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27 August 2013

To: Chairman – Councillor Robert Turner
Vice-Chairman – Councillor Lynda Harford
All Members of the Planning Committee - Councillors David Bard, Val Barrett,
Brian Burling, Tumi Hawkins, Caroline Hunt, Sebastian Kindersley,
David McCraith, Deborah Roberts, Ben Shelton, Hazel Smith and Nick Wright

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 4 SEPTEMBER 2013 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

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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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 7 August 2013 as a correct record.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

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INFORMATION ITEMS

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| 8. | Enforcement Action Update | 61 - 64 |
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OUR LONG-TERM VISION

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

The Council will be recognised as consistently innovative and a high performer with a track record of delivering value for money by focusing on the priorities, needs and aspirations of our residents, parishes and businesses.

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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EXCLUSION OF PRESS AND PUBLIC

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"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'.

Planning Committee

Declarations of Interest

1. Disclosable pecuniary interests (“DPI”)

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

2. Non-disclosable pecuniary interests

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

3. Non-pecuniary interests

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

I have the following interest(s) (* delete where inapplicable) as follows:

Agenda no.	Application Ref.	Village	Interest type	Nature of Interest
	S/		1* 2* 3*	
	S/		1* 2* 3*	
	S/		1* 2* 3*	

Address/ Location of land where applicable

Signature:

Name Date

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2013

AUTHOR/S: Planning and New Communities Director

S/0623/13/FL & S/0624/13/CA – PAPWORTH EVERARD

Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation area consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and/or business uses (B1a)

at Land between Church Lane &, Ermine Street South, Papworth Everard, CB23 3RG

(for Mr Andrew Sandham, Neoven Limited)

Recommendation: Delegated Approval

Date for Determination: 5 July 2013

Notes:

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

Members will visit the site on 3 September 2013.

Site and Proposal

1. The site is located within the village framework of Papworth Everard and is partly within and between the Conservation Area, as shown in Appendix 1. The site totals some 2.07 ha in area and comprises 2 key areas forming a 'hybrid' planning application combining the following elements:
2. (i) 'Pink Land' - Situated within the Conservation Area, this area of land is occupied by the existing, vacant printworks buildings and full planning permission and conservation area consent is sought for part demolition of the printworks with the front 'saw-tooth' building of 1929 being partly retained to provide a brewhouse (B2 use), bakery (B1 use), restaurant and café (A3, A4 and A5 uses) and community rooms (D2 use). Car parking, access and landscaping would be provided to the south-west of this retained building, as well as 8 units of accommodation at 2.5 storey height to be used as housing (C3) and/or business office use (B1a).

3. (ii) 'Blue Land' - The remaining area of the site is situated to the south side of Church Lane and accommodates a vacant two storey dwelling, a block of garages and the disused Tallyn Work centre. Outline consent, with all matters reserved except for access, is sought for up to 58 dwellings, parking and children's play area. Vehicular accesses would be provided off Church Lane and a link through to the rest of site provided for cyclists and pedestrians only. Frontage access would be introduced to each new dwelling immediately facing Church Lane.
4. The application is accompanied by supporting documentation including a Planning Statement; Health Impact Assessment; Draft S106 Obligation; Design and Access Statement; Statement of Community Engagement; Heritage Assessment; Archaeological Desk Based Assessment; Arboricultural Constraints Report; Ecology Report; Site Waste Management Plan; Ground Investigation Report; Foul Sewage & Utilities Assessment; Concept Landscape Scheme; Transport Statement & Travel Plan; Sustainability Report; Utility Connections; and Noise Smell & Odour Report.
5. A section 106 agreement would accompany any grant of permission and this is currently being negotiated between the developer and officers in relation to: affordable housing provision on site; delivery of the community building and employment uses; education contributions; and outdoor playspace and community infrastructure contributions.

Planning History

6. S/1575/06/PND - Demolition of Care Home was granted.
7. S/2480/11 - To the south of the site planning permission has been granted for relocation of the existing car park to the Bernard Sunley Centre.
8. S/1163/08/F - To the south of the site planning permission has also been granted for access, laying out of open space, enlargement of pond, foul drainage station and car parking for the former estates office to the adjoining Summersfield development site.

Planning Policy

9. The **National Planning Policy Framework** promotes a presumption in favour of sustainable development having regard to the soundness of the development plan and the policies therein. It confirms that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; they directly relate to the development; and are fairly and reasonably related in scale and kind to the development.

Local Development Core Strategy 2007:

10. ST/2 Housing Provision
ST/3 Re-Using Previously Developed Land and Buildings
ST/5 Minor Rural Centres (including Papworth Everard)

South Cambridgeshire LDF Site Specific Policies, DPD, 2010:

11. SP/10 Papworth Everard Village Development

12. **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 Development
DP/6 Construction Methods
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
CH/2 Archaeological Sites
CH/4 Development Within the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
SF/10 Outdoor Play Space, Informal Open Space and New Developments
SF/11 Open Space Standards
ST/6 Public Art and New Development
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Modes
13. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD 2010
Trees and Development Sites SPD 2009
Listed Buildings SPD 2009
Development Affecting Conservation Areas SPD 2009
Landscape in New Developments SPD 2010
Open Space and New Developments SPD 2009
Affordable Housing SPD 2010
Biodiversity SPD 2009
Health Impact Assessment SPD 2011

Consultations

14. **Papworth Everard Parish Council** – Recommends refusal. Full comments are provided in Appendix 2 and, in summary, concern the following: traffic disruption to Church Lane; harm to the character of Church Lane; concern of full delivery of the employment and community uses; and the poor likelihood of the 8 units being used for employment uses. If the LPA is minded to approve then conditions and legal agreements are recommended to restrict the density of the development, specify the ways in which the community and employment uses are to be fully implemented and to sign and identify public paths.

15. **English Heritage** - Specific concerns over the extent of the proposed demolition, which will result in harm. A more detailed analysis of the buildings is required to assess the significance of the individual components that make up the former print works. This analysis should then inform what parts of the building should be retained and how they might be best adapted for new uses. The LPA should also examine how the design suggestions included within the Design and Access Statement might form part of any outline approval, so that the paired gables are carried through to any future reserved matters application.
16. **Conservation Manager** -'Pink Land' - In general agreement with the comments of English Heritage, although it is recognised that these comments must be seen in relation to the direction and agreements given by this Council to the master planning of the site. More information is needed to understand the significance of the different parts of the printworks and to justify the choices made over the extent and location of demolition and alteration.
17. There is a misunderstanding in the submitted Heritage Statement, as Hooley was not an architect but owned the estate comprising the printworks. In retaining the saw-toothed section of the printworks it is important to maintain a good depth from the road. The design of the Bernard Sunley Centre, and the rectilinear nature of the space and adjacent buildings in front of it, suggest that the proposed angled blocks will not be in character.
18. 'Blue Land' - Concern with the height and proximity of new dwellings to Church Lane not appearing sympathetic to the character of Church Lane. Concern with the lack of space provided for the green corridor alongside the brook to the south-east side of the site. Parking spaces are close by and the footpath runs alongside these rather than being contained within the green corridor. This is very different to the more open areas currently found in the Southbrook Field development on the south-east side of the brook.
19. **County Education** - Financial contributions will be required towards pre-school, secondary school, libraries and lifelong learning services as part of the S106 agreement.
20. **Urban Design Manager** - Supports the general scheme and design elements which have been formed through extensive pre-application discussions. The provision of higher ground floor ceilings to the 8 units on the 'Pink Land' is welcomed to allow the future flexibility of uses. Recommends improvements to the siting of Plot 4, solar roof tiles units 1-10 and better visual emphasis to identify the entrance to the community building.
21. **Affordable Housing Team** - A mix of rented and shared ownership affordable units is recommended ranging from 1 to 3 bed properties.
22. **Housing Strategy Team** - The figures from the housing review in December 2012 show local housing need in Papworth is generally higher for smaller properties in the 1-2 bed category but with some need for 3-bed and 4-beds for the under 60 age group.
23. **County New Communities Team** - Although there is no mention of background traffic volumes and the alternative office development of units 1-10, on balance neither of these issues would materially increase traffic

volumes and it is unlikely that there would be a transport reason to refuse planning permission in this instance.

24. **Local Highway Authority** - No objections to the design and layout of the site accesses.
25. **Ecology Officer** - Recommends a scheme of ecological maintenance and enhancement to be agreed, as per the recommendations of the submitted ecology report.
26. **Environmental Services** -
 - (i) Land contamination - There is general agreement with the outline remediation proposals though these would need to be finalised dependent on the final housing layout so that the plot numbers requiring remedial works within the garden can be confirmed and agreed. A condition is recommended to secure a final remediation statement.
 - (ii) Noise and Odour - Comments to follow
 - (iii) Health Impact Assessment (HIA) - A revised HIA is required to address human health impact.
27. **Environment Agency** - Approved, subject to conditions governing land contamination remediation; piling, foundation or investigative boreholes using penetrative methods not to be permitted other than with express written consent from the LPA; method of disposal of uncontaminated surface water;
28. **Anglian Water** - No comments
29. **Tree Officer** - No objections to the proposals providing the tree protection is in situ prior to any development. The main group of trees is being retained along the rear boundary of the site and new planting proposed which can only enhance and soften the proposed changes compared to what is currently there.
30. **County Archaeology** - Recommends a scheme of archaeological investigation to be secured via condition.
31. **Landscape Officer** - Recommends final detailing of hard and soft landscaping and boundary treatments to be agreed by condition. Landscaping scheme should include details of 'no dig' areas to protect existing trees on site. Details are also required for the external lighting scheme and clearance and maintenance works to the existing ditch.

Representations

32. Nos. 18, 20 Church Lane, 8, 14 Ermine Street South

Material considerations raised:

- Trees and Landscaping
- Noise
- Need for community room, cafe and pub.
- Odours

- Parking disruption, traffic
- Height of houses compared to surrounding area
- Noise during and after construction
- Pollution
- Potential conurbation of Cambourne and Papworth Everard
- Lack of support networks/infrastructure to meet demands of new occupants
- Out of character
- Harm to residential amenity of immediate neighbours: loss of light and overlooking

Planning Comments – Key Issues

33. The main issues to consider in this instance are:

- a) the principle of the development
- b) housing density, mix and affordable housing
- c) S106 Agreement and Infrastructure Contributions
- d) heritage impact
- e) layout, scale and appearance
- f) archaeology
- g) Landscaping, Trees and Land Levels
- h) ecology
- i) transport issues and parking
- j) residential amenity
- k) noise and odours
- l) water, flood risk, land contamination and drainage
- m) waste management and refuse
- n) renewable energy and water conservation
- o) public art

Principle

34. This hybrid application has been subject to extensive pre-application discussion between the LPA and the applicant. Although the broad aims of Site Specific Policy SP/10 are clear, the absence of a Supplementary Planning Document has left the interpretation and precise delivery of Policy SP/10 to be decided through the planning application process.
35. The proposal as a whole comprises up to 66 dwellings (8 of which are for either housing or office use) with a community facility that includes a bakery, brewhouse and community room. The development is within a Minor Rural Centre that allows up to 30 new residential units to come forward in an application; however, Policy SP/10 exceptionally allows for a greater provision of housing if this brings forward an appropriate mixed use development. This Policy is aimed at "the continued invigoration of the village centre with community uses, employment and housing development." It goes on to say that "any scheme for redevelopment must: (i) be well integrated to, and respect the character of, Papworth Everard village centre and (ii) integrate with the housing allocation to the south."
36. The composition of mixed use redevelopment in this application is considered to be a positive reflection of the aims of Policy SP/10 with a good proportion of community, employment and residential uses that would contribute to the

continued invigoration of the village centre. The proposed community building would be a key provider of the commercial and community uses in this application and the 8 units nearby would introduce flexible residential and/or office uses with higher ground floor ceilings to facilitate usable commercial space. The exact method of securing and delivering the community and employment uses with the community building is considered further on in this report but, in principle, the proposal is considered acceptable with regard to Site Specific Policy SP/10 Site 2.

Housing Density, Mix and Affordability

Density

- 37. The density of the site equates to 32 dwellings per hectare; however this figure gives a misleading low density as the community building and the overprovision of informal open space (required for tree protection) takes up a significant amount of land. The proposed housing density is therefore accepted to make best use of land bearing in mind the constraints of the site and the aims of Policy HG/1. The number of proposed dwellings in this application is specified in the description of the planning application and any increase in residential units (post decision) would require the submission of a separate application to address the concerns of the Parish Council relating to housing density.

