and above first floor level (including in the roof space) 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.)
8. 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 or Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason – To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the Local Development Framework 2007.)
9. No development shall begin until details of a scheme for the provision of recreational and community facilities infrastructure, and household waste receptacles, to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure that the development contributes towards recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007 and to the Supplementary Planning Document, Open Space in New Developments, adopted January 2009)
10. The dwelling, hereby permitted, shall not be occupied until the access and car parking spaces for No.14 Fen Road have been provided in accordance with the details shown within drawing number 104 Rev P1. The spaces shall thereafter be retained in accordance with the approved details. (Reason – To ensure the provision of replacement car parking for No.14 Fen Road, in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. Visibility splays shall be provided on both sides of the new access to No.14 Fen Road and shall be maintained free from any obstruction over a

height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.

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

12. Within 28 days of the bringing into use of the new access to No.14 Fen Road, the existing access shall be permanently and effectively closed and the footway/highway verge reinstated in accordance with a scheme that shall previously have been submitted to and approved in writing by the Local Planning Authority.

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

13. The projecting fins to the windows shall be fitted in accordance with the approved plans before the occupation of the dwelling, hereby permitted, and shall thereafter be maintained in perpetuity.

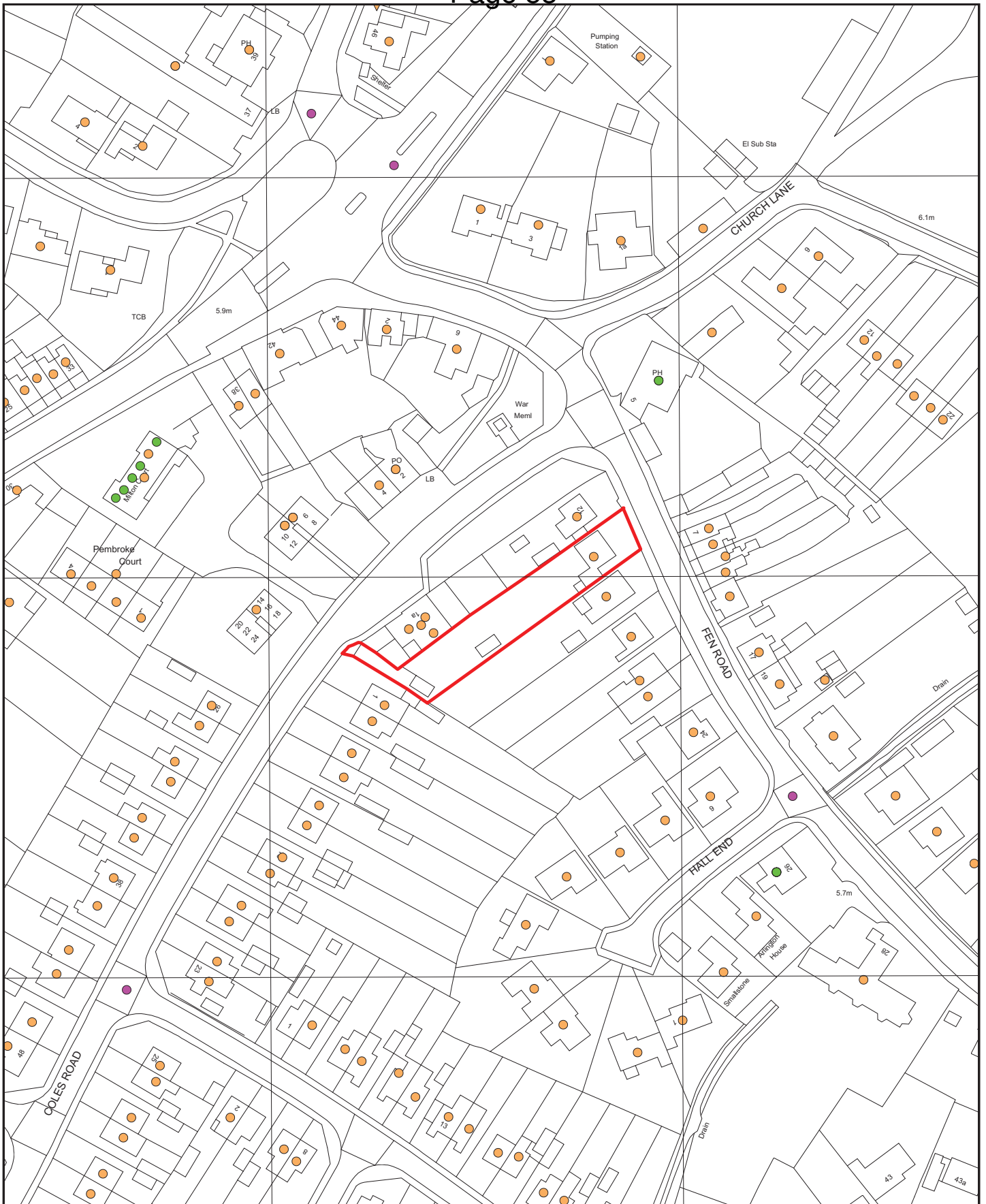
(Reason – To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007.
- Supplementary Planning Documents: Development Affecting Conservation Areas; Open Space in New Developments; Trees and Development Sites; District Design Guide.
- Circular 11/95 and 05/2005.
- Planning File References: C/0555/66/D and S/1715/11.

Contact Officer: Lorraine Casey – Senior Planning Officer
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**South
Cambridgeshire
District Council**

Planning Dept - South Cambridgeshire DC



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0021/11 - SAWSTON

Extension of time limit for implementation of previously approved planning permission S/1800/04/ F for restoration, refurbishment and change of use of Hall to hotel; restoration and conversion of coach house to hotel accommodation; erection of new restaurant, pool and treatment, accommodation, creche and laundry facilities, and plant buildings; alterations to internal roads, and new parking area, at Sawston Hall, Church Lane, for Mr S Coates

Recommendation: Approval

Date for Determination: 6 May 2011

This Application has been reported to the Planning Committee for determination because the application is a departure from the development plan that is required to be referred to the Secretary of State in the event that Members are minded to grant approval.

Members will visit this site on 1 November 2011

Conservation Area**Departure Application****Site and Proposal**

1. This 24 hectares approximately site is occupied by the Hall, a former stable block used as part of the attached restaurant and a number of outbuildings, its grounds and Sawston Hall Meadows Site of Special Scientific Interest (SSSI). Residential properties bound the site to the northeast, south and west. Church Lane, from which vehicular access is obtained, Spring Close Cottage and St Mary's Church are to the north. The site is located close to the centre of Sawston.
2. The site's heritage designations are as follows:
 - Sawston Hall is Grade I Listed;
 - Within the site a statue of Atlas and a pump located within the central courtyard area are Listed in their own right Grade II;
 - The entrance gates are Listed Grade II;
 - The grounds are Grade II Listed on the National Historic Parks and Gardens Register;
 - The site abuts St Mary's Church, a Grade I Listed Building;

- The site has been identified as being of archaeological interest
- It is located within Sawston Conservation Area;
- Parts of the grounds are designated a SSSI;
- A significant area of trees are subject of a TPO;
- The Hall and grounds are outside of the village development limits and are within the countryside and Green Belt.

History of the Building

3. The records show the original house on the site was destroyed by fire in 1553 by a mob reacting to the fact that Mary Tudor had stayed there. The current clunch stone building was built between 1557-1584 probably from stones salvaged from Cambridge Castle. Date stones on the building provide some evidence for this chronology.
4. In the architectural analysis submitted as part of the applications, it is suggested that the original floor plan was in a U-shape consisting principally of a Great Hall and screens passage. By 1600 the current courtyard arrangement had been laid out with the long gallery being formed on the southern side. The northern wing remains the oldest part of the building.
5. The building was privately owned by descendents of the Huddlestone family from 1557 until 1982 when it was sold. The family were catholic and there is a private chapel and at least three priest holes in the building.
6. The building was extensively remodelled in the Victorian period - the chapel, most of the windows, main staircase and general layout, including the short gallery, date from this period.
7. During WWII the building was requisitioned for use by the 66th Fighter Wing Command in association with Duxford Airfield and graffiti still remains in the attic floor from this period.
8. Alterations in the twentieth century include alterations to the attic floor roof trusses, an extension to the coach house to form a restaurant and a glazed link to this.
9. In the period 1982- 2002 the Hall was used as a private educational establishment. This went into receivership and the building has not had a secure use for over nine years. The site was acquired in 2006 by the applicant.

The Proposal

10. The current application seeks to extend the time period for implementation of planning permission S/1800/04/F. Condition 1 of this planning permission required development to start within five years, that is by 8 February 2011.
11. The renewal proposal seeks change of use of the site as a whole for use as a hotel and associated leisure facilities. As part of the submission the following details have been received:
 - a) Brought forward from S/1800/04/F:

- An historical architectural appraisal of the building by Mr T Baggs.
 - An assessment of the impact on the historic designed landscape, gardens and grounds by Dr Twigs Way and Dr David Brown;
 - Ecological Assessment
 - design and access statements; and
 - A business case and plan for the proposals,
- b) Submitted with current application
- Heritage Statement
 - Updated Ecological Survey
 - Indicative Viability Appraisal
12. The main Hall would accommodate the ground floor public lounge and bar areas. It is hoped to have the chapel re-consecrated. The upper floors would accommodate 16 bedroom suites and the ground floor a further four rooms.
 13. The coach house would be converted to provide a further 8 bedroom suites. The attached restaurant would be removed.
 14. New build elements would include a restaurant built to accommodate the existing garden wall - the glazed form would give the appearance of a modern peach or glasshouse in design; a series of three accommodation blocks located where outbuildings from WWII are currently standing to provide a further 13 rooms.
 15. A total of 41 bedrooms are thus proposed. A freestanding modern design swimming pool with indoor and outdoor facilities is proposed close to the new accommodation blocks - this will have a grass covered dome roof and utilise a traditional 'HaHa' ditch element to secure the outdoor pool. A crèche and laundry facility and plant buildings are also proposed.
 16. The hotel will retain existing tennis courts on site.
 17. The aim is for the hotel to be environmentally friendly and sustainable by using solar energy, electric cars and a reed bed filter.
 18. Vehicular access will be rerouted through the woodland to the eastern side of the church, so that vehicles approach the main frontage of the Hall. On an 1811 tithe map, an avenue is shown in this position leading to Church Lane. It is not clear if this was a former access driveway or not and there has been debate over this between the landscape consultants for the applicant and the Garden History Society.
 19. The case to justify this new approach is that it utilizes a former visual access that relates to the character of the Hall and by minimizing the loss of trees and seeking a no dig approach represents a sensitive and reasonable approach. Some of the existing hard surfacing will be replaced by lawn. Parking will be on the western side of the site where previously some temporary buildings associated with the language school were located. The Leylandii hedge will be removed and new planting is proposed.
 20. The application was amended by plan SCDC 1 submitted 2 May 2011 and amended 29 September 2011 to show pavement details to each side of the access to secure highway safety improvements as required by the Local Highway Authority.

Planning History

21. The principle applications in the planning history to date are summarised as follows:

- 1964 - Planning permission was approved for restaurant use to the coach house and extension (**SC/0567/63**);
- 1971 - Change of use was granted to business conference centre and erection of a hostel for 70 persons (**SC/0064/71/O**);
- 1972 - Permission was granted for 131 dwellings to be built on part of the estate (**SC1228/72/D**);
- 1974 - Planning permission was granted for the erection of a covered way between the main hall and restaurant (**SC/1316/73/F**);
- 1973 -renewal of the permission for change of use to conference centre and erection of 70 person hostel (**SC/1381/73/O**);
- 1982 - Change of use to a language teaching and research centre was approved (**S/0221/82/F**);
- 1990 - the erection of 2 tennis courts approved;
- 1991- Alterations and extensions to stables and restaurant (not implemented) (**S/1413/91/LB and S/1416/91/F**) Approved;
- 1991 - West garden - erection of students and tutors accommodation building (not implemented) **S/1450/91/F** Approved. As part of this proposal, a master plan for the site was produced by Donald Insall & Associates. This proposed in addition to the one approved block a further two student accommodation blocks and a lecture theatre and sports hall in the west garden;
- 1996- renewal of stable block applications **S/1413/91/LB and S/1416/91/F - (S/1916/96/F and S/1917/96/LB)** Approved;
- 1997 - Renewal of students and tutors block **S/1450/91/F (S/1129/97/F)** Approved;
- 1998/2000 Siting of portable buildings to provide student accommodation. Approved (**S/1571/00/F and S/0093/98/F**);
- 2002 - Second renewal of stable block applications **S/1916/96/F and S/1917/96/LB (S/0109/02/F and S/0264/02/LB)** Approved;
- 2003- Second renewal of student and tutors accommodation **S/1129/97/F (S/2018/02/F)** Refused.
- 2004- Change of use of main hall and coach house to hotel, erection of restaurant building, accommodation buildings, pool and treatment building, crèche and laundry facilities; alterations to internal roads, provision of parking area (**S/1800/04/F**) and associated listed building consent (**S/2054/04/LB**) Approved with Section 106 Agreement dated 31 January 2006.
- 2011- Listed building application for internal refurbishment and repair to Hall and Coach House comprising structural alterations to cellar and kitchen, alterations to

structural openings, doors, windows and floors, installation of bathrooms and kitchen, drainage, heating and electrical works. Approved 4 October 2011
(S/0028/11/LB)

Current applications

Planning applications

- **S/0762/11** Erection of stable block, waste compound and fenced equestrian arena for domestic use
- **S/0764/11** Change of use of Hall and Coach House from language teaching and research centre to a single family dwelling.
- **S/0765/11** Erection of indoor pool building for domestic use following demolition of existing outbuildings.
- **S/0766/11** Erection of two staff flats, estates office and garages for domestic use following removal of earth bund; recladding of existing barn.

