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29 October 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, 6 NOVEMBER 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

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised May 2013) attached to the electronic version of the agenda on the Council's website.

PROCEDURAL ITEMS

- 1. Apologies**
To receive apologies for absence from committee members.
- 2. Declarations of Interest** **1 - 2**
- 3. Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held on 2 October 2013 as a correct record, subject as follows:

Minute no. 49 - S/0645/13/FL - Waterbeach (Land to the west of Cody Road)

From the first reason for refusal set out in the report from the Planning and New Communities Director,

- Delete 'submitted' (between 'consideration of' and 'Policy') and insert 'draft';
- delete 'put forward for consideration' (between ;which has been' and 'in the draft') and insert 'included';
- delete 'it is to be' (from between 'if' and 'included in the Adopted Local Plan')

So that it now reads as follows:

“1. The implementation of the proposed development, if approved, would prejudice the consideration of draft Policy S/4 Cambridge Green Belt and the proposed Green Belt Extension shown upon Policies Map Inset No.104 of the South Cambridgeshire Local Plan Proposed Submission (July 2013) in that the site occupies a significant proportion of the area which has been included in the draft Local Plan and would harm the effectiveness of the submitted proposal, if included in the Adopted Local Plan. The erosion of the proposed Green Belt Extension would seriously harm the objectives of the proposed Waterbeach New Town as set out in draft Policy SS/5 Waterbeach New Town and Policies Map Inset H: Waterbeach New Town of the South Cambridgeshire Local Plan Proposed Submission (July 2013)...”

The Minutes have been circulated and are available by visiting www.scams.gov.uk then 'Your Council' and following the links.

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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

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. Failure to do so, will result in the Chairman suspending the meeting until such items are removed.

Disturbance by Public

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

Smoking

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EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

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Agenda Item 2

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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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1249/13/FL– FOWLMERE

New offices, research and production facilities with associated car parking and landscaping for Ion Science

Recommendation: Delegated Approval

Date for Determination: 9 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 5 November 2013

To be presented to the Committee by Paul Sexton

Site and Proposal

1. This full application, registered on 10 June 2013, proposes the erection of new offices, research and production facilities, with associated car parking and landscaping on a 0.69ha site, which forms part of a larger area of land located to the south of the existing light industrial estate at Butts Farm.
2. The proposed building will have a footprint of 1295m², and is designed with a series of interconnecting steel frames of 6m width, but varying heights. The maximum ridge height will be 9.2m. The proposed building is to be set into the northern bank by 1.5m. Materials proposed are brick plinth, with timber effect rain screen cladding aluminium composite panel walls, and a sinusoidal steel roof cladding with a silver finish
3. A total of 53 car parking spaces are provided on the west side of the building. Access will be from the existing entrance to Butts Farm Business Units off Long Close.
4. To the west the site is bounded by the access roadway to Butts Farm Business Units, with a line of trees, the subject of a Tree Preservation Order set 2m into the site from the roadway. Two of these trees have recently been removed where the access into the proposed site is to be constructed. The site rises 2m from east to west, and falls by a similar amount from north to south. The application states that the building has been located as close to the existing industrial units as possible, on the north boundary of the site.
5. To the south are open fields, with a pair of small disused chicken sheds. To the east are residential properties located in Butts Lane and High Street.

6. The applicant, Ion Science has been located in Fowlmere since 1989 and develops and manufactures gas detection, leak detection and corrosion monitoring equipment, and sells its products globally. It currently occupies premises at The Way off High Street, on a small industrial estate, in a building which was originally a bungalow and has been extended and adapted to suit the needs of the business over the years. The application states that the Company has now outgrown these premises and is in urgent need of a new, larger purpose built premises to cater for its future growth. The Company currently employ 40 people, and states that it is committed to remain in the UK, and specifically to Fowlmere in order to retain the local and loyal workforce that it currently has. The application form indicates that proposed employees will rise to 70 persons.
7. The site is outside the village framework, but adjoins it on its north and east boundaries. The land which comprises the remainder of the field is designated as an Important Countryside Frontage at the point it abuts High Street.
8. The application is accompanied by a Design and Access Statement, Planning Statement, Sustainability Statement, Sequential Test Assessment, HIA Screening Report, Historic Environment Assessment, Transport Assessment, Tree Survey and Draft Plant Schedule, Extended Phase 1 Ecology and Reptile Surveys, and Drainage Strategy Report. A presentation was held in the village by the applicant prior to submission of the application