Mix

- 38. The scheme involves 66 dwellings (with 8 of these with potential B1a office use) and the following indicative mix:

1-2 bed	46%
3 bed (through conversion of study rooms)	12%
4 bed	42%

- 39. Policy HG/2 says that "In developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community." The scheme in this application would provide a mix of housing types and sizes but, importantly, it also provides a high percentage of smaller 1-2 bed units to meet local housing need identified by the Council's housing strategy team.

Affordable Housing

- 40. Policy HG/3 requires 40% of the housing provision on site to be affordable. The applicant had submitted no affordable housing provision on site based, in their view, on the existing high proportion of affordable housing in the village, the costs associated with the redevelopment of the existing printworks and the financial viability of the development. A viability appraisal has been submitted in the application to justify the lack of affordable housing provision and this has been assessed by Carter Jonas acting on behalf of the Council.
- 41. The report by the Council's consultant concludes that the development would not be financially viable with 40% affordable housing provision but could instead achieve a lower provision at 15% and still provide a 'comprehensive

return' for the developer. The developer has consequently amended the scheme, in a letter dated 14 August 2013, to include 10 units of affordable housing in the outline scheme to meet the 15% recommended provision in the viability report. This is considered to be fair and reasonable with regards to the nature of the scheme and financial viability.

S106 Agreement and Infrastructure Contributions

42. A draft S106 obligation has been submitted by the developer confirming financial contributions towards education, outdoor playspace and householder waste receptacles. The draft obligation also includes details of the delivery of the community building and will also need to include the delivery of on-site affordable housing provision and Local Area of Play (LAP) area. This document is currently being updated and officers seek delegated powers to enable further time to finalise the S106 obligation in consultation with the developer and Papworth Everard Parish Council.

Heritage Impact

43. The comments and concerns of both English Heritage and the Council's conservation manager are acknowledged and the assessment in this instance is made with regard to the Papworth Everard Conservation Area SPD and chapter 12 of the NPPF.

(i) The Former Printing Factory - 1920s

44. This heritage asset comprises 3 buildings that were a key element of the historic 'Papworth System', employing rehabilitated patients in joinery, upholstery, vehicle manufacture, printing and other trades. All three buildings reflect their utilitarian purpose but the more modern looking 'saw-tooth' building is identified in paragraph 7.44 of the Conservation Area Appraisal as "the first of its size and the royal endorsement [from H.R.H Duke of York (later George VI)] gives it extra significance."

Despite this significance, the Conservation Area Appraisal SPD considers the buildings overall to make a neutral contribution in townscape or visual terms and the submitted heritage statement argues that the affected buildings in this case are of limited architectural and aesthetic interest.

45. Whilst there is local interest in these buildings, the harm in this case should be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset in accordance with paragraph 131 of the NPPF. In this case a viable optimum use would be provided in the more distinctive and significant of these buildings which would in turn provide benefits locally through the provision of community rooms and employment uses in accordance with Site Specific Policy SP/10. The demolition of the remaining buildings would result in the loss of buildings of relatively low aesthetic and architectural value with a 'neutral contribution' to the Conservation Area; the 'harm' in this case would therefore be limited and also considerably outweighed by the public benefits of the scheme.
46. The request by English Heritage for a more detailed analysis of these buildings is noted, however the Conservation Area Appraisal and submitted heritage statement are considered to provide sufficient fundamental assessment in this instance on which to base a decision.

(ii) St Luke's Methodist Chapel (dated 1926)

47. This gothic building makes a positive contribution to the Conservation Area and is located to the north-east of the application site. The proposed terraced units to the west of this building would be two and a half storey in scale but physically separated from this heritage asset by a road to mitigate harm to its setting. To the southern background of this building, the units have been amended in the application and reduced in scale from 2.5 storey to 2 storey height to appear more sympathetic in scale and relationship.

(iii) Ermine Street South Workers Cottages (dated 1870s)

48. To the north of the printworks are the paired gables of 6 workers cottages. These symmetrical and decorative buildings exert a positive influence on the Conservation Area and would be sufficiently divorced from the proposed new dwellings to the west by mature trees and spacious rear gardens.

(iv) 20 & 22 Church Lane (dated 1843)

49. This Grade II listed school and school house is characterised by two steeply pitched gables with long straw roofs and a pair of prominent chimneys. It is of high significance as a heritage asset given its listed status and is located to the north-west of the 'Blue Land'. The outline residential layout would eschew any direct impact upon the setting of this listed building by maintaining a good level of physical separation between the two sites with the intervening roadway, together with the retention of soft landscaping and trees to the north-west corner of the application site.

Layout, Scale and Appearance

Blue Land Site

50. The final details of the outline application for the 'Blue Land' will be dealt with under a reserved matters application. At this early outline stage the submitted indicative layout does demonstrate that a reasonable density of housing can be achieved on the site with a good level of private garden space and parking provision. The rectilinear housing layout also shows good opportunity for surveillance and effective access into and out of the site.
51. The scale of the units are generally accepted on the indicative outline scheme with the taller 3 storey units sited away from main public views to the southern boundary of the site. Concern has been raised with the impact of the 2.5 storey units upon the street character along Church Lane. As detailed by the developer in their letter, dated 13 August 2013, the ridge heights of these units would be approximately 10m and ground level would gently terrace to follow the levels of Church Lane. The existing and recently granted building at the Macflane-Grieve House (ref.S/0820/12/FL) on the opposite side of Church Lane contains varying ridge heights between 8 - 9m and therefore the proposed scale of the dwellings fronting Church Lane is not considered to be significantly out of proportion with the local area. These units would be set back from the roadside and broken up into semi-detached properties to avoid any undue narrowing of the street's character.

52. Church Lane comprises an amalgam of house types and scales, producing a mixed street character. The proposed dwellings facing Church Lane have the opportunity to introduce a distinct style of building with a strong identity adding to the street's character but also reflecting traditional gable forms. In this sense, the scheme not only brings into use a redundant site to enhance the character of the area but also gives clear opportunity to add to local distinctiveness and character in accordance with Policies DP/2 and DP/3.

Pink Land Site

53. The aforementioned heritage impact of the 'Pink Land' scheme is accepted in this application and the proposed works to the community building would retain most of its key features, such as its roof, fenestration and front façade, to protect its architectural value. The applicant has provided amended drawings to follow the advice of officers in giving greater visual emphasis to the main entrance to the community building with the provision of a simple but sympathetic glass canopy.
54. The design, layout and appearance of the proposed 8 units to the west of the community building has been assessed and the layout of units 1 and 4 has been amended in the application to address officer concern in relation to the poor level of amenity to the rear garden areas and habitable rooms. The developer has separated these units and relocated them to allow greater sunlight, spacing and privacy to these units to improve the scheme.
55. Units 5-10 present a traditional form of terraces but a contemporary elevation design that is considered an appropriate replacement to the former printworks building. These units would be tall in scale but set back from the roadside to mitigate their impact and would also be viewed with the backdrop of the outline residential scheme. The roof dormers and array of solar panels to the front elevations present an unfortunate and awkward appearance to the scheme and a condition is recommended to seek a simpler, more subtle design to the roof elevations with perhaps solar tiles or inbuilt panels considered instead of the more obtrusive form shown. Conditions are also recommended to agree materials and a landscaping scheme to ensure the development is finished to a high quality and enhances the setting of the Conservation Area.

Archaeology

56. County Archaeology does not object to the principle of the development and recommend a condition to secure a scheme of archaeological investigation to be agreed prior to the commencement of works. This condition is agreed.

Landscaping, Trees and Land Levels

57. The comments of the landscape officer and tree officer are acknowledged and full details of hard and soft landscaping will need to be agreed in any reserved matters application. Crucially, the indicative outline scheme shows that the proposed level of housing density can achieve sufficient area on site for tree retention, landscaping and children's play area (LAP). Public paths should be signed and identified and the details of this will need to be submitted in the reserved matters application. Tree protection can be secured by way of planning condition.

Ecology

58. The comments of the ecology officer are acknowledged and the recommendation for a scheme of ecological enhancement is agreed via condition.

Transport Issues and Parking

(i) Sustainability

59. The site is well connected to a public bus service that runs through Papworth Everard and is centrally located within the village, close to services and facilities. The sustainability of the site is therefore considered to be high. The applicant has submitted a transport statement, which has considered the proposed trip generation of the site compared to its former use, which comprised the printworks and a 35-bedroom residential care home known as the Robert Ellis House. This shows an expected increase of 15 car trips during the afternoon and a reduction of 2 car trips in the morning from the site. The development would therefore not generate a significant increase in traffic and trip generation to and from the site and consequently it is not considered necessary to secure details of a Travel Plan in this instance.

(ii) Parking

60. There would be 108 car spaces for the proposed indicative 58 dwellings on the 'Blue Land' and 12 spaces for the 8 residential/office units on the 'Pink Land' that would accord with the Council's parking standards set under Policy TR/2. Another 12 spaces would be provided for the community building (including disabled spaces), which would fall well below the maximum provision under said policy; however, the use of this building is intended for the local employment and local community uses to benefit those who can easily access the site by alternative means such as foot, cycle or public transport. A total of 24 cycle parking spaces would also be provided for this building to mitigate the shortfall in parking provision.

(iii) Access

61. Access is to be determined at this stage and the Local Highway Authority raise no objection to the proposed accesses to the site off Church Lane or Ermine Street South. The new residential units along Church Lane would unfortunately displace existing on-street, unrestricted parking, which the Parish Council believe to be unacceptable due to the importance of this busy village artery and the disruption of traffic flow. Much of this on-street parking is believed to be utilised by visitors and staff using Papworth Hospital, which the applicant argues is not to the detriment of the Hospital given the existing capacity in the off-site staff car park next to the DHL warehouse at Stirling Way. Indeed, a recent application has been submitted by Papworth Hospital (ref S/1480/13/FL) to secure the use of land along Ermine Street North for a temporary car park. Notwithstanding this, the parking along Church Lane is for general public use not for one company or organisation per se and the proposed accesses, if anything, are argued to prevent and reduce on-street parking and free up traffic flow. Consequently, no strong objection is raised to the proposed site accesses.

(iv) Highway Safety

62. Traffic calming measures within the site are recommended to be agreed by condition, particularly along the access route running through the site from Ermine Street South to Church Lane. Pedestrian visibility splays for the outline scheme would need to be agreed at reserved matters stage.

Residential Amenity

63. The development is considered to be sufficiently distanced and separated from the nearby neighbours along Church Lane and Ermine Street South to avoid any undue overbearing, loss of light, overshadowing or overlooking impact. Noise disturbance to the neighbour at 16 Ermine Street South and the future occupiers of units 1-10 is to be assessed by environmental services in the forthcoming update to planning committee. Notwithstanding this, a condition is recommended to restrict the hours of use of power operated machinery on the site during the demolition and construction process.

Noise Pollution and Odours

64. An update from environmental services will be provided to committee on these issues.

Water, Flood Risk, Land Contamination and Drainage

65. Within the submitted Foul Sewage & Utilities Assessment, Cambridge Water has raised no objections to the proposal and outlined the infrastructure contributions necessary to supply the site.
66. The site falls in a Flood Zone 1 area and the recommendations of the Environment Agency and scientific officer are agreed. Further details will need to be agreed via conditions into: land contamination remediation; piling, foundation or investigative boreholes; and the method of disposal of uncontaminated surface water.
67. Anglian Water has confirmed in correspondence with the applicant, dated May 2012, that the Papworth Everard Sewage Treatment Works has available capacity for this development and the sewage system has available capacity for gravity flows from the site. A condition is recommended to secure final details of surface water drainage and foul water drainage together with a management scheme for surface water drainage.

Waste Management and Refuse

68. The final details of the refuse scheme for the outline scheme are to be agreed at reserved matters stage.
69. The refuse scheme for the 'Pink Land' is accepted with the additional information submitted by the developer confirming the tracking and turning areas (drawing 0209/ATR/004/B).
70. The submitted concept waste management plan, dated July 2012, highlights opportunities within the scheme to minimise the volume of waste created and to promote the reduction, reuse and recycling of construction materials. This waste plan will require further development once the detailed drawings and volumes and types of materials to be used are known; consequently a

condition will be recommended to secure a final waste management plan along with the routes for delivery vehicles to be agreed.

Renewable Energy and Water Conservation

71. The provision of on-site renewable energy sources to meet 10% of the site's energy needs can be secured by way of planning condition. At this stage this is intended to be provided through the use of solar panels. Water conservation measures would also be secured through a planning condition.