Listed Building Applications

- **S/0022/11** Extension of time limit for implementation of previously approved listed building consent S/2054/04/LB
- **S/0767/11** Extension of garden wall; Erection of two staff flats, estates office and garages for domestic use; Recladding of existing barn.
- **S/0821/11** Extension and alteration of existing garden wall to facilitate erection of garages, office and staff accommodation.

Planning Policy

22. **Planning Policy Statements:**
PPS 1- Delivering Sustainable Development
PPS5- Planning for the Historic Environment
PPS 7 - Sustainable Development in Rural Areas
23. **South Cambridgeshire Local Development Framework (LDF) Core Strategy** (2007)
ST/1 (Green Belt);
ST/3 (Re-Using Previously Developed Land and Buildings);
ST/4 (Rural Centres).
24. **South Cambridgeshire Development Control Policies Development Plan Document** (2007)
DP/1 (Sustainable Development);
DP/2 (Design of New Development);
DP/3 (Development Criteria);
DP/4 (Infrastructure and New Developments);
DP/7 (Development Frameworks);
GB/1 (Development in the Green Belt);
GB/2 (Mitigating the Impact of Development in the Green Belt);
ET/10 (Tourist Facilities and Visitor Accommodation);
SF/1 (Protection of Village Services and Facilities);
SF/6 (Public Art and New Development);
NE/1 (Energy Efficiency);
NE/3 (Renewable Energy Technologies in New Development);
NE/4 (Landscape Character Areas);

NE/6 (Biodiversity);
NE/12 (Water Conservation);
NE/14 (Lighting Proposals);
NE/15 (Noise Pollution);
CH/1 (Historic Landscapes);
CH/2 (Archaeological Sites);
CH/3 (Listed Buildings);
CH/4 (Development Within the Curtilage or Setting of a Listed Building);
CH/5 (Conservation Areas);
TR/1 (Planning for More Sustainable Travel);
TR/2 (Car and Cycle Parking Standards)

25. **Supplementary Planning Documents**

Development Affecting Conservation Areas (2009)
Open Space in New Developments SPD (2009)
Public Art SPD (2009)
Trees & Development Sites SPD (2009)
Biodiversity SPD (2009)
Listed Buildings SPD (2009)
District Design Guide SPD

26. **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.

27. **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.

Consultations

28. **Sawston Parish Council** – No objection to the principle of the development, but in respect of the proposal to provide footways the each side of the access in Church Lane, recommendation of refusal, stating: ‘The road would become too narrow. The Parish Council feel the footpath is not needed. It is unnecessary and would make the situation worse because of the traffic to the entrance of the car park opposite and Portabello Lane opposite’.

29. **Pampisford Parish Council-** Recommendation of approval, commenting that: ‘The situation re. traffic has changed during five years and should permission be granted we would suggest that further evaluation of traffic movements and impacts should be carried out.’ The Parish Council thought a hotel would boost the economy of Sawston, although they were aware that there is now a Holiday Inn Express Hotel at Whittlesford Station that did not exist when the initial application was approved to turn Sawston Hall into a hotel.

30. **Trees and Landscape Officer** - No objection to the proposal.

31. **Corporate Manager (Health and Environmental Services)** - In the interests of safeguarding residential amenity conditions should be attached to any consent granted to regulate noise from power driven plant or equipment, power-operated machinery during the construction period, and details of external lighting.

32. **Conservation Officer** - The approach taken in the proposal is supported as a special case to provide an economic base for the future maintenance of the grade I listed building and grounds, whilst retaining those elements of the greatest significance. Recommendation of approval subject to repeating the conditions attached to S/1800/04/F.
33. **English Heritage** - No comments. The application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.
34. **Cambridgeshire Archaeology** - States that the site lies in an area of high archaeological potential and it is possible that significant archaeological deposits survive on site. It recommends that the site is subject to a programme of archaeological investigation in order to confirm the presence or absence, date, character and significance of any archaeological deposits. This programme of work can be secured through the inclusion of a condition on any planning consent and should be commissioned and undertaken at the expense of the developer.
35. **Cambridgeshire Fire and Rescue Service** - Asks that adequate provision is made for fire hydrants by way of Section 106 Agreement or planning condition.
36. **Cambridgeshire Police Architectural Liaison Officer** – Good lighting and CCTV combined with signage is needed to reduce the risk of crime in the car park. Any recommendations for perimeter treatments should not compromise the security of the site.
37. **Garden History Society** – Sawston Hall has been identified as a designed landscape of special historic interest in the national context, and has been included on the 'Register of Parks and Gardens of Special Historic Interest' at Grade II. The GHS would urge that the owner commission a Conservation Management Plan, which will ensure that any works to this important designed historic landscape are informed by a thorough understanding of the demands of such heritage assets. Such a plan should include the whole designed landscape, regardless of ownership, to cover such details as choice of boundaries and erection of sheds. Alternatively, the applicant and Local Planning Authority should work together to see if the existing documentation could be used or adapted to serve this purpose.
38. **Local Highway Authority** – Has confirmed the consideration given in S/1800/04/F to the proposal in terms of trip generation, impact upon transport network, layout, mitigation measures, sustainability and, subject to the securing of a pedestrian footway along Church Lane, it states that the proposed access and parking details as shown upon the site plan SAW/01.101E are acceptable.
39. The Highway Authority states that it has always had issues relating to the inter-vehicle visibility splays at this access in relationship to the use of the site as a hotel, and these were raised at the time of the original application. The provision of a footway would allow the creation of suitable inter-vehicle visibility splays from the access and enable pedestrian access to the hotel from the village, without the need to walk in the live carriageway. There have been some significant changes in highway design since 1976 [see Councillor Bard's comment, below], not least the implementation of the Equality Act 2010, where the local highway authority may be seen as being discriminatory if no provision for pedestrians is made to access the hotel. Footway users include the most vulnerable highway users, e.g. wheelchair users/visually impaired.

40. The LHA notes that there have been no accidents at this junction since 2008, but the language school ceased operating in 2004. A hotel generates a significant different traffic pattern than a language school. The fact there have been no accidents to date, does not make an access 'safe'.
41. There is sufficient space to provide a 1.4m wide footway to the church gate while maintaining a 5m wide carriageway. A 1.4m wide footway is a little below the normal range that the Local Highway Authority would seek for a new development, but given the site constraints this width will be a significant improvement on the existing where pedestrians are forced to walk within the live carriageway
42. Before the scheme is brought forward the Local Highway Authority recommends that it be subject to a stage 1 and 2 safety audit to establish whether there is anything fundamentally wrong with the concept. As the proposal is not specifically designed to mitigate a given accident history of a known site the use of the criteria for the 'October list' would give a skewed answer, whereas the use of the Safety Audit process should provide a more rounded critique of the proposal.
43. The Local Highway Authority has indicated that it will accept the provision of these highway works by condition on a planning application rather than via a Section 106 legal agreement.
44. **Environment Agency** - No objection subject to details of satisfactory methods of foul and surface water drainage so as to prevent the increased risk of pollution to the water environment being approved by condition on any planning permission issued.
45. **Natural England** - Natural England has not yet been informed of the location of the proposed reed bed, and whether an alternative cleansing tank will also be required. Assurance is sought that there will be no nutrient enrichment or pollution threat to the aquatic and grassland interest of the SSSI. This requirement was added as Condition 14 of the previous approval. In the event of the approval of the current application Natural England requests that this condition is attached again.

Applicant's Response

46. In respect of traffic generation, the applicant has advised:
'The language school generated a very high level of traffic. My mother worked as a teacher at the language school. She said that as well as the owner and his wife there were around 8 teachers, 1 receptionist, 1 typist, 4 catering staff, 2 cleaners, 3 gardeners and a handyman. In addition, there was significant contractor traffic. There were also around 60 pupils. Whilst some lived in the village there were a large number of airport runs and drop offs. Whilst it is hard to accurately assess there could easily have been at least 60-80 traffic movements during the daytime resulting from this large organisation. The language school also had a significant events/ conference business with weekly weddings with often up to 50 cars attending in one evening. Before the language school the Huddelstons ran the house as a tourist attraction with 10,000 visitors per year and constant events/ weddings. Also a number of pupils lived on site resulting in demand for taxis etc.'

Representation from Local Member Councillor D Bard

47. Councillor Bard has stated:

'I was concerned to learn that the County Council Highways Department is apparently requesting a clause in the Sawston Hall S106 which requires the applicant to fund a

raised pavement in Church Lane. This requirement, which directly affects some 200 residents in Church Lane, St Mary's Road, Hall Crescent and Huddleston Way has been added without any consultation with the Parish Council, local District members or residents. Although it was long before my time on the Council (1976), when the Southfield Estate was built off an extension of Church Lane, I understand that it was agreed not to put a raised footpath between the High Street and Paddock Way as this part of Church Lane would become too narrow to allow two vehicles to pass if part of the carriageway was converted to raised footpath. This position has been confirmed by the Parish Council on several occasions since then. I have checked the County Council accident incidence map for 2008-10 inclusive and there were no recorded accidents in Church Lane during that period.

48. 'A footpath was never proposed when Sawston Hall was used as a language school, creating far more pedestrian traffic in Church Lane than is now the case. It seems to me that this has been carried over en bloc from the previous application (for a hotel). A footpath on the South side of Church Lane would have the effect of forcing traffic over to the north side and making access to numbers 2 & 4 Church Lane more difficult. I would also point out that the entrance to car park behind the shopping parade is frequently busy and has to accommodate large vehicles making deliveries. There is not sufficient space within the car park for these vehicles to turn and so they must reverse either in or out. Manoeuvring of large vehicles within the existing road space is quite difficult at present and the presence of a footway would exacerbate the situation.
49. 'I would also point out that as a local member, resident and, for a time, language school host family, I was never aware of any particular accident problems when the language school was operating and pedestrian traffic in Church Lane was far higher than it is now or is likely to become if the current application is approved. No doubt the County has accident statistics for this period (approx 20 years prior to 2000).'

Representations

50. One letter of concern has been received from the occupier 18 St Marys Road relating to the possibility of excess traffic and car parking in Church Lane, impact on the Hall as a historic building, and public access near to the rear boundary with No.18.

Planning Comments

Principal of extending the time limit for implementation

51. In granting the previous application, members considered the issues related to change of use, internal and external alterations to the Hall, demolition, new build, impact on listed buildings and their setting, impact on character and appearance of the Conservation Area, development plan policies including impact on Green Belt, archaeology, impact on trees, ecological impact, impact on surrounding uses and sustainability. The current application does not affect these considerations any differently, subject to the comments below. The policy context has altered since the last grant of planning permission, but there are no significant changes in emphasis in the current policies or regimes of advice towards for to warrant a different consideration of the proposal.
52. The business case for the development has been revised to reflect current trading conditions. The conclusion of the appraisal by Humberts Leisure remains as in 2004, which is that the submitted scheme is required to provide return on capital to allow for the restoration of the listed building.

53. In order to ensure an appropriate use of the site, having carefully considered the detailed advice from HLL Humberts Leisure and considering that the continuing income generated by occupation of the new build elements of the scheme would provide revenue to ensure that the Hall and grounds are appropriately maintained, it is considered that there are very special circumstances in this instance to justify the approval of the scheme even though it constitutes inappropriate development in the Green Belt and as a departure from development plan policies.
54. It is considered that the proposal would not seriously detract from the openness of the Green Belt or the visual amenities of the countryside

Vehicular access

55. The Local Highway Authority has required provision of a footway to each side of the vehicular access. The previous planning permission S/1800/04/F was granted without requiring the provision of these highway works, despite a recommendation from the local highway authority at that time that such provision be made. The issue was considered at judicial review. The High Court decision dated 27 April 2007 stated:
- 'Having undertaken two inspections of the site (albeit different persons were present at different times) it was obviously open to the Committee to reach a different view from the Highway Authority as to the significance to be attached to the failure to provide visibility splays of the recommended length. In reaching a conclusion about significance the members of the committee were entitled to have regard to the views expressed by the members who visited the site, their own experience in these matters and, of course, the views of Highway Authority and the Claimant's consultant. To repeat there is no evidence that they failed to have regard to any of those potential sources when reaching a decision'.*
56. The material circumstances remain the same as in the previous decision, with the exception that the Equality Act 2010 places a duty to consider the needs of the disabled. Members will visit the site before considering the proposal. On balance officers consider that the precedent set by the previous decision and the continued concern expressed by Sawston Parish Council and one of the local Councillors about the consequential narrowing of the carriageway outweigh the requirement to provide the pedestrian pavements.