History

9. No relevant history

Planning Policy

10. National Planning Policy Framework 2012

South Cambridgeshire LDF Core Strategy DPD 2007

11. ST/6 Group Villages

Local Development Framework Development Control Policies 2007:

12. 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
 CH/2 Archaeological Sites
 CH/5 Conservation Areas
 CH/6 Protected Village Amenity Areas
 CH/7 Important Countryside Frontages
 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

13. South Cambridgeshire LDF Supplementary Planning Documents
District Design Guide SPD – adopted March 2010
Development Affecting Conservation Areas SPD
Landscape in New Developments SPD
Health Impact Assessment SPD
Public Art SPD
14. South Cambridgeshire Proposed Submission Local Plan 2013
Policy E/13 New Employment Development on the Edges of Villages
Policy E/16 Expansion of Existing Businesses in the Countryside

Consultation by South Cambridgeshire District Council as Local Planning Authority

15. **Fowlmere Parish Council** recommends refusal. A full copy of its response to the application, and appendices, are attached as Appendix 1.
16. The Parish Council concludes ‘Sustainability is one of the most important criteria in relocating the business. It is abundantly clear from the sequential list that other sites in the general area are more eminently sustainable, suitable and currently available with appropriate planning permission.
17. Fowlmere Parish Council continues its support for local businesses and Ion Science in particular. However we consider that the present planning application is ill-advised and contrary to all relevant policies and therefore CANNOT be supported. This application is so contrary to SCDC policies that it would be deemed a departure from the LDF. Indeed planning officers state that it would be classified as a “major departure” requiring a necessity to advertise it as such (SCDC letter of 13 March 2012, para 3).
18. This is so far removed from that which South Cambridgeshire District Council itself has indicated should be happening to Fowlmere for the next twenty years in the draft LDF that Fowlmere Parish Council wishes in the strongest possible terms to support and uphold both the LDF and the principles of sound and sustainable planning, and would therefore ask that the South Cambridgeshire District Council also confirm its intention to do likewise by an unequivocal refusal of this application.’
19. The **Local Highway Authority** comments that the use of the main access is acceptable as appropriate inter-vehicle visibility splays can be achieved. The internal site layout demonstrates that delivery vehicles can enter and leave in forward gear.
20. The **Environment Agency** originally objected to the application as submitted as it failed to demonstrate that the development would not result in a significant risk of pollution to the water environment, and the possibility of ground contamination associated with the sites previous brownfield usage.

The applicant has subsequently submitted a ground contamination report and the Agency has withdrawn its objection subject to conditions being included in any consent, which require further site contamination investigation and remediation, the submission of a scheme for surface water disposal, and pollution control.

21. The **Conservation Manager** recommends refusal, stating that the proposal would not preserve or enhance the setting of the Conservation Area or The Manor House (a non-designated heritage asset within) and would therefore have an adverse effect on the adjacent Protected Village Amenity Area. The proposal does not therefore conform to LDF policies CH/5 or CH/6, NPPF paras 7, 8, 9, 131, 132, 134 and 135, or the advice contained in the Development Affecting Conservation Areas SPD.

The proposal is stated as causing some harm. The loss of trees to make way for the building and amenity area would not preserve the setting of the conservation area and the Protected Village Amenity Area. The building is very large and if seen through the trees when the leaves have fallen would not preserve the setting of the conservation area. The design seeks to reduce the bulk and particularly the two-storey parts by evoking a collection of traditional agricultural buildings. It would be considered preferable to avoid two-storeys but seek to keep roofs low by creating a series of pavilions relating to the various processes which are shown on the plans, although a degree of flexibility would be advisable in case of future changes of user.