Public Art

72. The applicant has agreed to a condition to secure details of public art at detailed planning stage.

Conclusion

73. Papworth Hospital has contributed significantly to the history and development of Papworth Everard village but its eventual relocation to Addenbrookes presents a challenge in maintaining the vitality and sustainability of the village particularly in terms of employment opportunities, economic growth, community cohesion and residential integration. The proposed redevelopment of the site is considered to meet this aim and achieve a sustainable form of development in accordance with the aims and objectives of the NPPF and Site Specific Policy SP/10. Whilst all but access is reserved for future detailed applications for the outline scheme, it is clear that the overall scheme has the potential to both preserve and enhance the character of the area and provide public benefits that, on balance, outweigh any harm to heritage assets found in the locality.
74. The Parish Council's concerns regarding full and timely delivery of the employment and community uses so as to meet the broad objectives of policy SP/10 are still to be resolved pending completion of the section 106 agreement. There is no reason, however, to suppose that this cannot be achieved, albeit the application should not be formally approved until this has been completed.

Recommendation

75. **Delegated approval, subject to the following:**
- (a) the agreement of the S106 obligations securing delivery of the community building, 15% on-site affordable housing, the LAP area and financial contributions towards education, outdoor playspace and householder waste receptacles.
 - (b) comments from environmental services, addressing concerns in relation to noise and odours.
 - (c) appropriate safeguarding conditions addressing the following matters:

'Blue Land'

Time limit for submission of reserved matters and commencement

Approved drawings including parameter plans for outline scheme and detailed plans for full planning scheme
Finished floor levels
Hard and soft landscaping scheme
Tree Protection
Archaeological scheme
Contamination Investigation
Environment Agency conditions
Public Art
Highway conditions: site management plan, delivery routes,
Ecological scheme
Foul and surface water drainage
External lighting scheme
Renewable energy and water conservation
Other safeguarding conditions as required

'Pink Land'

External Materials
Archaeological scheme
Contamination Investigation
Environment Agency conditions
Waste management plan
Highway conditions: site management plan, delivery routes,
Hard and soft landscaping scheme
External lighting scheme
Front elevation details for Units 1-10 to be agreed
Foul and surface water drainage
Renewable energy and water conservation
Other safeguarding conditions as required

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












- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire LDF Development Control Policies DPD (adopted July 2007)
- South Cambridgeshire LDF Site Specific Policies, DPD (adopted January 2010)
- South Cambridgeshire LDF Supplementary Planning Documents (SPD)

Contact Officer: Andrew Winter – Senior Planning Officer
Telephone: (01954) 713082




APPENDIX 1 – PAPWORTH CONSERVATION AREA

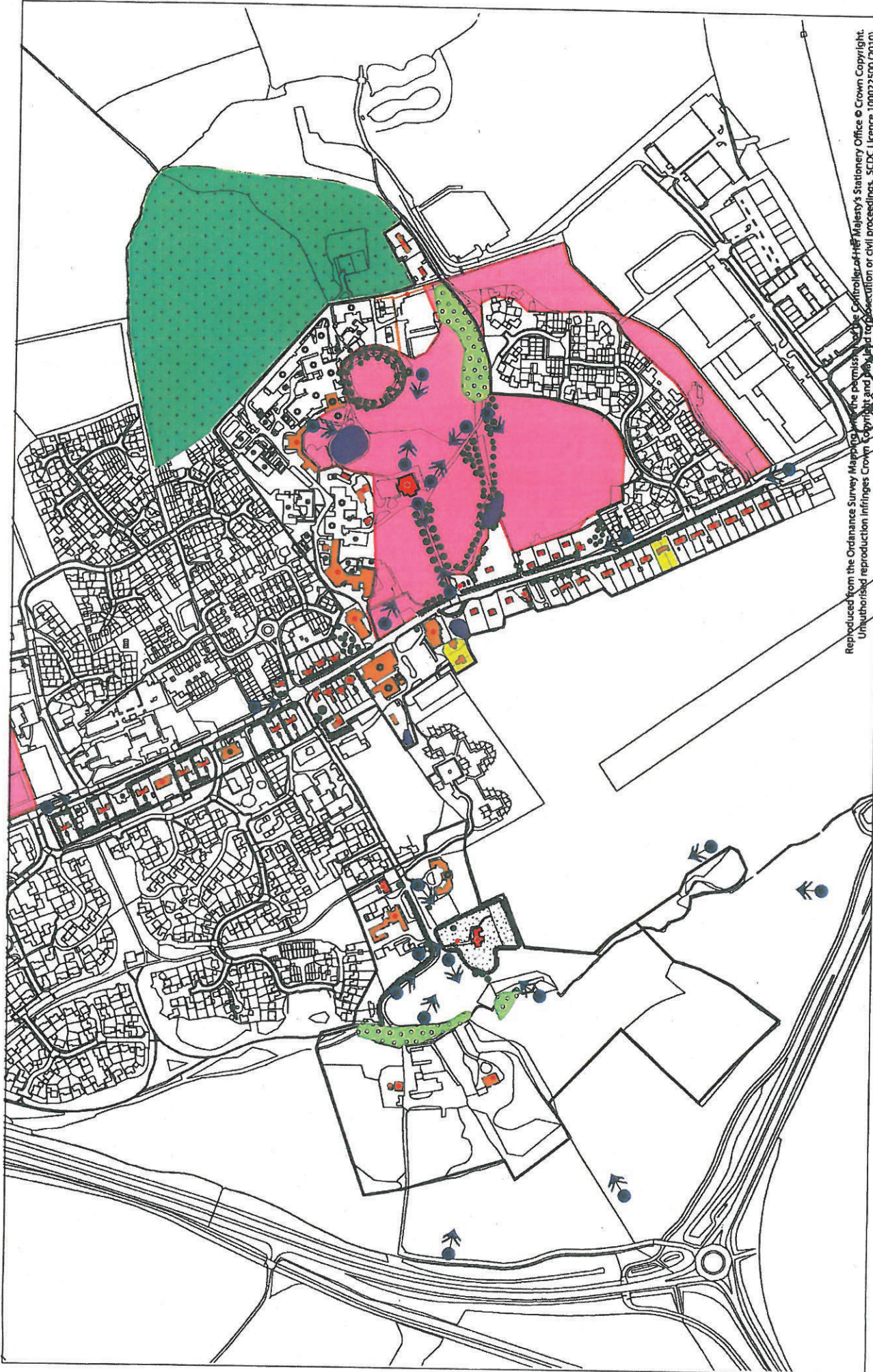
PAPWORTH CONSERVATION AREA APPRAISAL MAP

KEY

-  Key Views
-  Listed Buildings
-  Buildings of Local Architectural or Historic interest
-  Houses to be demolished to allow access to Summerfield Development
-  Important Water Bodies
-  Important Trees and Tree Groups(diagrammatic)
-  Frontages well defined by Hedges
-  Protected Village Amenity Area
-  Scheduled Ancient Monument
-  Site of Special Scientific Interest (SSSI)
-  Important Public Open Space

Townscape/Visual contribution of Buildings to the Conservation Area

-  Positive
-  Neutral
-  Negative



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PAPWORTH CONSERVATION AREA MAP 6
Appraisal Map

South
Cambridgeshire
District Council

APPENDIX 2 – COMMENTS OF PARISH COUNCIL

Papworth Everard Parish Council

Consultation response to planning application no: **S/0623/13/FL**

Proposal: Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and /or business uses (B1a).

Location: Land between Church Lane & Ermine Street South, Papworth Everard CB23 3RG.

Applicant: Mr Ivan Baggaley, Learig Limited. (Dated 11 April 2013).

Parish Council recommendation: Refuse

Reasons for recommendation and additional comments of the parish council

Introduction

The parish council that the scheme proposed in the pre-application consultation has been modified. There has also been further discussion between the parish council, the applicant and their agent. However, the parish council is of the opinion that the amendments to the scheme do not address, or only partially address set out by the parish council at the pre-application consultation stage and more recently to the applicant.

Access

The parish council objects to the proposed access arrangements that part of the scheme for which outline approval is sought. Currently, the applicant is proposing that each house that fronts Church Lane should have a separate private access drives, directly onto Church Lane. This is unacceptable. Church Lane is not a typical quiet residential road; it is an important and – a particular times of the day - busy village artery, providing access beyond (to the west of) the application site to other residential areas and care homes, two hospital accommodation blocks (for nurses and ancillary and medical staff), a nurse education centre, a hospital staff car park, the parish church, a farm and a children's nursery.

Multiple access drives should therefore be avoided. Not only may they disrupt the flow of traffic, but visually they will break-up the pavement and any remaining green verge.

The parish council's preference would be for a single access road into the Church Lane application site, with the proposed houses fronting Church Lane having vehicular access from the rear.

Design

Church Lane has been a road with an open aspect and feeling. The parish council appreciates that the houses in the application area have been moved back slightly from the road. However, we object to the inclusion of 2.5 storey houses along the northern frontage of the site. This will create a very enclosed and constrained character in Church Lane, particular if the permitted redevelopment of MacFarlane-Grieve House goes ahead.

A variety of building heights should be used to add interest. At very least, houses should be no more than 2 storeys at each end of the row facing Church Lane in acknowledgement of the presence of the Papworth Everard Conservation area. At the northeast corner a 2 story house would respond to the scale of the almost adjacent Methodist chapel (St Luke's), and at the northwest corner ridge height should be lowered towards the top of the slope in response to the opportunity, beyond the site, to gain views of the parish church.

Dwelling Density

It is essential that in any approval for the outline application the maximum density of permitted housing for the site is stated. (58 dwellings ÷ 2.7 hectares = 21.5 dwh). Experience in Papworth Everard has shown that if this figure is not included in outline application approvals the applicant has considerable freedom to increase the figure despite the preference of the LPA or other interested parties.

Planning Policy & the provision of community and employment uses

As currently presented, this application does not contain sufficient information as to how the requirements of Papworth Everard Village Development Policy SP/10 (Site 2 – Papworth Everard West Central) will be met. This states that “redevelopment will be based on a mixed-use development aimed at the continued invigoration of the village centre with community uses, employment and housing development”.

The Design and Access statement forming part of this application summarises the idea of a brewery and bakery being provided, together with associated and additional community facilities, all of which is supported by a drawing depicting an internal layout. However, it is the understanding of the Parish Council that this proposal only extends to the refurbishment of the remaining shell of the Printworks building to an unspecified extent.

The finance and impetus to accomplish any further necessary refurbishment, the fitting out of the building and establishment of the necessary businesses etc. are believed still to be little more than an initial concept that may be taken forward by a social enterprise company, using funding to be raised primarily at local level. Should this concept be progressed to any extent, no information has been provided as to how and on what timescale it would be possible to test whether the scheme was actually viable. If it proved not to be so, the Parish Council finds it difficult to envisage an alternative community use for such a large building in this situation, given the attendant running, maintenance and Business Rate liabilities. It is therefore entirely possible that the building would end up being put to a completely different use, such as residential flats.

'Live-work Units'

Regarding the eight units of accommodation for housing and/or business use that are also included in this part of the application, the Parish Council considers the design to be somewhat outdated in concept and the internal layouts too compromised for it to be considered that they meet the employment objectives of Policy SP/10 in any meaningful way. These are simply residential units by any other name. At very least 50% of the units should include dedicated work-space, so that small businesses could operate from them. It is essential that this use should be

The Parish Council would have been more supportive of this application had it set out in the necessary detail exactly how Policy SP/10 would be delivered, including a draft S106 agreement and a fully considered business plan demonstrating how the required employment and community facilities would be provided. Should the application be approved, the Parish Council fears that the policy objectives for this core element of Papworth West Central will never be met.

Planning conditions

If, despite the objection of the parish council, the planning authority is minded to approve the application, there should be planning conditions imposed as follows:

To restrict the density of the development

To specify the ways in which community and employment requirements of Policy SSP/10 Site 2

- a) Provision of the brewhouse, bakehouse and community room/s within the former Printworks
- b) Provision of work space within the live-work units

If these are to be provided through legal agreements, such agreements need to be drafted and endorsed before planning approval is given.

To sign and identify public paths, particularly those through the tree belt to the south of the Church Lane residential area

Christopher Howlett
Chairman of Planning Committee, Papworth Everard Parish Council
Tel 01480 831800 | Mobile 07710 761006

10 May 2013

PAPWORTH EVERARD PARISH COUNCIL

Planning consultation response

SCDC Planning Reference: S/0623/13/FL

Registration Date: 05-Apr-2013

Application Type: Full Planning (Major)

Main Location: Land between Church Lane & ERMINE STREET SOUTH, Papworth Everard, CAMBRIDGESHIRE, CB23 3RG

Full Description: Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and/or business uses (B1a)

Parish Council response:

With regard to that part of the application for DEMOLITION OF THE EXISTING BUILDINGS only (Papworth Everard Parish Council has commented on the remainder of the application previously), the Parish Council Recommends: **REFUSAL**

For the following reason:

Applicants should not be given approval for demolition of any building until it is certain what will replace it. Therefore, an application for demolition should always be made after an approval for a new development has been granted and a planning condition attached that if the demolition takes place the previously approved new development will follow.