Other matters

57. The applicant has agreed to enter into a Section 106 Agreement to ensure that the site is occupied as a single planning unit.

Recommendation

58. The application is required to be referred to the Secretary of State in the event that Members are minded to grant planning permission. If the Secretary of State does not call the application in, the application should be approved subject to conditions. Recommendation is one of approval, subject the applicant entering into a Section 106 legal obligation to occupy the site as a single planning unit, and to the following conditions:

Conditions

1. Time limit
2. Approved plans
3. Details of external materials

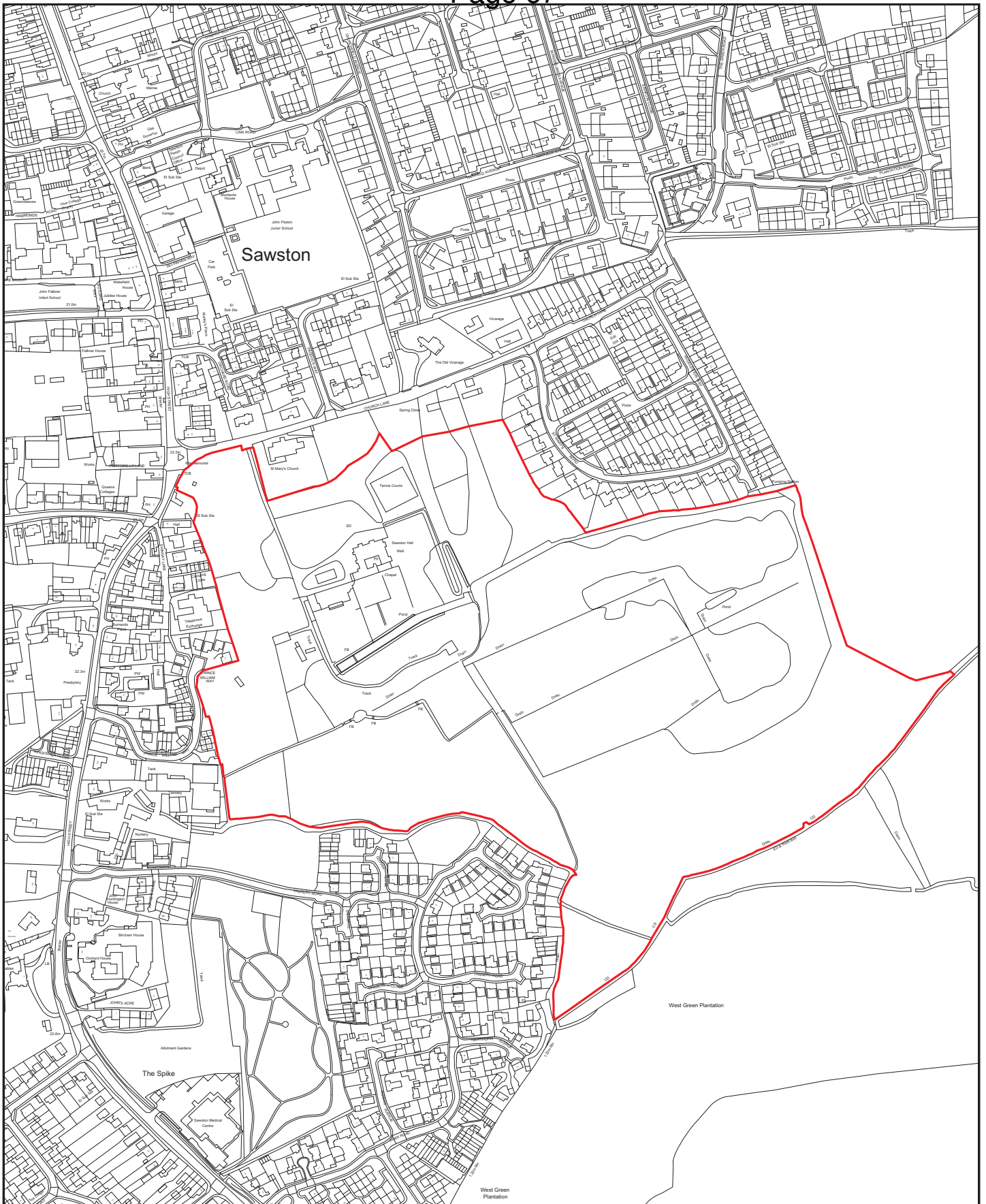
4. Details of crèche/ laundry building and access road
5. Archaeology
6. Protection of trees during construction
7. Details of hard and soft landscaping
8. Implementation of landscaping
9. Hours of use of power-operated machinery during construction period
10. Details of power-driven plant or equipment
11. Details of external lighting
12. Scheme of pollution control
13. Retention of car parking
14. Method of dig for access roads
15. No demolition of retained buildings
16. Ecological Management Plan
17. Details of reed bed
18. Fire hydrants
19. Use of crèche
20. Travel Plan
21. Water conservation
22. Energy efficiency
23. Renewable energy generation

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

- Circulars 05/2005 and 11/1995
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Development Control Policies Development Plan Document 2007
- SPD
- Planning Files ref S/0021/11, S/18800/04/F

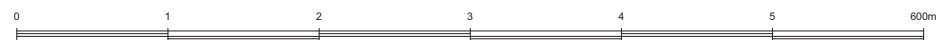
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**South
Cambridgeshire
District Council**

Planning Dept - South Cambridgeshire DC



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services) /
Corporate Manager - Planning and New Communities

S/0893/11 –LITTLE ABINGTON

Full Planning Application for erection of new scout headquarters building, toilet/shower block and extension to existing training buildings, and erection of three detached bungalows with covered car parking following the demolition of existing buildings At Scout Hut, Cambridgeshire County Scout Camp Site, Church Lane, Little Abington, Cambridge for Cambridgeshire County Scout Council.

Recommendation: Delegated Minded to Approve (Departure application)

Date for Determination: 12 July 2011 (already expired)

Notes: This Application has been reported to the Planning Committee for determination because the recommendation of approval is contrary to that of the Parish Council and Councillor Orgee requested the application to be presented at the planning committee if officers are minded to recommend approval.

Site and Proposal

1. The application site relates to an established scout hut site located to the southern side of Church Lane. Single storey scout buildings are located towards the northern end of the site and are located within the village framework. These buildings are adjacent to shared boundaries with residential properties of Church Close. Currently the training centre is the only building that is located outside the village development framework and is located within the countryside and partly within the conservation area.
2. Access is provided to the site from Church Lane via a single width driveway, which widens to the south. The access road runs along the rear gardens of neighbouring residential dwellings and to the rear of the chain-link fence and trees adjacent to a public footpath to the west of the site.
3. There are listed buildings in the locality: No. 33 Church Lane, Nos. 1, 26, 28, 30, 32 and 33 Church Lane, and Abington Hall, which is located 400m to the southwest of the site beyond a landscape of open fields and a watercourse. There are protected trees in the south and southeast parts of the site.
4. The site is located within Flood Risk Zone 1 (low risk). No part of the identified application site is located within flood zones 2 or 3.
5. The site is heavily enclosed with mature trees to the south, east and west boundaries and 2m high panel fencing is located to the northern boundary of the site with the adjoining residential properties.
6. The full planning application, validated on 17 May 2011, seeks permission for the erection of a new scout headquarters building, toilet/ shower block and extension

to existing training building and erection of three detached single storey dwellings with covered car parking following demolition of existing buildings, within an established scout hut site

7. Discussions with the applicant and agent have taken place, which have resulted in the submission of amended plans. The revised scheme involves the following amendments:
 - A redesign of the bungalows, Scout HQ buildings, Toilet/Shower Block buildings to a more simple design with a lower height and smaller mass
 - The HQ buildings and toilet block have been re-sited such that they are away from the western boundary to allow further landscaping.
 - The proposed bungalows have been re-positioned and designed as such that they allow a screen to visibility to be placed to the south of them to obscure views over and from the scout field and are of a smaller scale to that originally proposed.
8. The application is accompanied by supporting documentation including a Planning Statement, Design and Access Statement; Heritage Appraisal. The applicant has confirmed that the bungalows were needed to fund the cost of the proposed works for the new scout hut buildings.
9. A section 106 Agreement would accompany any grant of permission in respect of a contribution towards affordable housing and associated contributions, which the applicant has agreed to.

Relevant Planning History

10. A full planning permission application under ref: S/0435/10 for the Erection of new scout headquarters building, extension to existing training building and erection of three detached dwellings, was withdrawn on the advice of officers.
11. Earlier planning history from the 1970s to 1990's associated with the Scout Hut use includes approvals for car parking area, and gas tank, erection of new Banbury pre-cast building and lavatory, erection of Banbury pre-cast building and demolish existing wooden building and change of use of the car park area for users of the scout camping site.

Planning Policy

12. National Policy
 - PPS5: Planning for the Historic Environment**
 - PPS3: Housing**
 - PPS7: Sustainable Development in Rural Areas**
 - PPS13: Transport**
13. South Cambridgeshire Local Development Framework Core Strategy 2007
Core Strategy Development Plan Document 2007:
ST/6 – Group villages
14. South Cambridgeshire Local Development Framework Development Control Policies 2007
 - DP/1 – Sustainable Development**
 - DP/2 – Design of New Development**
 - DP/3 - Development Criteria**
 - DP/4 – Infrastructure and New Developments**
 - DP/7 – Development Framework**

HG/1 – Housing Density
HG/2 – Housing Mix
HG/3 – Affordable Housing
CH/2 – Archaeological Sites
CH/4 – Development within/ affecting the Curtilage or Setting of a Listed Building
CH/5 – Conservation area
SF/9 – Protection of Existing Recreation Areas
SF/10 – Outdoor Playspace, Informal Open Space, and New Developments
SF/11 – Open Space Standards
NE/1 - energy efficiency
NE/6 – Biodiversity
NE/11 – Flood Risk
NE/15 – Noise Pollution
TP/1 – Planning for more Sustainable Travel
TP/2 – Car and Cycle Parking Standards

15. District Design Guide SPD - Adopted March 2010
Trees and Development Sites SPD (2009)
Open Space and New Developments SPD (2009)
Landscape in New Developments SPD (2010)
Listed Buildings SPD (2009)
Development Affecting Conservation Areas SPD (2009)
District Council District Design Guide (2010)
16. **Circular 11/95 (The use of Conditions in Planning Permissions)**
Advises that planning conditions should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.
17. **Circular 05/2005**
Advises that planning obligations must relevant to planning, necessary, directly related to the proposed development to be permitted, fairly and reasonably related in scale and kind and reasonable in all other respects.
18. **The Town and Country Planning (Consultation) (England) Direction 2009**
This sets out the circumstances in which local planning authorities are to refer to the Secretary of State applications for planning permission, including those decisions which are departures from the development plan.

Consultations

19. **Little Abington Parish Council** recommends refusal of the application on the following grounds:
 - a) Overdevelopment of the site, which is a much valued open space in the village and adjacent to a conservation area.
 - b) Concerns with building in a conservation area and in an open space outside the village envelope
 - c) Inadequate parking provision
 - d) Concerns with traffic flows and vehicular access
 - e) Concerns with Access for Emergency vehicles
 - f) Concerns with Child protection and child safety

The Parish Council maintain their objections in respect of the amended plans.

20. **Local Highway Authority** requests conditions regarding 'no unbound materials to be used within 6 metres of the highway boundary' and provision of a better 'visibility splay'.
21. **The Environment Agency** has no objection to the proposal, in principle, but suggest that PPS25 (Para E9) requires that any site over 1ha in Flood Zone 1 must include a Flood Risk Assessment. Whilst the proposed built development appears to be within FZ1 (low risk) part of the site is within FZ2/3. The Environment Agency are happy for a condition requiring the submission of a Flood Risk assessment to be placed on any approval
22. **The County Council Rights of Way and Access Team** - No objection to the proposal, but recommends the following Informatives are added to any approval:
- a) There is a public footpath/right of way within the site area, which must be unobstructed etc.
 - b) The proposed site layout plan and Design and Access Statement refers to existing trees being removed and a new hedge line being planted along the western boundary of the site. Part of the western boundary abuts the Public Footpath. We would request that hedges and other vegetation are planted at least 2m away from the Public Footpath to ensure that future growth does not obstruct the path.
23. **Cambridgeshire County Council's Archaeologist** has no objection to the proposal.
24. **The Housing Strategy Manager** - No objection to the proposal and Happy for there to be a condition on any approval that building work must not commence until the affordable housing contribution has been agreed and the valuation process commenced. (Applicant confirmed that he would agree to this condition).
25. **Ecology Officer** - No objection to the proposal
26. **The Landscape Design Officer and Trees Officer** - No objection to the removal of trees identified on the plans and discussed/agreed with the applicant. Details of the tree protection for trees T1 – T5 located in open space opposite the Scout Huts to be demolished for the proposed bungalows – details in accordance with paragraph 4.2.6 and Clause 7 of BS 5837 20051/8/2011

Amended plans - No objection to the proposed hedges along side boundary and it is not necessary to move the car parking spaces away for the building to accommodate the trees

Landscape Officer – no comments on amended plans. Original plans:

Bungalows

- a) The present layout is not viable and the plots are tight for space. The front gardens and very narrow access path (together less than 2 metres wide) front a dense screen of native shrubs and small trees, presumably planted to prevent views to the scout field. The planting will be only 2.5m from the south facing windows and will certainly affect light levels in the living room and bedrooms – more space is needed

- b) A possible suggestion is to turn the bungalows through 90 degrees and reduce the numbers from 3 to 2. This will enable pathway access from the northern boundary, limit views into the scout field and provide gardens of a reasonable size, which can accommodate tree and screening planting as required. The proposed 5m rear gardens are too small to accommodate screen planting.
- c) The dense screening south of the bungalows could then be removed and replaced with a small number of parkland trees, which would be more in character with the historic parkland setting.