22. The **Trees Officer** comments that the TPO that is on the site was served in 1975 and only Elms are listed in the schedule, therefore the Ash, Sycamore, Horse chestnut etc. that are present are not afforded any statutory protection. The trees on the site are considered mature to over mature, with a mix of smaller domestic trees, as a group on the north and west boundary. The trees are a prominent feature, however the tree survey undertaken by David Brown does identify that they are not the best specimens some requiring removal and others having failed limbs. This is reflected by the categorisation of the trees under BS 5837 2012 with the 'R' ones being removed and category 'C' trees not being considered a constraint in delivering the proposals.

Due to the area not having been under any formal management there is much 'scrub' undergrowth which makes the area look a lot more densely planted, the proposals retain the better trees along the north eastern boundaries, and the proposals for new tree planting and hedging being planted are perfectly acceptable.

T6 – Ash is identified for removal, possibly the most prominent tree on the site as it stands alone however it is a mature tree and previous layout identified the tree to be retained as a feature tree, however its retention time would have been compromised therefore removal and replacement with trees that can grow into the environment are more acceptable.

G1 is a line of mixed Sycamore and Ash, the loss of three trees are proposed within the line to create an access, the trees are young and the loss of these three is not detrimental on the wider landscape given the new planting being proposed.

Overall there are no objections to the proposed development and the trees identified for removal, ultimately with the proposed landscaping the site will benefit from a diverse age structure within the treed landscape retaining the tree cover in the area.

23. The **Landscapes Officer** has no objection in principle, but requires further clarification/revisions to the landscaping scheme.
24. **Cambridgeshire Archaeology** has commented that the site lies within an area of high archaeological potential and considers that the site should be subject to a programme of investigation, to be commissioned and undertaken at the expense of the developer. The programme of work can be secured by condition.
25. **Anglian Water** has no objection.

26. The comments of the **Ecology Officer** and the **Environmental Health Officer** will be reported.

Representations by Members of the Public

27. Five letters have been received from residents of Fowlmere supporting the application on the following grounds:
- i. Exactly the sort of development that should be encouraged bringing high tech jobs to the village. Offers employment opportunities now and in the future.
 - ii. The village has recently lost its shop and two pubs so the added trade employees would bring to local businesses and services should be welcomed.
 - iii. The village needs sustainable development otherwise it risks decline and stagnation.
 - iv. Site was previously developed but is currently an unsightly and dispiriting introduction to Fowlmere when approaching the village from the south. Plans represent a sympathetic and sensible approach to minimising environmental impact in terms of drainage, screening and building construction.
 - v. Makes best use of a brownfield site by a high value science based company, with low environmental impact.
 - vi. One letter supports the application provided it would not set a precedent and therefore officers should be satisfied that there is no alternative site within a 10 mile radius of the village and the land should be re-designated within the framework before any planning permission is granted.
28. Five letters have been received from residents of Fowlmere, including the occupiers of 3 Butts View which adjoins the north east boundary of the site, objecting to the application on the following grounds:
- i. Breaches planning guidelines and policies.
 - ii. The site is outside the village framework.
 - iii. Site in its undeveloped form makes the entrance to Fowlmere more attractive and this view will be disturbed and will impact on the Important Countryside Frontage. The policy of protecting such area should be upheld. Although the site is at the top end of the field approval would weaken the case for refusing further development.
 - iv. There are other more suitable sites available, for example on the road between Fowlmere and Foxton.
 - v. There are few local people employed so most journeys will be by car, mostly from Royston and there is no bus service. A location closer to Royston would be more suitable.
 - vi. The application does not demonstrate that the development will represent any gain to the village or why the business needs to be located in the countryside. 90% of the current workforce currently 'commutes' and therefore the argument

that it is of paramount importance that the company must remain in the village has not been proven.