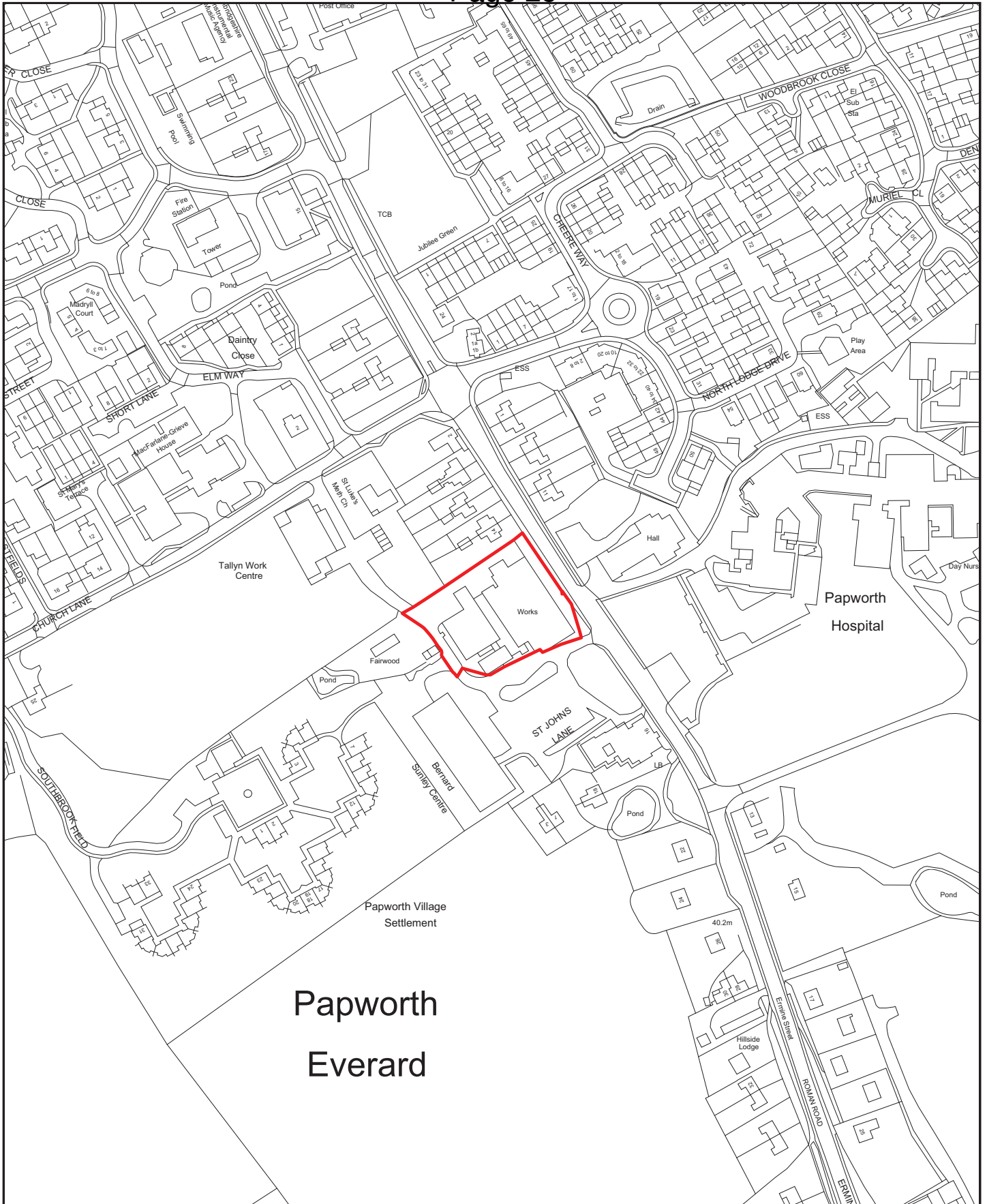
21 June 2013

Dr Christopher Howlett
Chairman of Planning Committee, Papworth Everard Parish Council
Tel 01480 831800 | Mobile 07710 761006

Papworth Everard Parish Council
Upper Pendrill Court
Papworth Everard
Cambridge CB23 3RW

Clerk: Tel 01480 830158

Assistant Clerk (for planning matters): Tel 01480 832477



Papworth
Everard



**South
Cambridgeshire
District Council**

Planning Dept - South Cambridgeshire DC



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2013

AUTHOR/S: Planning and New Communities Director

S/1079/13/FL– PAPWORTH EVERARD**Proposed development for B8 Storage and Distribution warehouse with ancillary offices and parking, Plot 7 and 9 Stirling Way for Mr F Smart****Recommendation: Delegated Approval****Date for Determination: 4 September 2013****Notes:**

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

Departure Application**Members will visit this site on 3 September 2013****To be presented to the Committee by Paul Sexton****Site and Proposal**

1. This full application, registered on 5 June 2013, proposes the erection of a building for Class B8 Storage and Distribution use on a 2.20ha parcel of land at the north east end of the Stirling Way Industrial Estate. The site is the last remaining undeveloped area on the estate.
2. The development is proposed to be constructed in two phases, which would provide in total a building of 10.590m² for Frederick Smart and Son Ltd, an agricultural trade merchants, who currently operate from a site between Fowlmere and Foxton. The majority of the building would be used for seed/pulse storage.
3. The complete building will measure 100m x 102m, with an eaves height of 13m and maximum ridge height of 16.3m. The site will be accessed from Stirling Way, with two vehicular accesses serving a car parking area of 110 spaces and cycle parking, with a third access for lorries. The loading/unloading areas will be on the north east elevation of the building. Cycle parking is to be located within the buildings on wall mounted brackets.
4. Phase 1 would comprise a 5,574m² warehouse building, on the south east side of the site, a 372m² office/amenity building, phase 1 car parking (42 spaces), service yard, all perimeter landscaping and fencing, acoustic fence to yard, tree planting to gap mature woodland north west of the site, and a small storage building at the north west end of the yard.
5. Phase 2 would comprise a 4,645m² warehouse building (ridge height 15.9m), as an extension to Phase 1, and the remainder of the car parking (68 spaces).

6. The Company currently employs 30 staff and it is anticipated that this will grow to approximately 60. The current hours of operation of the business are 6am to 6pm, however the company is considering running a shift system which would take operations through to 10.00pm or midnight. It is anticipated that there will be 20 goods movements in and out per day. The application states that there will be no plant within the building except for a small re-bagging machine. PV's will be used to heat the offices and water, with the warehouse being unheated. Rainwater harvesting will be used with the design of the system reflecting the likely usage of the occupiers of the building.
7. To the south east and south west of the site are commercial buildings. To the north east, beyond a continuation of Stirling Way which currently serves temporary car parking for Papworth Hospital, is agricultural land. To the north west is a woodland area, beyond which are residential properties in South Park Drive. The nearest residential property is 25m from the south west corner of the site.
8. The application is accompanied by a Design and Access Statement, Flood Risk Assessment, Noise Assessment,

History

9. S/0633/07/RM – Submission of reserved matters for the erection of commercial unit (B1/B2 uses) with associated car parking/landscaping – Approved

S/2294/04/F – Variation of condition 1 of planning permission S/1475/99/O to extend period for submission of reserved matters until 10 April 2007 for laying out and use of land for employment purposes (Use Classes B1 and B2) – Approved

S/1475/99/O – Laying out and use of land for employment purposes (Use Classes B1 and B2) – Approved

Planning Policy

10. National Planning Policy Framework 2012
11. **South Cambridgeshire LDF Core Strategy DPD 2007**
ST/6 Group Villages
12. **Site Specific Policies DPD 2010**
SP/13 Allocations for Class B1, B2 and B8 Employment Uses
13. **Local Development Framework Development Control Policies 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire
ET/4 New Employment Development in Villages
ET/5 Development for the Expansion of Firms
SF/6 Public Art
NE/1 Energy Efficiency
NE/3 Renewable Energy Technology in New Developments
NE/6 Biodiversity
NE/11 Flood Risk

NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise
NE/16 Emissions
TR/2 Car and Cycle Parking Standards

14. South Cambridgeshire LDF Supplementary Planning Documents
District Design Guide SPD – adopted March 2010
Landscape in New Developments SPD
Health Impact Assessment SPD
Public Art SPD

South Cambridgeshire Local Plan Proposed Submission July 2013

15. E/4 Allocations for Class B1, B2 and B8 Employment Uses
E/11 Large Scale Warehousing and Distribution Centre

Consultation by South Cambridgeshire District Council as Local Planning Authority

16. **Papworth Everard Parish Council** recommends refusal. 'Papworth Everard Parish Council is content with the general principle of this development and satisfied with the company making the application. However, details of the application require modification to prevent the development potentially having a serious effect on those living in nearby domestic properties.

An acoustic sound barrier in the form of a fence is to be provided. This will attenuate, to some extent, the noise created by the engines of lorries delivering and collecting from the premises, but it will be far less effective at concealing the noise of reversing alarms on lorries and forklift trucks moving within the yard.

The work schedule presented with the application would put no time restriction on the use of vehicles travelling to and from and operating within the premises. This could lead to unacceptable disturbance to nearby dwellings. A planning condition (no.7) of the original expired approval (S/0633/07/F) restricted operation of the premises to 8am to 6pm from Monday to Friday, with no operation at weekends and bank holidays. The same condition must be attached to any consent that may be granted to the current applicant. The current work schedule was put forward by the Agent. When the parish council met with the applicant and agent, the council confirmed that total flexibility in times of operation was unnecessary, and thought it unlikely that it would be necessary to work outside the time restrictions set out in the expired approval for the site. Therefore, the parish council would wish to see the inclusion of a planning condition that controls the working schedule, and limits operation to between 8am and 6pm Monday to Friday and prevents operation at weekends and bank holidays.

Low level lighting was included in the original scheme (see expired approval). This should be required in the case of the current application.

All planning conditions from the expired permission should be transferred to the current application, should SCDC be minded to approve it.

There is a clear view of the proposed warehouse from South Park Drive – a residential road. Tree planning must take place in order to soften, or eliminate, views of this industrial building.

A condition requiring the implementation of an effective pest control policy, approved by the planning authority, should be included.

17. The **Environmental Health Officer** comments that the application does not contain sufficiently detailed information on the activities to be carried out on site to enable an adequate assessment of the likely impacts from material handling, possible fugitive emissions or their control measures. Further details are required as to the expected activities to be carried out including what is to be stored, where and how. Is the grain loose, bagged or in containers? How is it unloaded/loaded from lorries and transported around the site? If there are dust implications for employees what controls are to be put in place e.g. Local Exhaust Ventilation systems? Is the building to be kept under negative pressure to contain dust? If this is to be used what plant will be required, location of discharge points, type of filtration needed before discharge to air? Additionally, what contribution to overall noise levels will this type of equipment have?

With regard to the issues of lighting. The details provided show the Isolux contours at ground level to be acceptable, however, no details are given as to the levels which are likely to fall on vertical surfaces of nearby properties i.e. windows. The building will provide a good barrier to headlights of HGVs. The effects of vegetation will be noticeable in relation to light but will be negligible with regard to noise.

This proposal is very close to existing residential development and the general concerns raised are considered valid, and additional information is required regarding the general day-to-day activities to be able to judge the likely impacts on nearby properties/premises.

With regard to the noise report submitted the methodology used is agreed and the comments contained within regarding the limitations of BS4142 in relation to suitability of this standard is accepted. It has been included for reference only, due to lack of other relevant guidance, but both background levels and predicted noise levels are very low. Introducing any noisy activity to this area is likely to be noticeable, particularly at night.

The predicted noise levels were calculated at the façade of the nearest noise sensitive receptors (as per BS4142) although the SCDC SPD Design Guide refers to not allowing the noise rating level to increase the background level by more than 3dB at the boundary of the application site to prevent creeping background. In effect, to achieve this the noise rating level of the development predicted must only equal existing background levels in the area. Whilst a pragmatic view could be taken for daytime working, this SCDC standard will not be met at night, based on the figures supplied.

The predicted noise levels from the chiller units during Phase 1 of the development are at a level that has the potential for being heard and causing annoyance, although a statutory nuisance is unlikely to be caused at these levels. The situation is exacerbated by them being orientated towards South Park Drive. However, Stage 2 looks to be acceptable.