Car Park

- a) The car parking bays to the north of the new HQ building may damage existing roots and tree canopies of trees to the west of the car park. These trees are in a conservation area, and a tree protection plan will be required.
- b) Car parking spaces should be pulled back from the west boundary away from the trees, leaving a wide verge 2-3m. There is space to achieve this.
- c) A major tree in the conservation area (Field Maple) will be lost, and so a replacement should be provided. This will soften the bulk of the new HQ building and car parking.

Shower and Toilet Blocks

- a) The proposed position will remove a number of dying Elm trees and also a Substantial field Maple. Proposals for replacement trees should be included.
- b) The impact of the proposed building could be reduced by hedge and parkland tree planting

Parkland Landscape

- a) The current scout field is separated from the adjacent parkland landscape of Abington Hall by thick belts of woodland, and at present there are no views between the two. However some of the woodland is in a poor condition (Elm etc) and may fail in the future opening views to the Park. The scout field should be seen as part of the historic landscape and planting proposals should include significant parkland trees and management of the surrounding woodland, with consideration given to visually linking the two spaces in the future.

27. The **Crime Prevention Design Team/Architectural Liaison Officer**: Church Lane links the High Street with Bourn Bridge Road, which is not especially busy. In terms of crime risk, carried out 2 x years analysis of the area and can find only one recorded crime and there are no instances of anti social behaviour. There are no recorded matters relating to the existing site.

No issue with any of the proposed buildings on site. The issue of child protection has been mentioned within the documentation and needs to be dealt with in terms of who occupies the bungalows. Apart from this issue, I have no objection to layout and location of any buildings on site

28. The **Disability forum** make the following comments:

- a) The HQ Building ramp should be 1:20 or 1:15-16 gradient
- b) HQ side door should be open inward (electric door) or the platform should be bigger to allow space for users and the door to open outward

Informatives that are recommended to be placed on any approval:

- a) No gravelled area next to fire exit (should be hard standing)

- b) Disabled car parking should be provided at a rate of 6% of total car parking spaces

29. **Cambridge Fire and Rescue** - No response received

30. **Conservation Officer** - original plans:

The Heritage statement misses the significance of the landscape being part of the Repton Garden forming part of the curtilage of the grade II Abington Hall, and the position of the adjacent grade II Old Vicarage (No 33. Church lane), which is set back from the street.

The position of new buildings within the historic landscape have not been addressed. The demolition of the 20th Century buildings is supported, and they currently have a minimal impact on the adjacent conservation area. The impact on the Old Vicarage would be limited due to the shelter belts.

The proposal extends the development beyond the built-up part of the village into the conservation area and specifically into the open part of the Repton landscape, an important part of open landscape within the conservation area. It is screened from the two listed buildings by trees, but the trees and the land forming the site were part of the designed garden constructed as part of Abington Hall's early nineteenth century redesign.

The buildings proposed within the conservation area are bulky, particularly the HQ building, which has a complex form and deep span. The complexity of the design with cutaway forms and chamfered gable, and wide high level dormer vent, increases this apparent bulk and intrusion into the open garden.

The loss of part of the garden under development and the creation of a percent of moving into the open centre of the garden, together with the bulk, form, design and complexity would therefore be harmful to the character of this part of the conservation area and to the setting of Abington Hall.

Therefore recommend refusal under policies:

Conservation Area – CH5 and PPS5 HE6, HE7 and HE9.

Setting of listed building – CH/4 and PPS5 HE6, HE7, HE9 and HE10

31. **Planning Officer meeting with Conservation and Landscape Officers**

Given the consultation responses received from landscaping and the Conservation Team, a meeting with both departments in order to suggest amendments to make to the scheme for it to become acceptable was suggested.

Proposed bungalows:

- a) In order to provide reasonable space for landscaping and gardens, it is suggested that the bungalows should be re-orientated to turn around to that they would be parallel to the neighbouring properties No's 6-12 Church Close. The size of the bungalows would need to be reduced
- b) Northern boundaries of the bungalows to include hedgerows and southern boundaries to include hedgerows and chain-link fencing. The proposed planted screen buffer shown on the submitted site layout plan would need to be removed from the scheme. The existing mature trees and proposed boundary treatment with hedges and chain-link fencing would be sufficient to provide screening to address EHO's concerns. 1.8m close boarded fencing

along the south side boundaries of the bungalow is not suggested in relation to landscape character.

- c) Footpath to the bungalow to be relocated to the northern side boundary and adjacent to the shared boundaries with No's 6-18 Church Close.

Proposed Shared car parking block for bungalows:

- a) Could be moved eastward to allow space to accommodate the proposed HQ building

HQ Building:

- a) To simplify the design by reducing the width. Suggest a longer and thinner building and set approximately 2m from the west side boundary to allow space for re-planting
- b) To revise the roof design with one single ridge height and removal the triangular feature in the front elevation
- c) To revise the window arrangement so that no window would be open onto the refuse area

Toilet Block:

- a) Set back 2m from the west side boundary to allow space for re-plant
- b) To revise the roof design with one single ridge height and remove the triangular feature in the front elevation
- c) Enlarge store area to the south end of the building so to bring the front elevation in line with the main building
- d) Preferably, the front elevation of the building to be set back from the front elevation of the HQ building

Proposed west side boundary treatment:

- a) Proposed car parking space should be set 2m away from the west side boundary to leave sufficient space for re-planting.
- b) Suggested replacement planting – Could be conditioned and expected species would be hedgerows, Hazel and Field Maples

Other replacement plantings:

Suggestion – An Oak Tree to the southeast of the proposed toilet block and to the north of the HQ building (car parking area)

Hard surfacing area for emergency training

Question about why such a large area is required. Revised scheme to minimise the required hard surfaced area. Details of hard surfaced materials need to be provided/conditioned

Outstanding Issue

Extension to the training building would affect the existing mature trees. The impacts upon the trees have not been addressed in the submitted tree survey. The tree officer confirmed that this issue was not discussed and mentioned at the pre-application meeting. Officers have objections to the loss/impacts upon trees Please note that this issue was resolved. Tree officer now raises no objection.

32. **Conservation Officer** comments in respect of amended plans:

The proposal has an inappropriate over developed suburban form and design which is considered to have a significant harmful impact on the open character and appearance of this part of the Conservation Area and it could encourage a precedent for similar suburban extensions into the open landscape area contract

to LDF Policy CH/4 Setting of Listed Buildings, CH/5 Conservation area, Planning Policy Statement 5, Policies HE6, HE7, HE9 and HE10.

Representations

33. **Councillor Tony Orgee** - was at the Parish Council meeting at which the Parish Council opposed this application, and if officers are minded to approve the application, he requests that it goes to the SCDC Planning Committee for decision.
34. Letters of representation were received from the neighbours at:
- 73 Alex Wood Road, Cambridge
 - 33 Badminton Close
 - 1 Brunswick Cottages, Cambridge
 - 12 and 47 Church Lane
 - 37 Coleridge Road
 - 132 Cromwell Road
 - 23 Eden Street. Cambridge
 - 21c, Emery Street
 - 180 Foster Road
 - 30 Fulbrooke Road
 - 34, High Street
 - 7 London Road, Harston
 - 1 Luard Road,
 - 31 Madingley Road
 - 3 Mill Villas
 - 196 Sturton Road
 - 12 The Haven, Fulbourn
 - The Cedars, West Wrating Road, Balsham

Which make the following observations:

- Buildings will be outside the village framework
- Loss of open space
- Detrimental to public footpath
- Concerns with lack of car parking, as there are already issues with on-street car parking
- Some visitors travel by coach
- Overdevelopment of the site
- Concerns with the introduction of three bungalows
- Impractical parking for bungalows
- Additional traffic generated from the development
- Concerns with the access/exit into the site
- Concerns with the northern access into the HQ buildings, being in close proximity to the 1st car parking space
- Concerns with the potential occupiers of the bungalows, as they can look out onto the scout field and have open access into the scout site – (Child Safeguarding Concerns)
- The Scout's privacy would be impacted upon by the introduction of bungalows into the site
- Concerns with the proximity of buildings and houses, as the scout activities would result in conflict with residents, due to noise in the mornings, evenings and weekends. The existing building currently acts as a sound barrier between residents and scouts

- Concerns with their being no bin storage areas for the bungalows provided
- There is a strong view in the village that the open space should be preserved
- The new bungalows are the issue, not the new scout buildings
- The Scout Camp is used for scouting activities, and shortly a Duke of Edinburgh activity. The site benefits from being close to an urban centre, such as a great playing field, forest and a stream
- In favour of the site, both as an asset for the Scout Association and of benefit to the wider community
This is a valuable resource and provides wonderful activities

8 Letters of representation were received in response to re-consultation of amended plans, which make the same objections as previously noted.

Comments relating to received representations

35. The possible occupants of the proposed bungalows is not a material planning consideration. It is noted in response to these comments that there is a public footpath running along the side of the site and public land to the rear of the site. Despite this not being a material planning consideration, screening is proposed in-between the scout field and the proposed bungalows

Planning Comments

36. The main issues are the impacts on the Conservation Area and wider setting of the nearby listed buildings, no. 33 Church Lane and Abington Hall, housing mix, housing density, street scene and visual amenity, residential amenity interests, development outside the village framework, access and highway safety interest, biodiversity and landscape character, archaeology, infrastructure contributions, and flood risk
37. The site relates to an established scout use and none of the buildings or the use is restricted by a temporary condition/restriction

Principle of the Development

38. The northern part of the site, which includes the car park, hard surfaced area, all scout buildings apart from the training building are located within the Village Development Framework and outside the Conservation area. The southern part of the site, which includes the training building and scout field are located outside the Village Development Framework and within the Conservation area.
39. The proposed bungalows and new HQ building would be located outside the Conservation area and within the Village Development framework and are therefore acceptable in principle
40. The proposed toilet/shower block and the extension to the existing training building would be located outside the Village Development Framework and within the conservation area. These developments would be located within a field which has been used as part of a long established Scout Hut use (D2). Policy DP/7 is concerned with the Countryside and limits development outside frameworks. The proposed development located outside the framework would need to accord with this policy in order to be acceptable in principle.

Other harm

Conservation Area, streetscene and impact upon the setting of listed buildings and the historic landscape area

41. The buildings would be located north of the grade listed Abington Hall and Repton landscape area. They are sited near to existing built development. It is considered that the development proposal would be read as part of the existing built development area, as residential properties are located within close proximity of the buildings. There are a number of other buildings located within closer proximity to Abington Hall.
42. It is not considered that the proposal would impact significantly open the Repton landscape area of the listed building, given its location and both replacing and near to existing built development. Abington Hall is located a great distance away, within a significantly enclosed site. The Scout Hut site is also a significantly enclosed site and the buildings proposed are of a single storey nature.
43. **The proposed dwellings:** The existing scout hut buildings are considered to be permanent and established structures for the following reasons; they have unrestricted planning permission for their use as part of Scout Hut activities, the buildings have been there and in regular use for a number of years and are incapable of being classed as mobile.
44. In terms of their appearance, they appear to be three attached buildings with pitched roofs. In comparison with the proposed three dwellings, the rhythm of development (3 structures) would be the same, the footprint of the dwellings would be smaller to that of the building they would replace and they would be moved further away from adjoining residential properties. The proposed bungalows would be of a similar appearance, but of different materiality, but which conforms to that of surrounding residential dwellings.
45. The dwellings would be well screened from the streetscene by the existing neighbouring dwellings to the front and the existing boundary fencing along the northern boundary with the neighbours.
46. In regard to the covered car parking area; It would be set well back from the streetscene and partially screened by the existing boundary treatments and bungalow in front of it. There are some concerns with the detailing to the top of the roof of the proposed structure and the applicant/agent has agreed that this can be amended. Given the limited height of the structure and its siting, it is not considered to have a detrimental visual impact, subject to the imposition of a condition removing the roof details or requesting an amended design to be agreed no objection is raised to this part of the proposal in design terms.
47. **In regard to the new HQ building and toilet/shower block;** The new HQ building is of a single storey and simple design with a low ridge height. The structure has been re-positioned as such from the original scheme so that it is away from the western boundary, as requested by the landscape officer.
48. It would be well screened from the western boundary by existing mature trees and screened from the streetscene by a bungalow and shrubbery to the northern boundary. The HQ building would only be visible from the streetscene when standing almost directly in front of the access into the site. The building would be set a considerable distance from the eastern and southern boundaries and

would be screened by mature trees at both boundaries as well as the proposed toilet/shower block.