- vii. Since the public meeting in April the growth of the company has been restated significantly. At that point the existing workforce was expected to grow from around 40 to less than 50 within the next 5 years, so the number of car parking spaces would be adequate. The application now forecasts 70-80 persons in the short-term and more in the long-term. There will therefore be a major increase in traffic generated due to the lack of available public transport. There is not enough parking provided which will lead to parking on the access road or within the village.
- viii. A two-storey building as proposed would be viewed from existing houses for significant periods of the year as the existing tree screen is deciduous. The existing Horse Chestnut tree, which forms a major part of the screening from 3 Butts View, and appears to be flourishing, is to be removed.
- ix. Plans show a pedestrian access to The Butts. This is currently prohibited by condition of planning consent S/1393/89 which states that all access should be from the access road to the south. This restriction should be maintained. To allow pedestrian access along The Butts would encourage parking on the unadopted road on the south side of The Butts. The area is used for everyday as a play and sports area by the village school as well as a recreation area by young families and therefore allowing access from the industrial units would not be desirable.
- x. The application refers to the NPPF as supporting sustainable development, however applications must be determined in accordance with the development plan unless material considerations indicate otherwise, with the Local Plan being the starting point.
- xi. Precedent for further building outside the village framework.
- xii. The site is currently an important wildlife habitat and is one of the few open spaces within the village. The ecological survey demonstrates that the site contains a variety of habitats including grassland and scrub, which support many species. These areas should be protected and the proposed mitigation is insufficient when compare to the size of the field as a whole, and does not make up for the loss of habitat caused by the development.
- xiii. Site considered unsuitable for development after recent consultation. There are no grounds on which to reverse that decision.
- xiv. There is space at the current Butts site for further development and this should be the preferred option.
- xv. Company is offering nothing to the village through the application in terms of money for schools or the Parish Council, which might come with housing development.
- xvi. One reason quoted why other sites looked at were deemed not to be acceptable is cost. Is the current site therefore being offered below market price?

Material Planning Considerations

29. The site is outside the village framework and therefore the proposed development represents a departure from the development plan, and has been advertised as such. Members will therefore need to consider whether the case put forward by the applicant for the development of this site is sufficient to outweigh the normal presumption against development of the site in principle, and any other specific harm identified as a result of the development. In respect of the latter the main areas to be considered will be the impact on residential amenity, highway safety, loss of trees, ecological impact, visual impact including impact on adjacent Conservation Area and Important Countryside Frontage.

Principle of development, including consideration of other sites

30. Whilst Policy ET/5 supports the principle of the expansion of existing firms, it states that sites should either be within village frameworks, or previously developed sites next to or very close to village frameworks. This site is not considered to comprise brownfield land, and therefore the criteria of Policy ET/5 are not met in this case.
31. The applicant was advised at the pre-application stage that the development of this site would be contrary to the adopted Local Development Framework, and that any application would have to put forward sufficient information to justify the need for the company to relocate to a new site, and in particular in respect of this proposal, the need for the company to remain in Fowlmere as opposed to relocation in a nearby town or village.
32. The Company currently employs 40 persons. Of that number it states that 5 key staff are currently resident in Fowlmere. These are a Production Manager, 2 Production Assistants, Service Supervisor, Logistics Co-ordinator, and Test Engineer. 14 staff are currently resident in Royston and nearby villages, with 2 staff near Sawston. In total the Company states that 50% of its staff are within a 5 mile radius of the proposed site, and 90% are south of Cambridge. A copy of a letter from Ion Science is attached as Appendix 2.
33. The application is accompanied by a Sequential Test and Sustainability Statement to support the use of the proposed site, which can be viewed in full as part of the background papers. It concludes that there are no more sequentially sustainable sites or premises that are available, suitable or viable, having regard to the specific requirements of the proposed development, and the specific business considerations of Ion Science in seeking to relocate to enable further expansion of its existing business. The report considers employment sites specifically identified in the adopted Local Plan, as well as a number of sites identified as part of the pre-application discussions both in and around Fowlmere and surrounding settlements, both in and outside village frameworks. In addition sites around the Royston and Baldock area have also been considered. The applicants current site is not considered to be of sufficient size to accommodate the required expansion, even when taking into account an extant planning consent for a first floor addition to the existing building, which would provide for a total floor area of 529m².
34. Officers requested that additional information was submitted in respect of the possibility of relocating to an existing site on the road between Fowlmere and Foxton, which is currently used for B8 Warehousing and Storage by Frederick Smart and Son, but which is currently on the market due to the proposed relocation of that Company to Papworth Everard. This is a brownfield site, and although located some 900m from the edge of village was considered by officers to warrant further