Additional information has been sought from the applicants agent and a further report will be made at the meeting.

18. The **Local Highway Authority** objects as the application is not accompanied by a Transport Assessment, and requests that one is submitted to demonstrate that the

proposed development would not be prejudicial to the satisfactory functioning of the highway.

19. The **Environment Agency** has no objection subject to conditions in respect of surface water drainage, ground contamination, and pollution control.
20. The **Landscapes Officer** has no objection in principle, but requires further clarification/revisions to the landscaping scheme.
21. **Anglian Water** has no comment.

Representations by Members of the Public

22. Letters have been received from the occupiers of Nos 46, 52, 54, 56, 74 and 76 South Park Drive, objecting on the following grounds:
 - a. Massing and scale is far greater than the adjacent business premises on Stirling Way. The eaves and ridge heights of the new building appear far greater than the adjacent premises. This is of particular concern in the north west corner of the site where the building is closest to existing development in South Park Drive.
 - b. The building is within 13m of the existing tree belt, which is at its narrowest at this point, at only 10m. The proposed building is 13.77m to the eaves and 16.67m to the ridge, the height of a 4-storey residential building, and is within 25m of the residential boundary to South Park Drive at its nearest point. It will therefore be overbearing when viewed from South Park Drive and will easily be seen through the existing tree belt during the autumn and winter months.
 - c. The scheme is much closer to the tree belt and South Park Drive than other business premises on Stirling Way and is much closer to the both the north west and south west boundaries than that previously approved in 2007. The building is of a much larger scale than that previously approved and has only a token area of planting around the perimeter of the site, and the depth of planting along the south west and north east boundaries is insufficient to have any beneficial effect in softening the appearance of an uninspiring large structure.
 - d. Environmental pollution and explosive risk – the company store and distribute agricultural products, including seeds grains and fertilisers. There is therefore risk of respiratory diseases and explosion and if the company intends to store hazardous chemicals the site should be subject to an appropriate risk assessment, and confirmation given that appropriate filtration systems will be installed.
 - e. Risk of rodents given it will be a bulk grain store – with possible infestation of rodents in close proximity to residents in South Park Drive.
 - f. Hours of operation of 6am to 12 midnight (Mon-Fri) are suggested in the application form. The Design and Access Statement suggests 6am to 6pm (Mon-Fri) and states that hours of operation should not be restricted. Unrestricted usage is unreasonable and will cause nuisance to local residents particularly during summer months when bedroom windows are open. The average noise pressure level in the outside environment during the day is between 20-30 dB rising to 40 dB peaks with normal conversations. The

siting of compressors which will run 24/7 in close proximity to residential properties is objectionable. Phase 1 with compressors directly facing South Park Drive will be the most objectionable. Why do these need to be located facing this way and can they be relocated? Is there any guarantee that Phase 2 will be built? There will be noise from fork-lifts, diesel engines and reversing beepers, which would be acceptable between the hours of 8am – 6pm Monday to Friday, but not outside of these times.

- g. Was the gap in the tree cover at the pathway, and any tunnelling effect it may have, factored into noise estimates? At what vertical height do the noise estimates apply – the greatest impact will be at night time on bedroom windows. What assumptions underpin this assessment?
- h. Concern about light pollution from any over-used and poorly located lighting, particularly during winter months
- i. Confirmation sought that existing trees between the site and South Park Drive will remain. There would be an objection to the loss of any trees on grounds of loss of habitat and increased visual and noise impact. It is suggested an additional 5m clearance from the trees is provided. Additional screening should be carried out to minimise visual impact on residents.
- j. The Design and Access Statement is very weak on sustainability. It suggests pv's to heat water (should this be solar thermal panels?) and a token gesture to rainwater harvesting, however there are no details on the drawings.
- k. The second phase of the development, in particular, will have a wholly unacceptable and detrimental effect on the adjacent houses in South Park Drive. What is the planned timescale for Phases 1 and 2. If there are no immediate plans for Phase 2 then noise from Phase 1 will not be ameliorated.
- l. Confirmation is sought that there are no plans to open the potential footpath access from the site to South Park Drive, which could be security and safety risk.
- m. This particular use will give very little to Papworth Everard in terms of local employment opportunities.
- n. Not enough properties have been consulted.

Material Planning Considerations

23. The principle of the development of this site for uses within Class B1, B2 and B8 is accepted by virtue of the land being allocated for such purposes in the adopted Local Development Framework 2007. The allocation is proposed for retention in the Local Plan Submission July 2013. The key issues for Members to consider are therefore the scale of development in terms of policy, visual impact, residential amenity, highway safety,

Scale of Development (Policy)

24. Although the site is allocated for development for Class B1, B2 and B8 employment uses, Policy ET/1 places a limitation on B8 uses of a maximum of 1,850m², stating that large scale manufacturing, distribution and warehousing, that could equally well locate in other areas of the county, will not be permitted. It argues that this approach

is necessary to manage the intensive development pressure in and around Cambridge, and that given the need to protect the environment, employment land is a scarce resource.

25. In this case the proposed development involves the expansion of an existing company in the District and should be encouraged in principle. Development of the site for smaller units for B8 use, which did not exceed 1,850m², and were occupied individually, would be acceptable provided the development satisfied the other issues such as visual impact, neighbour amenity and highway safety, which will be considered here.
26. The application has been advertised as a departure, however officers are of the view that this can be supported in principle.
27. Whilst the South Cambridgeshire Local Plan Proposed Submission July 2013 carries very limited weight at the current time it does not contain a similar restriction on floor area although it does contain a policy which states that large scale warehousing and distribution centres will not be permitted.

Visual impact

28. The proposed building will be significantly larger than existing buildings on the Stirling Way estate, both in terms of floor area and height. The previous building permitted for this site in 2008 has a ground floor area of 8,980m² and a ridge height of 13.4m, which was reduced from an original height of 15m following concerns expressed about the impact of the proposed building. Existing buildings on the estate are lower again in height. The building has increased in height from that submitted at the pre-application stage, although that building had a height of 14.75m
29. Whilst officers are of the view that increased footprint of the building can be accommodated on the site, subject to the additional landscaping suggested by the Landscapes Officer, the proposed height is of concern, particularly given the location of the site at the end of estate with open countryside to the north east, and residential properties to the north west. Whilst the residential properties are screened from the site by the existing woodland, the depth of this planting narrows to 15m at the south west corner of the site, and there will be views through, particularly during winter months. The proposal does not provide the 10m of screening on the south and east boundaries required by Policy SP/13. The existing planting in the woodland to the north west of the site is retained and additional planting carried out in the gap referred to by local residents.
30. Officers recognise the operational needs of the company, however the buildings on its existing site are considerably lower, although officers accept that this may limit the company's operations. Further discussions will be held with the applicant on this point prior to the meeting.

Residential amenity

31. The site is close to existing residential properties in South Park Drive. The previous reserved matters consent for B1 and B2 use, now lapsed, contained conditions requiring the submission of a scheme for the permitted building to be acoustically insulated. Whilst it did not contain any restriction on hours of operation it did include a condition which required, in the event of night-time deliveries (18.00hrs-08.00hrs), a noise management scheme to be submitted for approval.

32. This site is the closest part of the Stirling Way estate to residential properties and given the type of use proposed, with a larger number of movements of HGV vehicles than would be envisaged in a B1 or B2 use, it is important to ensure that the amenity of residents is protected, not just from noise from operations within the building, but from activity outside.
33. Further discussions on operating hours will be held with the applicant and a report given at the meeting
34. The Environmental Health Officer has requested additional information on the operations carried out by the company on the site and these are being provided. There is concern that if the operation involves grain handling then issues may arise regarding dust etc. These concerns have also been expressed by local residents.
35. Particular concern has been raised about the impact of Phase 1, which has condenser units located on its north west elevation, facing towards South Park Drive. Whilst the units will be a minimum of 50m from the boundary of the site the Environmental Health Officer has commented that these are likely to cause a nuisance, and local residents have queried the need for them to be located in this elevation. There is no timescale given for the potential implication of Phase 2, which would alleviate this particular problem, and therefore the issue needs to be dealt with at this stage.
36. As part of Phase 1 the proposal is to erect a 2m high acoustic fence from the north east corner of the warehouse building to the south west elevation of the storage building, to screen activity in the loading and unloading area from South Park Drive, however the potential noise impact, particularly if there were to be night time operations is of concern given the low existing background noise levels.
37. Further information has been requested from the applicant by the Environmental Health Officer on the proposed lighting at first floor window level.

Highway safety

38. The Local Highway Authority has asked the applicant to submit a Transport Assessment and the applicant is in the process of supplying this. Officers are of the view that there is unlikely to be an objection on highway grounds.
39. Adequate car parking is provided to meet the adopted standards, and this is a reduction in that required for the previous B1/B2 building. Although cycle provision is referred to numbers are not given, however this can be dealt with by condition

Other matters

40. The Environment Agency is content with the Flood Risk Assessment submitted with the application. The condition it requests can be imposed
41. The applicant has indicated that PV panels will be installed, although this has been queried by a resident and confirmation will be sought. Rainwater harvesting is proposed and these matters can be controlled by condition. There is no intention to use the potential link from the south west corner of the site to South Park Drive and additional planting is shown to be provided in this area.

Conclusion

42. The proposed relocation of the company to this site is supported as a departure in principle, however the concerns regarding the scale of the building, particularly the height, and the potential impact on residential amenity need to be addressed and a meeting will be held with the applicant prior to the meeting to discuss these matters further. An update will be provided at the meeting.

Recommendation

43. That delegated powers of approval are given to officers subject to the matters outlined in the preceding paragraph being satisfactorily addressed. Any consent to be subject to conditions to include the following:

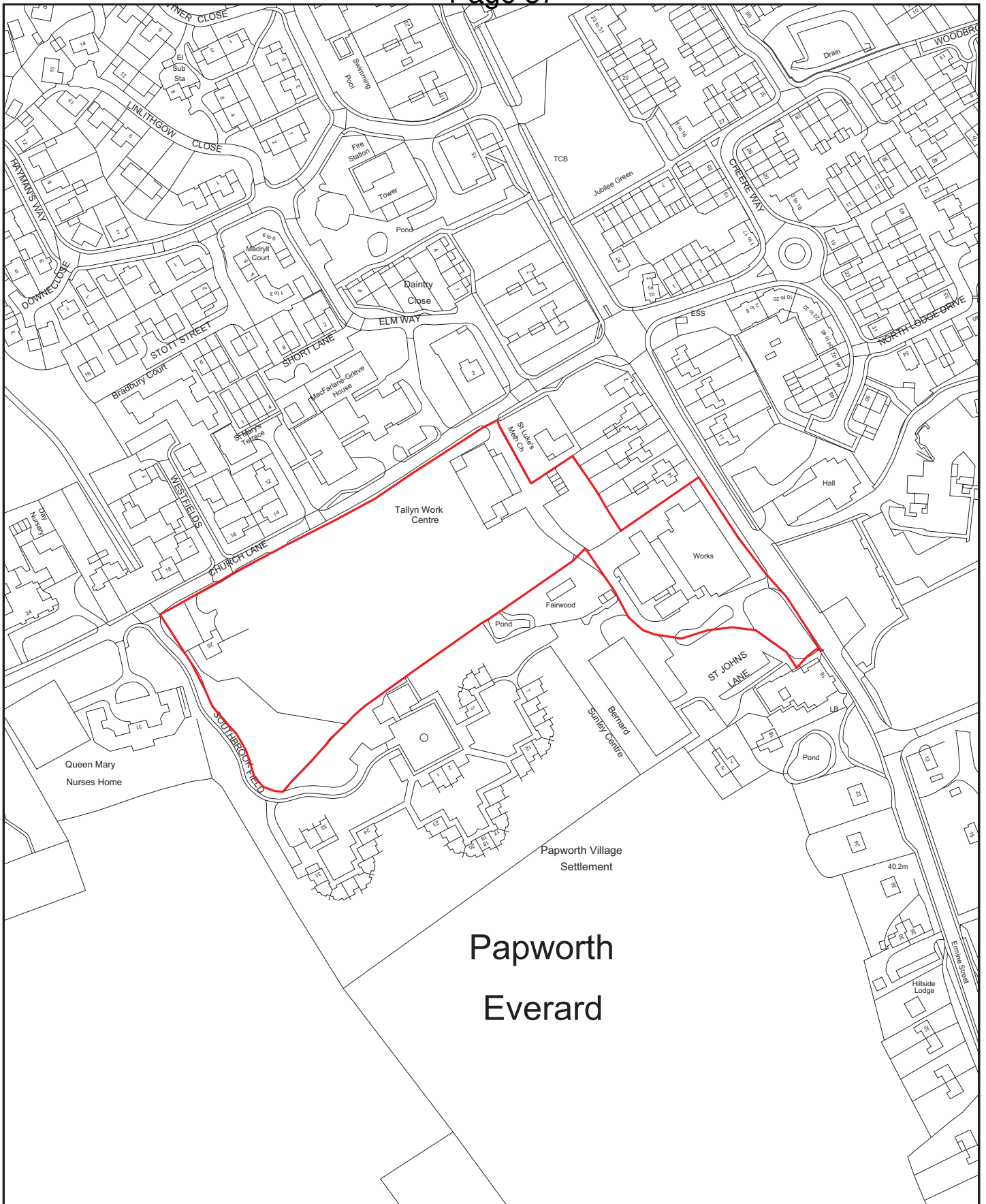
3 year time limit
Approved plans
Landscaping
Hours of operation
Lighting details
Phasing details
Contamination
Surface water drainage
Pollution control
Car and cycle parking
Renewable energy
Plant and machinery
First occupier