49. The toilet/shower block would be screened from the streetscene by the proposed HQ block and by mature trees at the other boundaries.
50. Both buildings are of a single storey low ridge height and of a simple design and well screened from the streetscene and neighbouring sites. It is not considered that these buildings would result in a detrimental impact to the Conservation area, streetscene or the surrounding area
51. **In regard to the extension of the Training Building;** The development would be located within a conservation area, but relates to an extension of a single storey building measuring 4.2m wide and 7.5m deep. The extension would be completely obscured from neighbouring dwellings by the existing training building itself and would be heavily screened by shrubbery and trees within the site as well as heavy screening located along the eastern boundary of the site. On this basis it is not considered to have a detrimental impact upon the streetscene and neighbouring dwellings. The extension would match in terms of design, height and depth to that of the existing building and is of a simple design and reasonable scale. It is not considered to have a detrimental impact upon the conservation area.
52. **In regard to the car parking area;** The car parking area can be marked and 'formalised' without planning consent, as this is not considered to constitute an engineering operation or 'development' and a refusal on this basis is not judged to be able to be defended at appeal
53. **Concluding comments;** It is not judged that the development would have a significant impact upon the listed building and its wider setting or the landscape area.
54. The proposed structures have been sited as such that they are contained within the car-parking area and within the development framework (apart from an extension to an existing building) and are kept away from the attractive, open, scout field. They are set well back from the streetscene, and screened by existing residential bungalows, boundary treatments and are of a simple design and a single storey height.
55. The existing buildings are in need of replacement and are of a poor visual appearance. The proposed buildings would be of a visual improvement to the existing buildings and would continue to maintain this community facility.
56. Conditions can also be applied to any consent to comply with the suggestions of the disability forum in regard to access and use of the buildings.

Countryside

57. Countryside policy (Policy DP/7) limits development outside frameworks to that which is essential in the countryside. The aim of the policy is to protect the countryside from gradual encroachment, to guard against incremental growth in unsustainable locations.
58. Policy DP/7 specifically states that "outside urban and village frameworks, only development agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted"

59. The proposed extension of the training building and the proposed shower/toilet block would be located outside the Village Framework and within the Countryside and would be used for the purposes associated with the established scout hut use (D2 use), which is a use relating to outdoor recreation within an established site.
60. For the reasons explained above the parts of the development proposal which are located outside the village framework are associated with an appropriate use and the proposal is therefore acceptable in principle and would not therefore result in a departure from the development plan
61. It is also noted that the proposed building would be located to the very north of the Scout field and towards the western boundary on the edge of the existing car park and the other part of the proposal outside the framework relates to an extension of a building. Both buildings are of a single storey height and well screened and in close proximity to the built development surrounding the site.

Residential Amenity

62. Residential amenity concerns the impact of a development in regard to surrounding residents, which can include noise and disturbances as well as physical impact of the structures, such as overshadowing from a proposed building.
63. The site already has use for Scout activities. It is not possible to now limit this activity, as planning permission already exists. The parking area is not considered to be significantly reduced, as the new HQ building would be sited in an area currently used for the storing of wood and residential car parking spaces for the bungalows would be located further into the site.
64. Occupiers of the proposed bungalows would be well aware that the site is used for purposes related to the scouts and would be able to decide whether or not living in such a location would be acceptable to them, as appose to having an existing dwelling and a new use introduced into a site. Screening would also be provided in between the proposed bungalows and scout field. It is also noted that the proximity of the proposed bungalows would be further away from scout buildings than the proximity of the existing neighbouring bungalows to the existing scout buildings.
65. In terms of the impact upon surrounding neighbours, the scout buildings are currently located 2.6m from the northern boundary with a number of neighbouring dwellings. The proposal would mean that a buffer is provided from the scout's to the existing neighbours by the introduction of the three proposed bungalows. The new scout buildings would be moved further away from neighbours than the current scout buildings. The proposed bungalows would be located 5.9m from the northern boundary, which would mean that they would be 3.3m further away from neighbours than the current scout buildings. On this basis it is considered that noise and disturbances from the use of the site for both residential and Scout activities would be less than what would be currently possible and/or currently experienced in terms of the impact upon existing residential neighbours.
66. In terms of overshadowing; The built form would be located 3.3m further away from existing neighbours and the proposed bungalows would be detached from each other, rather than being one large building and are of a single storey height and would be partially screened by existing panel fencing located on the northern

boundary of the site. It is not therefore considered that the proposal would result in excessive overshadowing and dominance to neighbours.

67. Noise and disturbances from a site are also protected under Environment Health policies and neighbours would be able to contact the Environmental Health team if noise occurred from the site. It is noted that the Environmental Health team have raised no objection to the proposal.
68. On this basis it is considered that a reason for refusal based on impact upon the amenities of surrounding neighbours would not be supported at appeal, as the proposal would actually mean that the scout hut activities are moved further away from existing neighbours.

Housing Density, Housing Mix and Affordable Housing

69. Additional housing developments in South Cambridgeshire are currently required to meet a shortfall identified through the Regional Spatial Strategy. Any shortfall in housing provision within the current Local Development Framework process will, however, be made up from allocated sites and windfall sites at more appropriate and sustainable locations, in accordance with policy ST/2.
70. Little Abington is a group village where residential development within the framework is limited to 8 dwellings or exceptionally about 15 where it would make best use of a brownfield site. The proposed bungalows would accord with this policy and would be located within the development framework.
71. 1 unit of affordable housing (2 bedroom bungalow) has been proposed, which meets the requirements of Council Policy relating to affordable homes. Contact has been made to three relevant housing associations who have stated that they have no interest in taking on such an affordable property. A sum of around £50k-£60k (subsequent to a valuation process) would be contributed towards affordable housing provision elsewhere in the Borough, A condition can be applied to any consent to ensure that the proposal accords with policy.

Highways and access

72. The existing access into the site would be used. The Highway Authority have raised no objection to the proposal and have recommended that conditions relating to a wider site splay and that no unbound materials shall be used within 6 meters of the highway.
73. Three dwellings would be introduced into the site, which could mean that 6 or more further vehicles would use the access into the site. The proposal would reduce a small insignificant part of the car park with the introduction of the new HQ building. This would mean that less cars would be able to use this area. The site relates to an established Scout Hut site, where an endless amount of traffic movements could potentially take place. It is not considered that the introduction of three dwellings would significantly increase car/vehicle movements and it is noted that no objection was raised to the proposal by the Highway Authority and subject to the imposition of a condition, the site splay would be improved to that existing.
74. Policy TR/2 - Appendix 1 of the Parking standards states that at least 5% of the total number of car parking spaces should be reserved for people with disabilities. For D2 uses, such as the Scout hut activities, there is a requirement for the provision of 1 car parking space per 22m² of floor area and 1 cycle space

per 25m². For residential dwellings a provision of an average of 1.5 spaces per dwelling should be provided.

75. Three dwellings are proposed and six spaces have been allocated to the dwellings. Whilst this is above the policy requirements, it would be possible to reduce car parking provision for the dwellings, however given the location of the dwellings, it is considered reasonable to have one space for the dwelling and an additional space for guest parking per dwelling.
76. The total area of scout hut buildings would be 396.96sqm, which would require the provision of 18 car parking spaces. 17 spaces, including a larger disabled car parking are indicated on the proposed site plan. It would be possible for a further car to be accommodated to the south of space number 17. This is an established Scout Hut site and as such no objection can be provided to the proposal on grounds of a lack of inadequate parking provision, as the site can accommodate the car parking spaces required.
77. A refuse area and cycle store is shown to be located to the south of the HQ building, and is considered acceptable in terms of the provision of cycle parking.

Flooding and Drainage

78. In terms of drainage from the buildings, Building regulations would have to be satisfied at the development stage.
79. In terms of flooding the site is located within a Flood Risk Zone 1 only, which is of low risk. Flood Risk zones 2 and 3 are located further south of the site area.
80. New buildings within sites of this type, which are within a flood risk zone 1 require the submission of a Flood Risk Assessment containing a surface water drainage strategy setting out how the surface water from the site will be managed. The Environment Agency have raised no objection to the proposal and state that a condition can be imposed on any approval to require the submission of a Flood Risk Assessment.

Contributions

81. The applicant and the agent are aware of the contribution required for open space, community facilities and waste receptacles and it is stated in the submitted statement that these will be dealt with by S106 agreements.
82. This application involves section 106 agreement for a scheme of the provision of recreation infrastructure that would require the applicants to pay a contribution towards the cost of monitoring and administering the legal agreement. The applicants are aware of the fee of £50.

Conclusion

83. The proposed redevelopment of the site would involve the development of buildings for the Scout association within a well established site. The existing buildings are in need of replacement. The proposal makes good use of the site and the agent/applicant have thought well about placing the dwellings within the development framework and some of the Scout buildings just to the south of the framework area, but within the most ideal locations. The scheme provides 3 dwellings, which would provide further homes in the borough and would contribute to the costs of the building works, as well as contributing to affordable

homes. The buildings are of a single storey height and screened well from neighbours and the proposal would mean that the scout buildings are moved further away from existing residents.

Recommendation

84. Minded to approve subject to delegated powers for:

- (a) Addressing concerns in relation to the design of the roof of the covered car parking area
- (b) Section 106 agreement in relation to affordable homes contributions
- (c) Flood Risk assessment to be submitted and agreed
- (d) Site splay improvements
- (e) Materials of the buildings

These conditions will be worked up and published in the written update report, along with any further consultation responses and associated requirements.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

**S/1929/11 - OVER
Garage - 38, Mill Road
for Mr Ian Corney**

Recommendation: Delegated Approval/Refusal

Date for Determination: 22 November 2011

This Application has been reported to the Planning Committee for determination because the applicant is married to a Member of the Planning Committee.

Site and Proposal

1. The site is located to the south side of Over village, and is partially within and partially outside the defined village envelope. There is an existing access running between the properties of 38 and 40 Mill Road, leading to a recently erected dwelling. An Awarded Drain runs along the east boundary of the site.
2. The householder application, validated on 28th September 2011, seeks permission for a single garage to be erected to the front of the dwelling, incorporating the existing 2m high boundary wall to the rear of 40 Mill Road.

Planning History

3. Application **S/1919/09/F** granted planning permission at Planning Committee on 7th April 2010 for the erection of a dwelling with an integral carport and pool block following the demolition of existing outbuildings at the site.
4. There is a long history of applications for dwellings on the plot. However, given the approval of the above, these are not considered relevant to the determination of this application.

Policies

5. **Local Development Framework Development Control Policies 2007 - DP/2 - Design of New Development and DP/3 – Development Criteria.**
6. **Local Development Framework District Design Guide SPD – adopted March 2010.**
7. **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.

Consultations

8. Over Parish Council has no recommendation.
9. The Council's Scientific Officer (Contaminated Land) has considered the implications of the proposals and is satisfied a condition relating to contaminated land investigations is not required.

Representations

10. The consultation period ends on 24th October 2011. At the time of writing, no representations have been received.

Planning Comments

11. The key issues to be considered in the determination of this application are the impact upon the street scene and the impact upon the amenity of the occupiers of the neighbouring property.

Impact upon the Street Scene

12. The two frontage properties of 38 and 40 Mill Road are bungalows, whilst the newly erected dwelling to the rear is two-storey. The proposal would use the existing 2m high block walls along the north and east boundaries to form two of the garage walls. The eaves height of the proposal would only be 0.2m above these walls. The roof ridge would be 3.6m high. Given the increase in height, there would be some views of the roof from Mill Road. However, the existing dwellings to the frontage would screen a lot of these views, and the garage is a relatively low structure. As a result, there would be no serious harm to the Mill Road street scene as a result of the proposal. A condition can ensure matching materials are used to incorporate the garage into the design of the adjacent dwelling.

Impact upon the Amenity of the Occupiers of the Neighbouring Property

13. The garage would adjoin the shared boundary wall between the new dwelling and 40 Mill Road. This property is a bungalow with an extension running to the rear of the main frontage element. The only rear facing window is approximately 19.5m in the frontage element. At this distance, the garage would not result in any undue harm through being overbearing.
14. The proposal would be clearly visible from the rear garden of 40 Mill Road. Within the rear garden are outbuildings that would screen some views. Given the low height of the eaves and the roof running away from the boundary and the location of these outbuildings, the proposed garage would not cause any significant loss of light despite being located to the south, and would not be visually overbearing. No serious harm would result to the amenity of the occupiers of 40 Mill Road.

15. The eastern gable end of the garage may be visible from 44 Mill Road, but given the vegetation along the Drain, no serious harm would again result to the amenity of the occupiers of this property.

Other Matters

16. In respect of the Awarded Drain that runs along the eastern boundary of the site. Members will be updated on any comments from the Council's Drainage Manager. The proposal would use the existing wall along the east boundary, and therefore the drain should not be affected.