consideration, although it would be in a less sustainable location for those employees currently resident in Fowlmere. The applicant has commented that the majority of the existing building is warehousing with coldstore, and that it requires a completely different building environment suitable for research and development. It states that part of the building is below ground level, which would cause issues with the delicate and sensitive instruments that are assembled on site, and serious alteration or demolition would need to take place to make these buildings suitable from both a practical and visual point of view. The applicant states that the existing buildings on the site are almost twice the size it requires, as is the size area as a whole, and in its view the division of the building or site to allow part to be let to another business would be extremely problematic. It states that there is no footpath from the site to the village, and is not within convenient walking distance, and therefore not as sustainable as The Butts. When compared to the site at The Butts the Company considers it to be unviable.

35. The application site, along with the larger remaining area of the open land to the south has been put forward under the SHLAA as a site for possible residential development, which was rejected. Officers are of the view that the proposed use of this smaller section of land for the purposes proposed should be considered on its merits, and are of the view that if the application is approved it would not set an automatic precedent for further development for the remaining area to the south.

Visual impact (including impact on the adjacent conservation area and protected countryside frontage)

36. The site is not within, but adjoins the Conservation Area on its east boundary. The proposed building will be located approximately 40m from the east boundary of the site at its closest point, although this section of the building comprises a single storey projection from the main building, which is a further 13m from the boundary. The area between the proposed building and the east boundary is to be landscaped. The protected village amenity area covers the site of the former recreation ground, to the north east of the site.
37. The concerns of the Conservation Manager are noted, however the proposed building has been well designed, with its mass being broken up by the use of the narrow sections and varying roof heights. Whilst some existing planting will be removed new landscaping is proposed. Paragraph 134 of the NPPF states that where a proposal has been identified as causing less than substantial harm to the significance of a designated heritage asset, as is the case here, this harm should be weighed against the public benefits of the proposal.
38. A landscaping strip is to be provided on the southern boundary of the site, which when established, will form a reasonable boundary between the application site and the remainder of the undeveloped land to the south.
39. The Important Countryside Frontage is identified along the frontage of the existing larger area of open land, of which the application site comprises the northern section, with, opposite Pipers Close. Policy CH/7 states that such areas are designated where land with a strong countryside character either penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area or, provides an important rural break between two nearby but detached parts of a village framework. In this instance officers are of the view that whilst the development of the application site will erode part of the currently open area of land, the site itself does not front the area of Important Countryside Frontage,

and the proposed planting along the south boundary of the site will sufficiently mitigate the impact on the designated area.

Residential amenity

40. The comments of the Environmental Health Section will be reported, however the Company currently operates from a site in close proximity to residential properties. The main section of the proposed building will be 53m from the boundary with residential properties to the east, and officers are of the view that whilst some existing planting will be lost, that retained along with the proposed planting, will sufficiently mitigate the visual impact of the site on adjacent properties.
41. The application form states that the Company will operate from 08.30 to 18.00 Mondays to Fridays, with no weekend working. Parking and servicing areas are located to the west of the proposed building, away from adjoining dwellings.
42. A condition should be included in any consent requiring the approval of any external lighting to ensure that it is carried out in a way which does not adversely impact in residential amenity.

Impact of trees

43. The proposed development will require the removal of some of the existing trees along the northern edge of the site, which are within the area covered by the Tree Preservation Order, and two younger trees along the west boundary have already been removed at the point of access to the existing road serving Butts Farm.
44. The Trees Officers has not objected to the removal of the existing trees and has commented that the Trees Preservation Order refers only to Elms. The existing trees on site are considered to be over mature and therefore some removal and replanting is considered beneficial in the longer term.
45. The revisions required to the landscaping scheme by the Landscapes Officer can be secured by condition.