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: S/1079/13/FL, S/0633/07/RM

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

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Papworth
Everard



**South
Cambridgeshire
District Council**

Planning Dept - South Cambridgeshire DC



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2103

AUTHOR/S: Planning and New Communities Director

S/1213/13/VC - HISTON

Variation of condition PC8 of the Cambridgeshire Guided Busway Order to allow for the reduction in length of the noise barrier required by the Deemed Planning Permission opposite to the flank wall of 59 St Audrey's Close, Histon between the points marked B & C on the application plan, reference 5083393/003A, and the reduction in height of the noise barrier adjacent to part of 58a St Audrey's Close between points A & B on the application plan for Cambridgeshire County Council

Recommendation: Delegated Approval**Date for Determination: 6 September 2013****Notes:**

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

To be presented to the Committee by Melissa Reynolds

Site and Proposal

1. In August 2011 the Cambridge Guided Busway became operational. The application, received on 3rd June 2013, seeks to vary a planning condition (Condition 8) of the Guided Busway Order that approved the busway noise protection works. Condition 8 requires erection of two sections of noise barrier to protect residences adjacent to the busway from noise disturbance.
2. In order to achieve the level of protection set by the Inspector a 4m high barrier would have been required adjacent to dwellings. Occupiers expressed concerns about the impact on their amenities in terms of light and overbearing effects. An alternative scheme providing (i) noise barriers at 1.5m and 1.9m along with (ii) a stretch where no barrier was to be erected was approved subject to a S106 (Unilateral Undertaking) agreement (see Planning History for full details).
3. It is now proposed by the applicant that what were temporary permissions should (subject to arrangements under a S106) become permanent on the basis that the temporary arrangements have been in place for 24 months without any complaints that these arrangements are unsatisfactory. In order to secure what, in effect, would be a permanent permission, the applicant has confirmed its willingness to agree a fall-back arrangement whereby, in the event of any complaints as to the new permanent arrangements (relating in effect to a lower barrier or a stretch with no barrier), they will bind themselves (via S106) to erect at the relevant areas (i) a barrier which is at full height; (ii) a barrier in the stretch where the permanent arrangement would otherwise suggest no barrier.

Planning History

4. On 21st December 2005, the Secretary of State for Transport directed that planning permission be deemed to be granted for the development included in the Cambridgeshire Guided Busway Order. Condition 8 of the ten conditions read:

(Condition 8) Operational Noise

The scheduled works listed below shall be constructed to incorporate the following elements, each of which shall, in relation to the work in question, be completed before that work is brought into operation and then maintained thereafter whilst the work remains in operation:

- (i) Work No.8 A noise barrier along the north-eastern edge of the guideway from Girton Crossing to approximately chainage 16+000 at the rear of the properties in Pease Way, Melvin Way and St Audrey's Close;
- (ii) Work No.8 A noise barrier along the southern edge of the guideway from approximately chainage 17+000 to chainage 17+500 at the rear of properties in Villa Way.

Reason: to mitigate potential for increased noise intrusion in the interests of residential amenity.

5. Two applications were submitted for temporary permissions, one to permit a reduction in length of the barrier (ref. **S/1424/09/F**) and one to allow the reduction in length and also a reduction in height of another part of the barrier adjacent to 58a St Audrey Close (ref. **S/1421/09/F**). Both of these applications for temporary permission were approved and the works for the reduced length of acoustic fence and reduction in height of the part of the acoustic fence have been implemented.
6. Application references **S/1422/09/F** and **S/1432/09/F** were identical applications to the two temporary applications described above, except that they were for permanent permission for the variation of condition. These two applications were refused, as they resulted in a stretch of busway with no acoustic fence. Both applications were refused on grounds relating to the lack of a barrier resulting in harm to amenities of occupiers at St Audrey close through noise disturbance.
7. **S/0109/10/F** granted permission for barriers 1.9 metre high (A-B), 3m high (C-D), and 2.8m (E-F). This scheme would provide noise protection to the level recommended by the Inspector.
8. This was a full planning application, as in order to address safety concerns about the sight line for the footpath crossing of the busway, it was not possible to have a barrier between points B and C. Discussion with the guided busway promoters, however, resulted in them making this application for land outside the original red line of the busway order. This scheme could deliver a barrier offering noise protection at a level recommended by the Inspector. Such barrier however would extend beyond points B-C into the woodland area adjacent to the guided busway.
9. The promoters entered into a unilateral undertaking whereby they will not erect that part of the barrier affecting the wooded area unless South Cambridgeshire District Council requests them to do so or the Secretary of State requires them to do so when

determining appeal applications against refusal of two variation of conditions (the time period of appealing has since passed). Officers felt that this offered the greatest prospect of ensuring that no trees are cut down / lost unnecessarily but if the residents at 59 St Audreys Close are unduly affected by noise from the guided busway works which will involve the loss of some trees may be necessary.

Planning Policy

10. **South Cambridgeshire Core Strategy DPD 2007:**
ST/4 Rural Centres
11. **South Cambridgeshire Development Control Policies DPD 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
NE/15 Noise Pollution
12. **South Cambridgeshire Site Specific Policies DPD 2010:**
SP/16 Cambridgeshire Guided Busway
13. **South Cambridgeshire District Design Guide: High Quality and Sustainable Development in South Cambridgeshire SPD 2010**
14. **South Cambridgeshire Local Plan: Proposed Submission July 2013:**
S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/8: Rural Centres
SC/11: Noise Pollution

Consultation by South Cambridgeshire District Council as Local Planning Authority

15. **Histon & Impington Parish Council** – Recommends refusal and requested that there be a continuation of the temporary arrangement for another three years until frequency of night service is better known.
16. **Environmental Health Officer** – Comments conclude that, having assessed the proposal: “On balance we have no objection to the proposed variation of the wording of PC8 but subject to a s106 planning obligation agreement or similar, requiring that in the event that a justified complaint/s are received by residents in St Audrey’s Close, demonstrating and or supported by noise assessment measurement or similar that there are clear exceedances of / noncompliance with the acoustic barrier noise mitigation / attenuation standards envisaged by the Planning Inspector...to mitigate adverse noise impact and to safeguard a reasonable standard of amenity / quality of life acoustic / noise barriers, then an appropriate acoustic barrier / fence of an appropriate height and length shall be reinstated to achieve the Inspectors requirements, and retained thereafter.”
17. **Landscape Design Officer** – “I would fully support the reduction in length of the Noise Barrier between Points B and C on the plan, and the reduction in height between points A and B as shown on the plan.

- 1) The existing, agreed, landscape planting between points A and B should be reinstated at sufficient density and with adequate protection to ensure its establishment.
- 2) This scheme should also include proposals for the 'gapping up' of planting between points B and C, again with sufficient protection to ensure that it becomes established.

Following a meeting with the parish and County Council who suggested that the Landscape between A and B should just be kept as short grass (requires maintenance) because space is fairly tight, and all the concrete posts of the old fence removed (the wire has already gone)

Personally I would prefer to see it re-planted, using smaller, tighter species as it probably won't get mown regularly enough to look tidy.

I will suggest a planting list, with a view to replacement in the Autumn."

Representations by members of the public

18. No representations were received.

Material Planning Considerations

19. The key consideration in assessing this proposal is whether the permanent retention of the lower noise barrier and stretch with no barrier is acceptable in terms of ensuring in the longer term that residential amenity is not unduly harmed through noise disturbance.
20. The current arrangement has been in place for 24 months without complaint. This may not continue to be the case, as e.g. occupiers change, bus services increase. It has been recommended that the arrangement secured for the section of the busway to the northwest (Melvin Way) be replicated for this stretch. At Melvin Way, residents did not want the full height barrier in order to retain views across the rear boundary. A lower height barrier was approved and a S106 secured to protect the Council's position should a noise complaint be received later.
21. The County Council has confirmed that it is willing to enter into a legal undertaking to that effect for this stretch as well.
22. The comments in relation to the planted landscaping scheme will be addressed separately, as they relate to a separate planning condition.
23. It is the view of officers that, in light of the advice of Environmental Health, this provides an acceptable solution.

Recommendation

24. It is recommended that the Planning Committee gives delegated powers to approve the application subject to:
 - (a) Section 106 requirements; and
 - (c) The following Conditions

Conditions

As per the original decision notice, with the following amendment to condition 8:

- “8. Each of the works listed below, which have been constructed to incorporate the elements set out below in relation to the work in question, be maintained thereafter whilst the Guided Busway remains in operation:

Work No. 8 An acoustic fence along the north-eastern edge the Guideway from Girton Crossing to approximately chainage 16+00 at the rear of the properties in Pease Way, Melvin Way and the properties in St Audrey’s Close up to number 58a;

Work No. 8 An acoustic fence along the southern edge of the southern edge of the guideway from approximately chainage 17+00 to chainage 17+500 at the rear of properties in Villa Way.

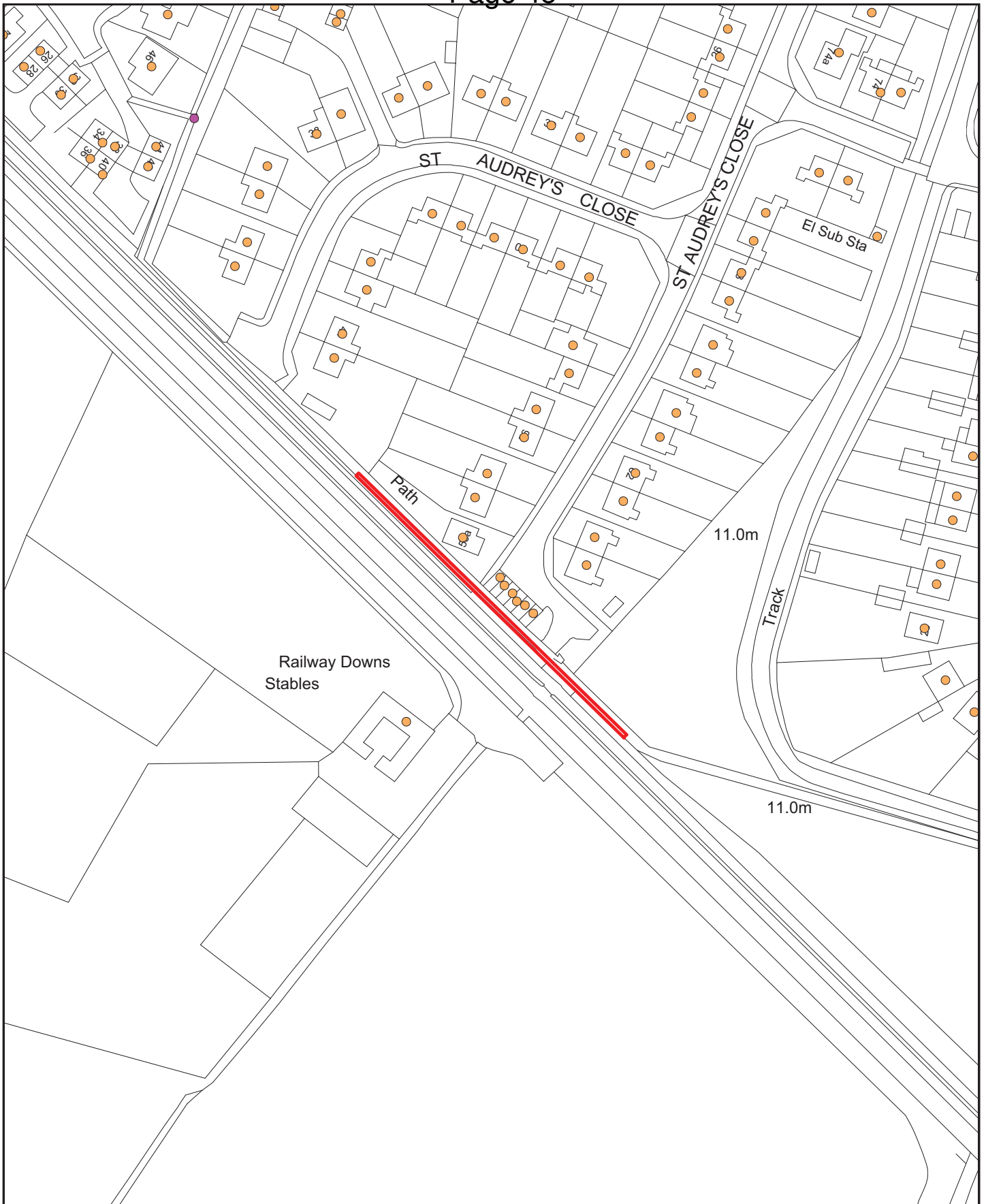
The acoustic fence measuring 1.5 metre in height along the boundary of the Guideway at the rear of 58a St Audrey’s Close, in accordance with drawing reference 5083393/003A.”