Decision/Recommendation

Delegated approval/refusal, subject to the receipt of any additional consultation responses. If the application is approved, the following conditions are requested.

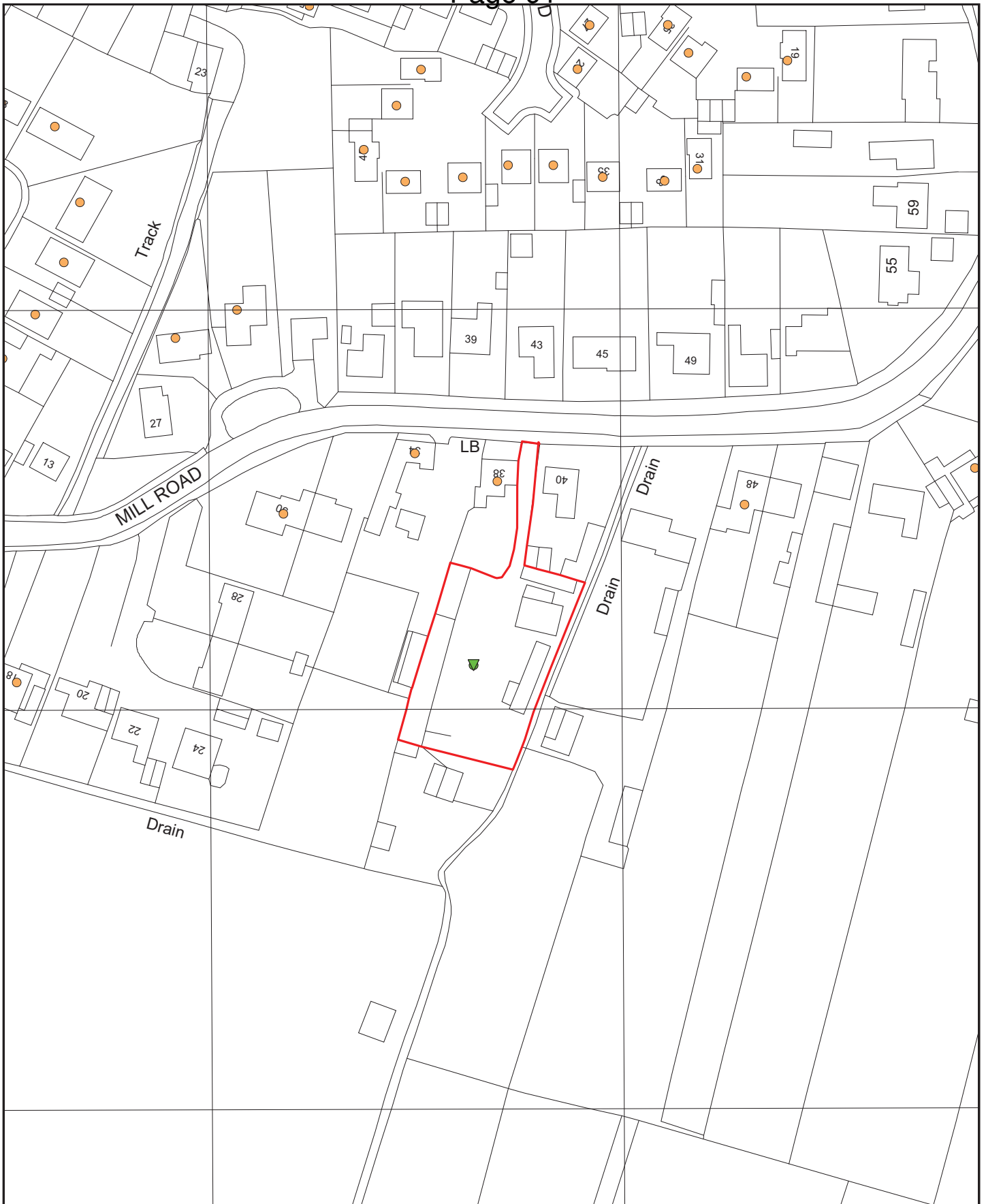
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Location Plan and G-01 date stamped 27th September 2011.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. The materials to be used in the south and west elevations and the roof of the garage, hereby permitted, shall match those of the dwelling approved under application S/1919/09/F, or shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Where materials are approved by the Local Planning Authority, the development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies 2007.
- Local Development Framework District Design Guide SPD.
- Circular 11/95 – The Use of Conditions in Planning Permissions
- Planning Files Ref: S/1929/11 & S/1919/09/F.

Contact Officer: Paul Derry - Senior Planning Officer
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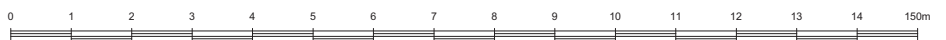
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/1562/11 - BASSINGBOURN

Erection of dwelling and garage to replace existing dwelling and garage. - Fen Bridge Farm, 27 Fen Road, Bassingbourn for Mr James and Dr Tanya Paxman

Recommendation: Refusal

Date for Determination: 27 September 2011

The application has been referred to the Planning Committee at the request of the local District Councillor Cathcart.

Members will visit the site on Tuesday 1 November 2011

Site and Proposal

1. The application site comprises a currently unoccupied residential dwelling set on Fen Road, Bassingbourn. Historically, the dwelling has been the subject of several piecemeal extensions to the front and West side which are still in evidence but are in varying states of disrepair. The road to the front kinks around the existing dwelling meaning the dwelling is prominent on approach from the East. The curtilage of the property extends South along the Eastern boundary from where it curves West and then returns to the front of the site. The wider site extends further to the South and significantly further to the West where it is bounded by Shedbury Lane. There are currently relatively mature trees to the front of the site and there has until recently been a significant amount of scrub and ivy to the rear, although much of this has now been cleared. There is a hardstanding providing parking to the North East side of the house and a public footpath down the Eastern boundary. There is evidence of several outbuildings on the site, to the South of the house, albeit that these are derelict and there is limited upstanding fabric remaining. The external wall of one of those buildings, a long range on the Eastern boundary, remains and forms the boundary with the footpath for part of the depth of the site. The site is not within the Development Framework of the village of Bassingbourn and is considered to be located in the countryside. The site is not located within the Cambridge Green Belt and lies within a Flood Zone 3 of the Environment Agency matrix. The building is neither listed nor within a Conservation Area.
2. The proposed development is the erection of a replacement dwelling and detached garage further to the South of the site, as well as an extension of the garden area associated with the property and alterations to the access and parking and turning areas. The dwelling has been amended by the applicant to show the removal of the two storey element to the North West elevation.

Planning Policies

3. **Local Development Framework Development Control Policies DPD (LDF DCP)** 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/7 Replacement Dwellings in the Countryside

NE/1 Energy Efficiency

NE/6 Biodiversity

NE/11 Flood Risk

Consultation Responses

4. Bassingbourn Parish Council – has recommended approval.

Environmental Health Officer – does not object to the proposal but requests an informative be added to any permission relating to ground contamination protection.

Local Highways Authority – does not object to the proposed development but requests conditions relating to demolition of the existing property, construction vehicles and details of the access and hard surfaces.

Trees Officer – has no objection to the proposals.

Rights of Way Officer – has no objection to the proposed development and requests informatives be added to any permission detailing points of law relating to public rights of way.

Cambridgeshire Fire Service – does not object to the proposed dwelling.

Environment Agency – has advised the applicant with regard to the treatment of foul sewerage, but has not objected to the proposed development. It notes that the proposed dwelling is not in the Flood Zone 3. It requests a condition relating to details of foul water drainage.

Ecology Officer – does not object to the proposals and requests that conditions be applied to any permission for a bat survey to be carried out and restrictions on the times vegetation clearance is undertaken. The reed bed filtration system is welcomed and constitutes a notable biodiversity enhancement.

Representations

5. No representations have been received in response to the Local Planning Authority's consultation on the application, however the applicants conducted their own consultation of local people prior to the submission of the application. The results of that consultation, submitted with the application, showed unanimous support for the

proposals with the 77 responses all being favourable.

Planning Comments

6. The main planning considerations in this case are the principle of the replacement, the impact on the countryside, sustainability, ecology, parking and highway safety, residential amenity and flood risk.
7. Principle of the development and impact on the Countryside – The application site is not located within a Development Framework and is in the countryside. As defined by policy DP/7, there is a general presumption against the erection of dwellings outside of Development Frameworks in the countryside. As an exception to this general presumption, policy HG/7 allows the replacement of an existing dwelling with a new dwelling, provided the proposed dwelling is in scale with the dwelling it is intended to replace, in character with its surroundings and would not materially increase the impact of the site on the surrounding countryside.
8. As regards the scale of the replacement dwelling compared to the existing house, the replacement dwelling proposed in this application is 7.9 metres to its ridge, and increase in overall height of approximately 1.1 metres above the ridge of the existing house which is about 6.8 metres in height. The internal floor area of the proposed dwelling, as amended is approximately 220 sqm as opposed to approximately 130 sqm of existing floor space in the bungalow, an increase of approximately 70%. The volume of the proposed dwelling, discounting the dormers, would be approximately 770 cubic metres as opposed to approximately 385 cubic metres for the existing dwelling; an increase of 100%. The main two storey elements of the replacement dwelling are 12.5 metres wide and 13 metres deep compared to the main two storey bulk of the existing dwelling which is approximately 11 metres wide and less than 5 metres deep. The combination of these increases results in a proposed dwelling which is considerably larger than the dwelling it replaces.
9. Of particular concern in terms of the overall visual impact of the replacement dwelling is the additional height and bulk of the property, particularly in terms of the amount of first floor development proposed in comparison to the existing. Given the increases in height and overall massing, it cannot be considered that the proposed dwelling is in scale with the bungalow it replaces and is therefore contrary to policy HG/7, whose supporting text specifically states that “replacements should be similar in size and height to the original structure”.
10. The application proposes that the replacement dwelling be situated further back into the site which would reduce its prominence from views along the main road from the East. Whilst this would mitigate some of the additional impact of the dwelling in those public views, moving the dwelling further back into the site increases its visual impact when seen from other public viewpoints such as the public footpath to the South East of the site and in views from Shedbury Lane to the West. Although, in the views from Shedbury Lane the proposed dwelling would be seen against other houses to the East of the site, it would be significantly more prominent in the landscape than the existing dwelling which is lower and situated against a backdrop of trees. Overall, resiting the dwelling would lessen its impact in some views and increase it in others and impact of the resiting of a dwelling is considered to be neutral. As such, the resiting is not considered to provide any significant mitigation for the increase in scale of the proposed replacement dwelling.
11. The harm caused to the countryside by the significantly larger replacement dwelling

which would increase the visual impact of the site on its surroundings is considered to be unacceptable.

12. The proposed double garage would be visible in some views of the site and add somewhat to the impact of the proposed development. However given the outbuildings which were, until their recent removal, present on the site, it is not considered that the proposed garage would be out of scale or character with the historic built form of the site, nor significantly change its impact on the surrounding countryside.
13. The application also proposes an extension to the curtilage of the property extending further to the West than at present. There is evidence of a larger curtilage historically, although not quite of the extent proposed in this application. Given that the wider site is visually and historically linked to the residential site, an extension to the residential garden of the size proposed is not considered to cause any significant harm to the character or openness of the countryside, particularly as permitted development rights for further residential development could be controlled by condition. The visual impact would be further screened by the recent and proposed planting detailed in the application.
14. Sustainability – The applicant has proposed several measures to lessen the impact of the dwelling on the environment and to generate energy sustainably. These include a system of high specification insulation, including walls, windows and doors that would greatly exceed the thermal efficiency required by current building regulations. It is also proposed to use a water source heat pump to provide heating and hot water, a septic tank and reed bed filtration system to treat sewage as well as rainwater harvesting and the potential use of solar panels where efficient.
15. The ecological benefit of this approach is significant, and the applicant has asked that it be considered in mitigation of the overall impact of the proposed development on its surroundings. Although planning policy DP/1 requires development to be sustainable and encourages the use of many of the measures proposed as part of this scheme, its direct mitigation of the additional visual impact of the proposed replacement dwelling is minimal. While the approach of an ecological construction of proposed dwellings is welcomed, it is also the case that this approach could still be implemented in the construction of a replacement dwelling of a smaller scale. It is not considered that the benefits of an ecological construction outweigh the harm of the proposed dwelling.
16. Ecology – Subject to the conditions suggested by the Council's Ecology Officer, the proposed demolition of the existing dwelling and erection of the replacement would not cause any significant harm to the ecology of the site or wider area, subject to necessary conditions for a bat survey and controls on vegetation clearance.
17. The proposed reed bed filtration system for the foul water treatment is considered to be a significant enhancement of biodiversity.
18. Parking and Highway Safety – The proposed dwelling would be served by the existing vehicle access at the North East corner of the site. It would lead to a new parking and turning area which would significantly improve upon the existing parking arrangements and would increase the safety of vehicle leaving the site as it would allow them to do so in a forward gear. The proposed parking and turning arrangements are therefore considered to be acceptable in terms of their impact on highway safety.