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

- South Cambridgeshire Core Strategy DPD 2007
- South Cambridgeshire Development Control Policies DPD 2007
- South Cambridgeshire Site Specific Policies DPD 2010
- South Cambridgeshire District Design Guide: High Quality and Sustainable Development in South Cambridgeshire SPD 2010
- Planning file refs. S/1424/09/F, S/1421/09/F, S/1422/09/F, S/1432/09/F, S/0109/10/F, and S/1213/13/VC.
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Case Officer: Melissa Reynolds – Team Leader – Planning (New Communities)
Telephone: (01954) 713237

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2013

AUTHOR/S: Planning and New Communities Director

S/1529/13/FL- MILTON**Two Replacement Dwellings and Associated Works at The Black House, Chesterton Fen Road for The FG Seal and Mark Seal Trust****Recommendation: Approval****Date for Determination: 17 September 2013****Notes:**

This Application has been reported to the Planning Committee for determination because the officer recommendation conflicts with the recommendation of Fen Ditton Parish Council.

To be presented to the Committee by Karen Pell-Coggins

Site and Proposal

1. The site is located outside the Milton village framework and within the Green Belt and countryside. The Black House is a detached, two-storey, back weatherboard and slate house that comprises two, two bedroom dwellings. It is situated within a large plot adjacent to the River Cam with access via a long single track driveway off Chesterton Fen Road. The site lies within flood zone 3a (high risk). A public footpath aligns the south eastern boundary of the site alongside the River Cam. The Fen Ditton conservation area lies on the opposite side of the river. The River Cam is a County Wildlife Site. There are a number of mature trees on the site.
2. The proposal seeks the erection of an apartment block that comprises two, two bedroom dwellings. The building would be sited approximately 12.5 metres further north west than The Black House. It would have a pitched roof design and measure 11 metres in length (including the roof overhang), 7.8 metres in width, and have a height of 4.1 metres to the eaves and 7.6 metres to the ridge. The materials of construction would be black timber weatherboarding for the walls slate grey clay plain tiles for the roof. Three apple trees and one Ash tree would be removed to allow for the development. The Black House would be demolished following the erection of the new apartment block.

Planning History

3. **Site**
S/1412/12/FL - Two Replacement Dwellings - Refused
S/0164/00/O - Bungalow and Garage (Renewal of Time Limited Consent S/0073/97/O) – Approved
S/0073/97/O - Bungalow and Garage (Renewal of Time Limited Consent S/1937/93/O) - Approved

S/1937/93/O - Bungalow and Garage (Renewal of Time Limited Consent S/0171/91/O) - Approved

S/0171/91/O - Bungalow and Garage (Renewal of Time Limited Consent S/2474/87) - Approved

S/1392/90/O - Bungalow and Garage - Approved

S/2474/87/O - Two Bungalows - Appeal Allowed

S/0571/78/O - Erection of Dwelling to Replace Existing - Refused

4. **Adjacent Site**

S/2589/03/F - Dwelling - Refused

S/0163/00/O - Bungalow and Garage (Renewal of Time Limited Consent S/0072/97/O) - Approved

S/0072/97/O - Bungalow and Garage (Renewal of Time Limited Consent S/1936/93/O) - Approved

S/1936/93/O - Bungalow and Garage (Renewal of Time Limited Consent S/01392/90/O) - Approved

Planning Policy

5. **South Cambridgeshire Local Development Framework (LDF) Core Strategy**

DPD, adopted January 2007

ST/1 Green Belt

6. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 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

HG/2 Housing Mix

HG/3 Affordable Housing

HG/7 Replacement Dwellings in the Countryside

CH/5 Conservation Areas

NE/1 Energy Efficiency

NE/6 Biodiversity

NE/7 Sites of Biodiversity or Geological Importance

NE/11 Flood Risk

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. **Proposed Submission Local Plan (July 2013)**

S/4 Cambridge Green Belt

S/7 Development Frameworks

HQ/1 Design Principles

H/8 Housing Mix

H/9 Affordable Housing

H/13 Replacement Dwellings in the Countryside

NH/4 Biodiversity

NH/5 Sites of Biodiversity or Geological Importance

NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt
NH/14 Heritage Assets
CC/9 Managing Flood Risk
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Open Space in New Developments SPD - Adopted January 2009
Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

9. **Milton Parish Council** – Makes no recommendation has the following comments: -
“A time limit should be set for demolition of existing house once new building is completed”.
10. **Fen Ditton Parish Council** – Recommends refusal and has the following comments:
-
“There appears to be inconsistency between the arboricultural report and design and access statement on the number of trees to be felled; one states 7, the other 3. The PC needs assurance that felling is at a minimum and any trees replaced. The exterior design is not in keeping with an important river frontage.”
11. **Local Highway Authority** – Comments that the development would not have a significant adverse effect upon the public highway.
12. **Trees and Landscapes Officer** – Has no objections to the proposal and comments that the trees are not afforded any statutory protection and are considered domestic with minimal wider significant amenity.
13. **Landscape Design Officer** – Has no objections and requests conditions in relation to hard and soft landscaping works, details of tree and hedge protection measures, surface water drainage, construction works and compound, waste provision, cycle storage, foul water drainage, utilities, bat boxes, bird boxes, and log piles.
14. **Ecology Officer** – Has no objections and comments that the application is supported by a bat survey that concluded no significant bat roosts are present although some soprano pipistrelle bats have been observed. Requests a condition that states the works should be carried out in accordance with the details within the submitted report. Also states that an appropriate license is required to allow lawful development of the site. Further comments that there is a natural pond present on the site in a partially dry state. Requests a condition to ensure that the pond is restored.
15. **Environment Agency** – Comments are awaited. (Commented in relation to the previous application that whilst ground floor sleeping accommodation is not normally appropriate in flood zone 3, the submitted flood risk assessment demonstrates that the future occupants would be safe even during a 1 in 1000 year flood event and could safely evacuate the site if necessary. Required conditions to be attached to any consent in relation to the development being carried out in accordance with the

submitted flood risk assessment and details of foul drainage to be agreed. Also requested various informatives.)

16. **Contaminated Land Officer** – Comments that the site is a former brickworks and includes areas of filled land. Recommends a condition in relation to a detailed scheme for the investigation and recording of contamination.
17. **Environmental Health Officer** – No reply (out of time).
18. **Rights of Way and Access Team** – Comments that Public Footpath No. 1, Milton is located adjacent to the south eastern boundary of the site along the River Cam but has no objections as it is unlikely to be affected by the development. Requests informatives in relation to point of law with regards to the footpath.
19. **Council Tax** – The main house and the annexe have been liable for separate council tax since at least 2001 and possibly from an earlier date.
20. **Election Team** – The Black House has been occupied by Mark Seal since 2009 and The Annexe to The Black House has been occupied by Laura Kohler since 2011 and previously by Simon Hayes from 2008 to 2011.

Representations by members of the public

21. None received.

Material Planning Considerations

22. The key issues to consider in the determination of this application are whether the development would represent appropriate development in the Green Belt in policy terms; whether the development would result in any harm in terms of the impact upon the character and appearance of the Green Belt/countryside, flood risk, neighbour amenity, highway safety, trees and landscaping, and biodiversity; and whether there are any very special circumstances that would outweigh any harm through inappropriateness of other harm identified.

Principle of Development in the Green Belt

23. Paragraph 89 of the National Planning Policy Framework 2012 states that new buildings are inappropriate in the Green Belt with the exception of the replacement of a building providing the new building is in the same use and not materially larger than the one it replaces.
24. Policy HG/7 of the Local Development Framework supports one-for-one replacement dwellings in the countryside subject to the requirements of the General Permitted Development Order (i.e. a maximum enlargement of 15% of volume) and the need to provide satisfactory internal layout and amenities, where it can be shown that the use of a dwelling has not been abandoned; the proposed replacement dwelling is in scale with the dwelling it is intended to replace and is in character with its surroundings; and the proposed replacement dwelling would not materially increase the impact of the site on the surrounding countryside.
25. The existing building on the site comprises two dwellings. Although it is in a poor state of repair, it is currently occupied and the use has not been abandoned. The proposed building would contain two dwellings. The residential use of the existing and

new buildings would therefore remain the same. All existing consents that have been granted on the site have not been implemented and have expired.

26. The existing building has a footprint of approximately 100 square metres and a height of 6.4 metres to the eaves and 8.9 metres to the ridge. The proposed building would have a footprint of approximately 75 square metres and a height of 4.1 metres to the eaves and 7.6 metres to the ridge. The scale of the building is similar to the existing building and not therefore materially larger than the building it would replace.
27. The erection of two replacement dwellings of the scale proposed is not therefore considered to represent inappropriate development that is, by definition, harmful to the Green Belt and countryside in policy terms.

Other Harm

Character and Appearance of the Green Belt/Countryside and Setting of the Conservation Area

28. Given that the scale of the building would be similar to the existing, the proposal is not considered to result in a visually intrusive development that would adversely affect the openness and rural character and appearance of the Green Belt/countryside.
29. The building would be less prominent in views from the public footpath and conservation area than the existing building as a result of its revised siting approximately 12 metres further north west.
30. Although it is acknowledged that the building would have a different character to the existing building, it is considered appropriate given the unique position of the plot adjacent to the river. The design of the building would take features from the existing building such as its simple plan form and traditional materials. However, it would have north west/south east orientation and a contemporary design and with a gable frontage with an overhang that would reflect that of a boathouse facing the river.

Flood Risk

31. The site lies within Flood Zone 3 (high risk). The existing building is situated within 20 metres of the River Cam and has a basement, although not comprising living accommodation. The new building would be sited 12 metres further away from the river and have floor levels of 5.585 metres, which would be 600mm above the 1 in 100 year flood level with allowance for climate change and 150mm above the 1 in 1000 year flood level. Materials would be flood resistant to at least 600mm above finished floor levels. Flood storage compensation will be provided in the form of a new flood storage area within an area of lower ground between the bank and the higher ground levels to the north west of the existing building. The Flood Risk Assessment submitted with the application therefore demonstrates that the proposal would not result in an increase in flooding to the site and surrounding area providing the mitigation measures identified are subject to a condition of any consent.

Biodiversity

32. The demolition of the existing building is not considered to result in the loss of an important wildlife habitat providing a condition is attached to any consent to ensure that the works are carried out in accordance with the details within the submitted report.

Trees and Landscaping

33. The proposal would not result in the loss of any important trees on the site that make a significant contribution to the visual amenity of the area. The trees to be removed are considered of poor quality. The existing trees to be retained would be protected. A landscaping condition would be attached to any consent to agree additional planting to mitigate for the lost trees and soften the impact of the development.

Neighbour Amenity

34. The development would not adversely affect the amenities of neighbour at No. 30 Newfields through being unduly overbearing in mass, through a loss of light, or through overlooking leading to a loss of privacy. The building would be positioned a distance of 20 metres way and orientated to the south east with the nearest window a distance of 19 metres away with an oblique angle of view towards that property. This relationship is considered acceptable.

Highway Safety

35. The proposal would not result in an increase in the amount of traffic generated from the site as the existing number of dwellings would remain. Parking and turning would remain as existing. The development is not therefore considered to be detrimental to highway safety.
36. Whilst the access road is narrow, there is adequate space for construction vehicles to enter, park, turn and leave the site in forward gear. Any damage to the private access road is a civil matter between the owners.

Contamination

37. The development would not result in ground water contamination or contamination that would be a threat to human health providing a condition is attached to any consent to ensure that an investigation is carried out and any remediation measures required are implemented.