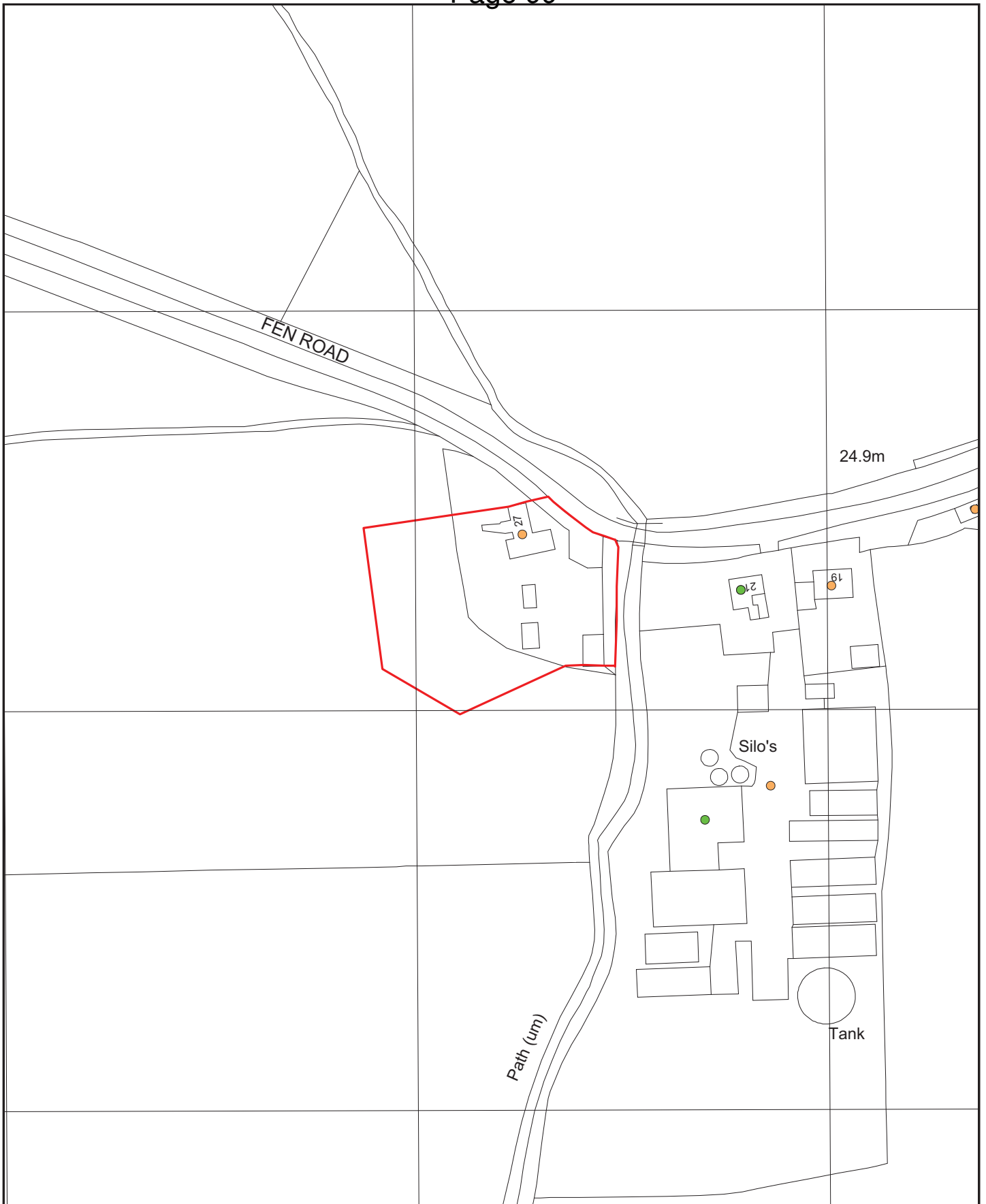
19. Residential amenity – The proposed dwelling is considered to be far enough from neighbouring properties that it would not cause any significant loss of privacy or residential amenity.
20. Flood Risk – The proposed siting of the dwelling further back on the site removes it from the flood zone 3, meaning that the proposed dwelling would be less susceptible to flooding. Subject to conditions relating to the treatment/disposal of foul water, the proposed development is considered to be acceptable in terms of its impact on flood risk.

Recommendation

21. 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 refused Planning Permission, for the following reason(s):
 1. The proposed replacement dwelling, by virtue of its height and mass, which are significantly greater than the existing dwelling, would not be in scale or character with the dwelling it is intended to replace or with its surroundings. The resiting of the dwelling would reduce its impact in some public views but increase its prominence in others. The replacement dwelling would materially increase the impact of the site on the surrounding countryside causing harm to the generally rural and undeveloped character of the wider countryside. The proposal is therefore contrary to policies DP/2, DP/3 and HG/7 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 November 2011
AUTHOR/S: Executive Director, Operational Services /
Corporate Manage, Planning and Sustainable Communities

S/1423/11 – DUXFORD

Erection of Dwelling following Demolition of Existing Bungalow at 13 Grange Road for Mr B. Tyler

Recommendation: Approval

Date for Determination: 27 September 2011

Notes:

This application was deferred from the October Planning Committee for a site visit.

Members will visit the site on Tuesday 1st November 2011

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

Site and Proposal

1. The site is located within the Duxford village framework. It measures 0.0685 of a hectare in area and currently comprises a detached single storey, render and tile bungalow. A single storey flat roof garage is set back to the side with at least two parking spaces to the front adjacent a private driveway. Access is off Grange Road. The front boundary is defined by a low hedge and the side boundary is defined by a low hedge and chain link fencing. The land levels rise east to west and north to south. The site lies within flood zone 1 (low risk).
2. No. 15 Grange Road is situated to the south west. It is a bungalow that is set at a slightly higher ground level. It has a high-level living room window in its side elevation facing the site and patio doors serving a dining area in its rear elevation. There is a patio area immediately to the rear of the bungalow and a garden at an elevated level. The side boundary comprises a 1.8 metre high fence adjacent the building and a high leylandii hedge adjacent the rear patio and garden.
3. This full planning application, received 18th July 2011, proposes the erection of a one and a half storey, four bedroom dwelling following demolition of the existing bungalow. It would be sited 15 metres back from the road and have an L shaped footprint with a projecting wing to the rear. The dwelling would have a height of 3.4 metres to the eaves and 6.4 metres to the ridge. An integral garage would be provided at ground floor level. The first floor accommodation would mainly be within the roofspace and served by dormer windows. The materials of construction would be buff bricks/weatherboarding for the walls and slate for the roof. The existing access would be closed and a new central access created to serve a parking and turning area to the front of the new dwelling. The existing tree on the corner and the majority of the hedge on the front boundary would be retained.

Planning History

4. A planning application was withdrawn for the erection of a dwelling following demolition of the existing bungalow under reference **S/0081/11**.

Planning Policy

5. ***Local Development Plan Policies***

South Cambridgeshire LDF Core Strategy DPD, 2007:

ST/6 Group Villages

South Cambridgeshire LDF 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

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):

Open Space in New Developments SPD - Adopted January 2009

Trees & Development Sites SPD - Adopted January 2009

Landscape in New Developments SPD - Adopted March 2010

District Design Guide SPD - Adopted March 2010

6. ***National Planning Guidance***

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

7. ***Circulars***

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permissions

Consultation

8. **Duxford Parish Council** – Recommends refusal on the grounds of reduced amenity of neighbouring property and overbearing.
9. **Local Highways Authority** – Requires a condition in relation to the provision of 2.0 metres x 2.0 metres pedestrian visibility splays on either side of the access within the site area that are kept clear from obstruction above a height of 600mm, that the driveway is constructed with adequate drainage measures and bound material within 6 metres of the public highway, that a method statement is submitted in relation to demolition and the effects upon the public highway, and temporary facilities for vehicles visiting the site during the period of construction. Also requests an informative in relation to works to the public highway.
10. **Environmental Health Officer** – Concerned that problems could arise from noise during construction and suggests a condition in relation to the hours of use of power

operated machinery. Also requests informatives with regards to pile driven foundations and the burning of waste on site.

11. **Trees and Landscapes Officer** – Has no objections but suggest an informative in relation to the foundations of the new dwelling in relation to the tree (not afforded statutory protection).
12. **Landscape Design Officer** – No reply (out of time).
13. **Ecology Officer** – No biodiversity survey in relation to the presence of bats is required as the roof is in good order with few access points, the loft is relatively small with limited opportunities for roosts, and there are no records of bats in this area.

Representations

14. The occupiers of No. 15 Grange Road object to the application on the grounds that the height and siting of the dwelling would be inappropriate as it would be overbearing and result in a loss of light to their living room window.
15. The occupiers of No. 12 Grange Road object to the application on the grounds of the height of the dwelling due to rising ground levels and a loss of privacy.
16. The occupiers of No. 12A Grange Road object to the application on the grounds of the height of the dwelling due to rising ground levels and its impact upon the character of the area and a loss of sunlight and privacy.
17. An indicative street scene plan has been received from the agent showing the proposal in context with existing dwellings.

Planning Comments – Key Issues

18. The key issues to consider in the determination of this application are the principle of the development and density, and the impacts of the development upon the character and appearance of the area, trees and landscaping, highway safety, and neighbour amenity.

Principle of Development

19. The site is located within the village framework of a 'Group Village' where residential developments of up to 8 dwellings are considered acceptable in principle subject to all other planning considerations. The existing dwelling is of no historic or architectural merit and its demolition is supported.

Density

20. The development of one dwelling would equate to a density of 15 dwellings per hectare. Whilst this would be below the density requirement of 30 dwellings per hectare that should be achieved in villages such as Duxford, it is considered appropriate in this case given the character and appearance of the area that comprises detached dwellings set within moderate sized narrow plots.

Character and Appearance of the Area

21. Grange Road comprises a variety of types and sizes of dwellings that range from single storey to two-storeys in height. Whilst it is noted that No. 15 Grange Road is a bungalow, No. 9 Grange Road is a chalet style property. The replacement of the

existing bungalow with a different scale of dwelling is therefore considered acceptable in principle providing it would not have an adverse visual impact upon the appearance of the street scene.

22. The siting of the dwelling 15 metres back from the road and behind the front elevation of the existing bungalow on the site and Nos. 9 and 15 Grange Road, is not considered be out of keeping with the pattern of development in of the area, given that it would still retain a linear form of development along Grange Road. The setting back of the dwelling would reduce its prominence in the street scene.
23. The proposed dwelling would be chalet style with its first floor rooms main in the roofspace. Whilst it is acknowledged that there is a change in land levels from the road to the front of the site and from No. 9 to No. 15 Grange Road, the dwelling would have a similar ridge height as the existing dwellings at Nos. 9 and 15 Grange Road. The development is not therefore considered to be out of keeping with the character and appearance of the area.
24. Although it is noted that the side elevation of the dwelling would measure 12.5 metres in length when viewed from Grange Road, it is not considered to have an unacceptable visual impact as it would have a low eaves height and be visually broken up by different forms, materials, and a feature chimney.
25. The scale and form of the dwelling is therefore considered acceptable. The design would be similar to that at No. 9 Grange Road with a one and a half storey eaves height and dormer windows to the front. The materials are considered appropriate.

Trees and Landscaping

26. The proposal would not result in the loss of any important trees or landscaping that contribute to the visual amenity of the area. A landscaping condition would be attached to any consent to ensure the front hedge is retained and improved. An informative would be attached to any consent in relation to the impact upon the existing tree.

Highway Safety

27. The proposal is not considered to result in a material increase in traffic generation to and from the site that would be detrimental to highway safety. The access width is suitable. The provision of 2.0 metres x 2.0 metres visibility splays would be a condition of any consent. At least two on-site parking spaces would be provided for the new dwelling that would accord with the Council's parking standards as well as on-site turning space. The proposal would not therefore lead to on-street parking that would cause a hazard and adversely affect the free flow of traffic along Grange Road.

Neighbour Amenity

28. The proposed dwelling is not considered to seriously harm the amenities of the neighbour at No. 15 Grange Road through be unduly overbearing in mass or through a significant loss of light to the high level living room window in the side elevation of that property. That window currently faces the side elevation of the existing bungalow and does not have an outlook. However, it does receive some light. The siting of the proposed dwelling has been negotiated and is now considered to result in at least the same impact as existing situation, given that although a greater height it would be angled away from the side elevation rather than towards the side elevation to allow a greater feeling of space. The relationship is therefore, on balance, considered satisfactory.

29. The dwelling would project 1.9 metres beyond the rear elevation of the dwelling at No. 15 Grange Road. This is not considered to result in an unduly overbearing mass when viewed from the dining room window in the rear elevation, patio area, or rear garden because of its chalet form.
30. The first floor windows in the rear elevation of the new dwelling are not considered to result in overlooking that would led to a significant loss of privacy to the neighbour at No. 15 Grange Road. Although it is noted that the rear garden is not currently overlooked given the single storey nature of the existing bungalow, the bedroom window would be set 2 metres off the boundary, set back behind the patio area, and not result in a direct view of that garden. The secondary bedroom roof lights in the side facing roof slope would be conditioned to be high level or fixed shut and glazed with obscure glass.
31. The proposed dwelling is not considered to adversely affect the neighbours at Nos. 12 and 12A Grange Road at the front of the site through a loss of light or privacy. Although it is noted that the ground levels rise and the development would be sited on land higher than these properties, it would be located a distance of 45 metres from the front elevation of No. 12 Grange Road and 5 metres and an oblique angle from No. 12 Grange Road. These relationships are therefore acceptable. It should also be noted that the existing single storey dwelling on the site is closer and overlooks these properties at present.