Housing Mix and Affordable Housing

38. Whilst it is noted that that a range of housing types and sizes would not be provided within the development, two x 2 bedroom properties is considered acceptable given the greater need for smaller units of accommodation across the district.
39. The development would not result in any net increase in the number of dwellings on the site. The provision of an affordable dwelling on the site is not therefore applicable in this case.

Developer Contributions

40. Contributions are not required towards open space, community facilities, and waste receptacles given that the development would not increase the number of size of the existing dwellings on the site.

Public Footpath

41. The proposal would not affect the public footpath adjacent to the site. Informatives with regards to points of law in relation to the footpath will be added to any consent.

Demolition of Existing Building

42. A condition would be attached to any consent to set a time limit for the demolition of the existing building.

Very Special Circumstances

43. Given that the proposal is not considered to represent inappropriate development in the Green Belt in policy terms, the need for the demonstration of very special circumstances is not applicable in this case. The harm identified in terms of the impact upon biodiversity cannot be addressed unless further work is carried out.

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 not be granted in this instance.

Recommendation

45. It is recommended that the Planning Committee approve the application subject to the following conditions and informatives:-

Conditions

- (a) 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.)
- b) The development hereby permitted shall be carried out in accordance with the following approved plans: - Drawing numbers 1232-02, 357 003 Revision C, 357 004 Revision A, 357-005, 357 006, 357 007 Revision A, and 357 008.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- c) 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.)
- d) No windows, doors or openings of any kind shall be constructed at and above first floor level in the north elevation/roof slope of the building unless the windows are (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the

window is installed; or 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.)

- e) 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.)
- f) 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 the development, hereby permitted, 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.)
- g) During the period of demolition and construction, no construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken or despatched from 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.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- h) No development approved by this permission shall be commenced until:
- i) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
 - iii) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
 - iv) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.
(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and

other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

- i) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) ref 1232/12 – FRA March 2012 compiled by Michael Thomas Consultancy LLP and the following mitigation measures detailed within the FRA:
- i) Limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the existing site and not increase the risk of flooding off-site.
 - ii) Provision of flood storage to the south east of the proposed new dwelling as identified on drawing 1232-02, which shall remain sterile for the lifetime of the development including any buildings, fencing, walls and/or ground raising.
 - iii) Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
 - iv) Finished floor levels are set no lower than 5.58m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

(Reason-

- i) To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.*
- ii) To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.*
- iii) To ensure safe access and egress from and to the site.*
- iv) To reduce the risk of flooding to the proposed development and future occupants.*

in accordance with Policy NE/11 of the adopted Local Development Framework 2007.)

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

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

- k) The development shall be carried out in accordance with the details contained within the report “Stage 2 Bat Emergence/Re-entry survey of Black House, Fen Road, Chesterton, Cambridge” by Cambridge Ecology dated July 2013. Any variation to the detail working procedures shall be first agreed in writing by the Local Planning Authority.

(Reason – To ensure that bat conservation measures are suitably implemented at the site and to ensure that up-to-date survey information is gained immediately prior to any works commencing in accordance with Policy NE/6 of the adopted Local Development Framework 2007.)

- l) No development shall take place until a scheme of ecological enhancement for the existing pond has been submitted to and approved in writing by the Local Planning Authority. The scheme 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.

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

- m) 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.)
- n) The dwellings, hereby permitted shall not be occupied until the existing building known as 'The Black House' has been demolished.
(Reason – To safeguard the openness and rural character and appearance of the Green Belt in accordance with Policy GB/1 of the adopted Local Development Framework 2007.)

Informatives

- (a) 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.
- (b) Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the Council 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.
- (c) Should pile driven foundations be proposed, then before works commence a statement of the method for construction of these foundations shall be submitted to the District Environmental Health Officer so that noise and vibration can be controlled.
- (d) Although the FRA is acceptable for the development proposals, at this stage it is unclear why the storage area is being provided as the new footprint is less than the original. As far as we are concerned levels at the original position need only be returned to surrounding ground levels. It would also be prudent to place a floodplain contour on the topographical survey so that we only need to remove the permitted development rights below this line.
- (e) Under the terms of the Water Resources Act 1991, and the Land Drainage and Sea Defence byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9 metres of the top of the bank/foreshore of the River Cam, designated a 'main river'.
- (f) The flood defence consent will control works in, over, under or adjacent to main rivers (including any culverting). The consent application must demonstrate that:
 - i) there is no increase in flood risk either upstream or downstream
 - ii) access to the main river network and sea/tidal defences for maintenance and improvement is not prejudiced.
 - iii) works are carried out in such a way as to avoid unnecessary environmental damage.

Mitigation is likely to be required to control:

- iv) off site flood risk

- (g) Foul drainage from the proposed development should be discharged to the public foul sewer unless it can be satisfactorily demonstrated that a connection is not reasonably available.

- (h) The applicant's attention is drawn to DETR Circular 03/99 which **requires an applicant to demonstrate that a connection to the public foul sewer is not available**. In the eventuality of a connection to the public foul water sewer not being available, the suitability of any non-mains sewerage systems, particularly those incorporating septic tanks, must be effectively demonstrated by the applicant to the satisfaction of the Local Planning Authority.

- i) A 'non mains' foul water drainage system may require the prior written Consent of the Agency under the term of the Water Resources Act 1991. Such consent may not be forthcoming. This would ultimately be decided by the Agency's National Permitting Team. You can download the application form from our website or our National Customer Contact Centre can send you one. The contact number is 0370 850 6506 (Monday–Friday, 8am–6pm).

- j) Public footpath 1 Milton runs along the south-western boundary of the development site.
 - i) Public footpath no 1 Milton must remain open and unobstructed at all times. Building materials must not be stored on this section of the footpath, contractors' vehicles must not be parked on it and (it is an offence under s 137 of the Highways Act 1980 to obstruct a public footpath).
 - ii) Public footpath no 1 Milton must not be used for access to the site unless the applicant is sure they have lawful authority to do so (it is an offence under s 34 of the Road Traffic Act 1988 to drive on a public footpath without lawful authority).
 - iii) No alteration to footpath no 1 Milton surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971)
 - iv) Landowners are reminded that it is their responsibility to maintain hedges and fences adjacent to public rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
 - v) The granting of planning permission does not entitle a developer to obstruct a public right of way (Circular 1/09 para 7.1).

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 Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- Planning File References S/1529/13/FL, S/1412/12/FL,

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

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2013

AUTHOR/S: Planning and New Communities Director

ENFORCEMENT REPORT**Purpose**

- To inform Members about planning enforcement cases, as at 20th August 2013. Summaries of recent enforcement notices are also reported, for information.

Enforcement Cases Received and Closed

2.

Period	Cases Received	Cases Closed
July	57	51
2 nd Qtr. 2013	147	157
1 st Qtr. 2013	108	133
2013 YTD	312	341
Q 1 (Jan – March) 2012	127	107
Q 2 (April – June) 2012	107	96
Q 3 (July – September) 2012	98	148
Q4 (October – December) 2012	125	110
2012 YTD	457	461

Enforcement Cases on hand:

- Target 150
- Actual 95

Notices Served

5.

Type of Notice	Period	Year to date
	July 2013	2013
Enforcement	0	5
Stop Notice	0	0

Temporary Stop Notice	0	0
Breach of Condition	0	1
S215 – Amenity Notice	0	3
Planning Contravention Notice	2	5
Injunctions	0	0
High Hedge Remedial Notice	0	0

Notices issued since the last Committee Report

6.

Ref. no.	Village	Address	Notice issued
4/13	Orchard Park	2 Sweetpea Way	Planning Contravention Notice
5/13	Orchard Park	4 Sweetpea Way	Planning Contravention Notice

7. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
8. Full details of enforcement cases can be found on the Councils Web-site

Updates on items outstanding from the disbanded Planning Enforcement Sub-Committee

9. Updates are as follows:
- a. **Stapleford: Breach of Enforcement Notice on land adjacent to Hill Trees, Babraham Road.**
Work still in progress regarding legal action relating to the current breach of enforcement. Additional concern rose since the March report regarding the stationing of a mobile home on the nursery land section and the importation of brick rubble to form a track to link the upper field to the main residence. Assessment to the Planning Contravention response and the site inspection 10th May 2013 has confirmed the breach of planning control relating to the engineering operation to the new track, and breaches relating to the planning enforcement notices. No further update at this time
 - b. **Q8, Foxton**
Planning application in preparation - No further update available at this time
 - c. **Moor Drove, Histon**
Application for two stables now validated, Site visited and consideration of application underway. No further update available at this time.

Summary

10. The number of enforcement cases investigated during the July period showed a 52.6% increase when compared to the same month in 2012. Year to date 2012 revealed that the overall number of cases was down by approximately 1.51% which equates to 7 cases. Without exception the number of cases reported in July 2013 is the highest they have been since 2004

The numbers of cases on hand are 37% below the expected maximum number of cases per enforcement officer for the same period.

11. In addition to the above work officers are also involved in the Tasking and Coordination group which deals with cases that affect more than one department within the organisation, including Environment Health, Planning, Housing, Anti-Social behaviour Officers, Vulnerable Adults and Safeguarding Children Teams.

Background Papers: the following background papers were used in the preparation of this report: None

Contact Officer: Charles Swain
Principal Planning Enforcement Officer

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 September 2013

AUTHOR/S: Planning and New Communities Director

APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

Purpose

- To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as 16 August 2013. Summaries of recent decisions of importance are also reported, for information.

Decisions Notified By The Secretary of State

Ref.no	Details	Decision	Decision Date
S/2464/12/FL	Mr & Mrs A Riddell 2 Pyrethrum Way Willingham Front/Rear Dormer Window	Dismissed	03/07/13
S/1539/12/FL	Mr Liao 45 Mayfield Way Cambourne Conservatory, Fences, culvert and garden works	Allowed and enforcement noticed quashed	05/07/13
PLanenf.288	Mr Liao 45 Mayfield Way Cambourne Conservatory, Fences, culvert and garden works	Allowed	05/07/13
S/2411/12/FL	Mr C Galpin 21 Church Street Haslingfield Erection of Pool House	Allowed	08/07/13
S/2411/12/FL	Mr C Galpin 21 Church Street Haslingfield Erection of Pool House	Award of Costs Refused	08/07/13
S/0507/12/DC	David Wilson Homes Land west of Ermine Street, Papworth Everard Discharge of condition 23	Allowed	15/07/13

S/2094/12/FL	Mr M Haining 29 Cambridge Road Linton	Withdrawn	18/07/13
S/0266/13/FL	Dr G Salvi 10 Mill Street Gamlingay Double garage following demolition of existing garage	Allowed	31/07/13
S/0579/13/FL	Mr S Griffiths 90 Ermine Way Arrington Porch.rear single storey extension, boiler room, side extension	Garage-Dismissed Porch,extensions,boiler room-Allowed	31/07/13
S/0383/12/AD	Mrs K Scott Adj the Cemetery The Causeway Bassingbourn Change of use to land for dog training, day care. Portacabins, shelter & store and small shop.	Allowed	15/08/13

Appeals received

3.

Ref. no.	Details	Decision	Decision Date
S/0813/13/FL	Dr F Reimann 18 Bartlow Road Linton Two storey side extension&additional window at first floor	Refused	12/07/13
S/0817/13/LB	Dr F Reimann 18 Bartlow Road Linton Two storey side extension&additional window at first floor	Refused	12/07/13
S/0956/13/FL	Mr G Fenn 42 High Street Over Cambridge CB24 5ND	Refused	23/07/13

Local Inquiry and Informal Hearing dates scheduled before the next meeting on 4 September 2013.

4.

Ref. no.	Name	Address	Hearing
S/0041/12/FL	Mrs K O'Brien	WaterLane Smithy Fen, Cottenham	November 2013 Offered
S/0824/12/FL	Saunders/Wisson	Meridian Court Comberton	10 September 2013 Confirmed
S/0840/12/FL	Mr O 'Keeffe	Sawston Storage Depot, Mill Lane Sawston	19 September 2013 Confirmed
S/0552/12/FL	Falck Renewables Land off Ermine Way Arrington	Land off Ermine Way Arrington	24 September 2013 Confirmed
S/0702/12/FL	Mr S Findlay	Horse and Groom Baldock Road Litlington	10 October 2013 Confirmed
S/1987/12VC PLAENF.423	Dr Sangray	Cadwin Nurseries 37a Rampton Road Willingham	8 October 2013 Confirmed

Summaries of Appeals

5. None

Background Papers: the following background papers were used in the preparation of this report: None

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

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