Developer Contributions

32. The South Cambridgeshire Recreation Study 2005 identified a shortage of sport and play space within Duxford. No sport or public open space is shown within the development. The increase in demand for sport space as a result of the development requires a financial contribution of £1,154.52 (index linked) towards the improvement of existing open space in the village to comply with Policy SF/10 of the LDF. This would be secured via a legal agreement that would be a condition of any consent. The applicant's agent has confirmed agreement to this contribution.
33. The South Cambridgeshire Community Facilities Assessment 2009 did not audit community facilities in Duxford. However, due to the increase in the demand for the use of this space from the development, a financial contribution of £190.80 (index-linked) is sought towards the provision of new facilities or the improvement of existing facilities in order to comply with Policy DP/4 of the LDF. This would be secured via a legal agreement that would be a condition of any consent. The applicant's agent has confirmed agreement to this contribution.
34. South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide which outlines the basis for planning conditions and obligations. In accordance with the guide, developers are requested to provide for the household waste receptacles as part of a scheme. The fee for the provision of appropriate waste containers is £69.50 per dwelling. This would be secured via a legal agreement that would be a condition of any planning consent. The applicant's agent has confirmed agreement to this contribution.

Conclusion

35. 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

36. Approval. The following conditions and informatives are suggested: -

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: 1:1250 location plan and drawing numbers 2608/01 Revision B, 03, and 04.

(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 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 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. No development shall take place until full details of 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. 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. Visibility plays shall be provided on both sides of the access within the site and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0 metres x 2.0 metres measured from and along respectively the highway boundary.

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

8. No development shall take place until details of surface water drainage measures from the driveway 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 - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

9. No development shall take place until a method statement relating to the process of demolition and the effects that this may have upon the public highway have been submitted to and approved in writing by the Local Planning Authority. The statement should make particular reference to the control of debris, mud and dust, pedestrian and vehicle movements and the control of contactor parking. Development shall be carried out in accordance with the approved details.

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

10. No development shall take place until details of the space 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 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 - In the interests of highway safety 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 windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the south west side elevation/roof slope of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

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

12. The rooflights in the south west side elevation/roof slope of the dwelling, hereby permitted shall be installed at least 1.7 metres above finished floor level (first floor) or fixed shut and glazed with obscure glass.

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

13. No development shall begin until details of a scheme for the provision of open space, community facilities and waste receptacles to meet the needs of the development in accordance with adopted Local Development Framework Policies SF/10 and 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 open space, community facilities and waste receptacles in accordance with Policies SF/10 and DP/4 of the adopted Local Development Framework 2007.)

14. During the period of demolition and construction, no power operated machinery shall be operated on the site before 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.)

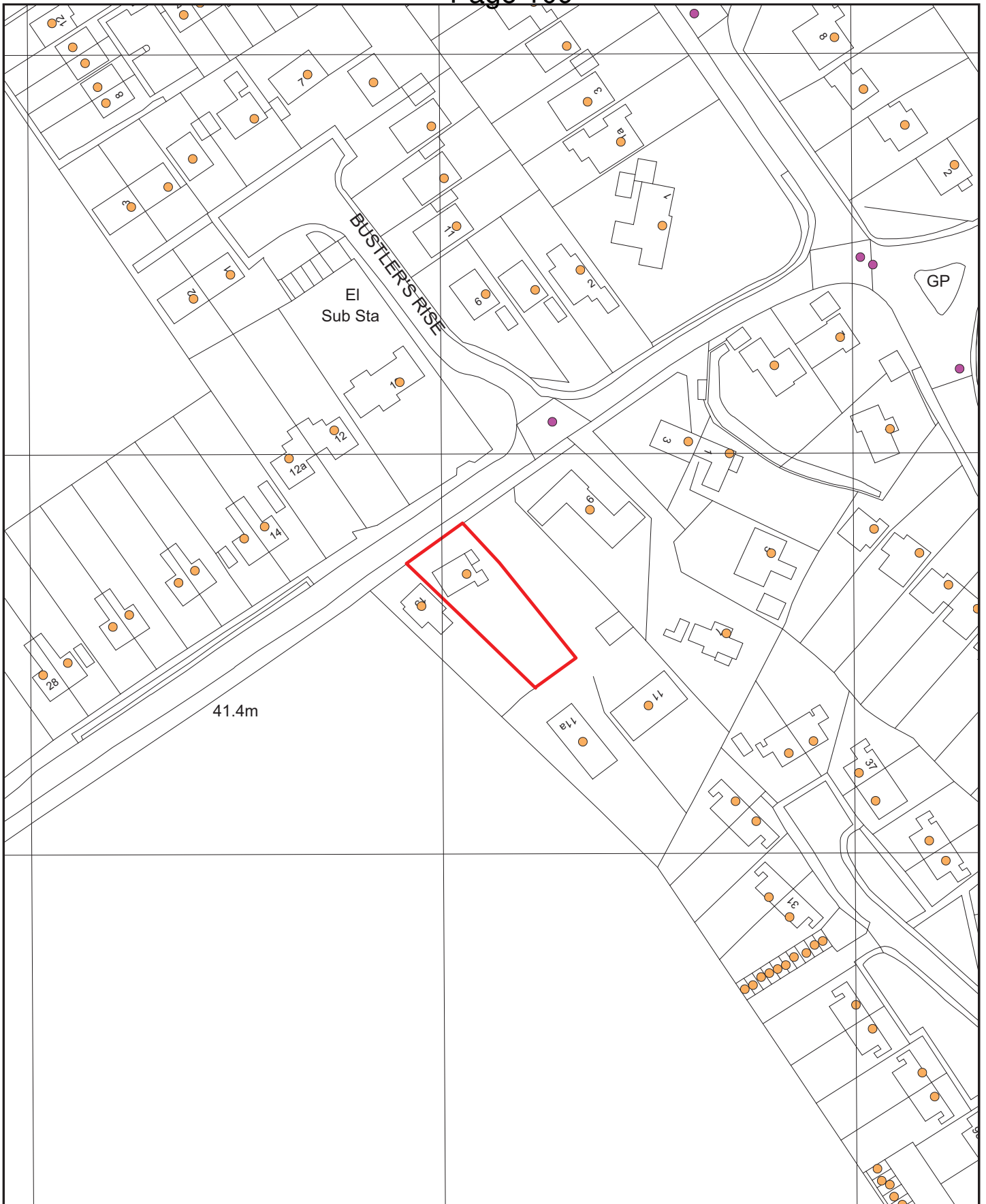
Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. The driveway should be constructed from bound materials in order to avoid the displacement of loose materials on to the public highway.
3. The foundations of the dwelling should be considered in relation to the proximity of the development to the tree.
4. Should pile driven foundations be proposed, then before works commence, a statement of the method of construction for these foundations shall be submitted and agreed by the Environmental Health Office so that noise and vibration can be controlled.
5. During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
6. Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the Council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
7. See attached Environment Agency advice regarding soakways.

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: Open Space in New Developments, Trees & Development Sites, Landscape in New Developments, and District Design Guide.
- Planning Policy Statements 1 and 3
- Planning File References: S/1423/11 and S/0081/11

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South
Cambridgeshire
District Council

Planning Dept - South Cambridgeshire DC



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 November 2011

AUTHOR/S: Executive Director (Corporate Services) / Legal and Democratic Services
Manager

CALENDAR OF PLANNING COMMITTEE MEETINGS - 2012
Purpose

- To note dates for Planning Committee meetings during the calendar year 2012.

Executive Summary

- | Committee Date | Site Visits | Notes |
|------------------------|--------------------------------|--|
| 11 January 2012 | Tuesday 10 January 2012 | Christmas and New Year break |
| 1 February 2012 | Tuesday 31 January 2012 | |
| 7 March 2012 | Tuesday 6 March 2012 | |
| 4 April 2012 | Tuesday 3 April 2012 | |
| 9 May 2012 | Tuesday 8 May 2012 | Elections (3 rd) and Bank Holiday (7 th) |
| 6 June 2012 | Friday 1 June 2012 | Bank Holiday (4 th) and Diamond Jubilee (5 th) |
| 4 July 2012 | Tuesday 3 July 2012 | |
| 1 August 2012 | Tuesday 31 July 2012 | |
| 5 September 2012 | Tuesday 4 September 2012 | Bank Holiday (27 th) |
| 3 October 2012 | Tuesday 2 October 2012 | |
| 7 November 2012 | Tuesday 6 November 2012 | |

2.

Committee Date	Site Visits	Notes
5 December 2012	Tuesday 4 December 2012	
9 January 2013	Tuesday 8 January 2013	Christmas and New Year break

Background

3. As in previous years, the Committee will usually meet on the first Wednesday of each month. The table highlights where there has been a departure from the norm, and explains why.
4. Since October 2011, Planning Committee meetings have begun at 10.00am (formerly 2.00pm). Also since October 2011, site visits have taken place on the working day immediately before the meeting and, with this in mind, Members' attention in particular is drawn to the meeting in June 2012.

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

- None

Contact Officer: Ian Senior – Democratic Services Officer
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 November 2011

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

APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as at 20 October 2011. Summaries of recent decisions of importance are also reported, for information.

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

2.

Ref. no.	Details	Decision	Decision Date
S/0721/11/F	Prof D Feldman 133 Green End Comberton Raising of rear roof and forming dormers. Wood burning stove flue. No addition to the foot print of dwelling	Dismissed	16/09/11
S/0016/11/F	Ms K Williams 113 Cambridge Road Wimpole Removal of Condition 4 cease to be occupied	Allowed	28/09/11
S/1513/10/F	Mr A Banks Land west of Manor Farm Washpit Lane Harlton New Hay/Straw & Cattle Store	Dismissed	02/10/11
S/1793/10/LB	Ms L Boscawen The Grange St Michaels Longstanton Internal Alterations	Allowed	05/10/11

• **Appeals received**

3.

Ref. no.	Details	Decision	Decision Date
S/2246/10/F	Mr A Tuck Kingston Barns Bourn Road Kingston Conversion of Barn to Holiday Accommodation	Non-determination	02/09/11

S/1207/11/F	R & T Hogger Builders LLP Erection of 4 dwellings following the demolition of existing house	Refused	05/09/11
S/1271/11/A	Marshall Motor Group Marshall Jaguar 699 Newmarket Road Fen Ditton Free standing illuminated	Refused	07/09/11
S/1442/10/F	Miss N Cameron Church Cottage Church Lane Kingston Side and Rear Extension and Garage	Refused	14/09/11
PLAENF.4484	Mr J Green Overbrooke Farm Green End Landbeach		19/09/11
S/1040/11/F	10 Station Road Willingham New Access	Refused	20/09/11
S/0205 /11/ F	Mr J Calladine Land adj to Green Acre Farm, Oakington Road Girton Use of land as a Travelling Gypsy Site(single Pitch Retrospective)	Refused	20/09/11
S/2275/10/F	Mr E Banks Manor Farm Washpit Lane Harlton C of U of Barns to Wedding/Conference venue, together with carparking associated landscaping and ancillary works	Refused	04/10/11
S/1139/11/F	Mr J Sutherland 9 Frog End Great Wilbraham Formation of Access	Refused	05/10/11
S/1016/11/F	Mr & Mrs Witt 17 Pearson Close Milton Extensions and Conversion of garage to Form Bungalow	Refused	05/10/11
S/1157/11/F	Mr & Mrs Le Strat 31 Sheralds Croft Lane Thriplow Extensions	Refused	16/10/11

S/1561/09/F	Mr D Bibby The Stables Schole Road Willingham C of U of Land for 1 Gypsy Pitch (comprising 2 Caravans)	Granted	17/10/11
S/2278/10/F	Mrs C Bidwell 20 New Road Over Two Storey Side Extension	Refused	18/10/11
S/1269/11/F	Mr P Leggett Ermine Street Papworth Everard	Refused	19/10/11

- **Summaries of important decisions**

4. None

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

5.

Ref. no.	Name	Address	Hearing
S/1568/10/F	Mr C Handley	Westfield, Willingham	26/10/11

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

6.

Ref. no.	Name	Address	Hearing
S/1568/10/F	Mr C Handley	Westfield Willingham	26/10/11
S/1392/10/F	Dr S Sangray	37a Rampton Road Willingham	09/11/11
S/0262/11/F	Mrs Izzard	Potton Road Gamlingay	16/11/11
S/0733/11/F	Mr A Greed	Brickhills Willingham	23/11/11
S/0205/11/F	Mr J Calladine	Greenacre Farm Oakington Road Girton	13/12/11

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

- None

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