Highway safety

46. The existing access from High Street, to the south, is considered by the Local Highway Authority to be adequate in terms of visibility and geometry to cater for the additional vehicles which will be generated by the proposed development, and is satisfied that no adverse impact on the existing highway network will result from the proposal. The level of car parking provided within the site is considered adequate.
47. Access to the Butts Farm Business Units from the north east is currently prohibited by condition. A similar condition should be imposed on any consent for this site, as it would encourage parking along the narrow road to the north west, and detract from the amenity of residents along that stretch of road.

Drainage

48. The site is within Flood Zone 1 and therefore a Flood Risk Assessment is not required. The Environment Agency has assessed the application and is content that the scheme can be approved subject to conditions in respect of potential contamination, surface water drainage and pollution control. The surface water drainage scheme should be designed to ensure that run-off does not exceed existing

greenfield rates. The applicant is proposing that surface water be dealt with in accordance with SUDS.

49. Anglian Water has raised no objection in respect of drainage matters.

Renewable Energy

50. The applicant states that the building will comprise a well-insulated shell, above Building Regulation requirements, and that all spaces have been designed to provide natural light, either from windows or rooflights, particularly the production area. A biomass boiler is proposed which will contribute to the scheme providing a minimum of 10% renewable energy. Rain water harvesting is proposed.

Other matters

51. A condition can be included in any consent requiring an archaeological investigation of the site.
52. The applicant should be encouraged to make provision for public art under Policy SF/6

Conclusion

53. Officers are of the view that issues in this case are finely balanced. The Local Plan aims to support the expansion of existing local companies, and the applicant has provided information in respect of its assessment of other possible sites, both in Fowlmere and the surrounding area, and why these are not considered suitable. Officers have considered this information and accept the case made for the use of this site. Although some harm has been identified in terms of impact on the countryside and adjacent conservation area in particular officers are of the view that these are outweighed in this case by the benefits in supporting the relocation and expansion of an existing local company such that a departure from the adopted Local Plan is justified

Recommendation

54. That subject to the comments of the Environmental Health Officer that delegated approval is granted subject to conditions, to include the following:

3 year time limit
Approved plans
Materials
First occupier
Landscaping
Levels
Contamination
Surface water drainage
Pollution control
Archaeology
External lighting
Renewable energy
Water conservation
Public art
Traffic management plan
Travel plan

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

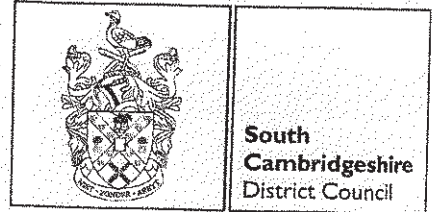
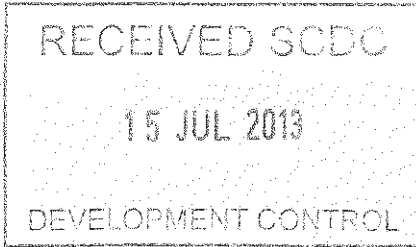
- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: S/1249/13/FL

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

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Ms Jackie Wright,
 Fowlmere Parish Council
 32, Chapel Lane
 Fowlmere
 SG8 7SD

Planning and New Communities
 Contact: Paul Sexton
 Direct Dial: 01954 713255
 Fax: 01954 713152
 Direct email: paul.sexton@scambs.gov.uk
 Our Ref: S/1249/13/FL
 Your Ref:
 Date 14 June 2013

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

Dear Sir/Madam

Proposal: New offices, research & production facilities with associated car parking and landscaping

Location: Land to the south of, The Butts Business Centre, THE BUTTS, FOWLMERE

Applicant: Mr Duncan Johns, Ion Science

Attached is a copy of the above application for your retention.

Any comments that your Parish Council wishes to make should be made **on this form** and returned to the above address **no later than 21 days from the date of this letter**. (You should note that at the expiry of this period the District Council could determine the application without receipt of your comments.)

Comments of the Parish Council:-

please see attached letter

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Recommendation	<input type="checkbox"/>
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Signed: [Redacted] Date: 11/7/13
 Clerk of the Parish Council or Chairman of the Parish Meeting

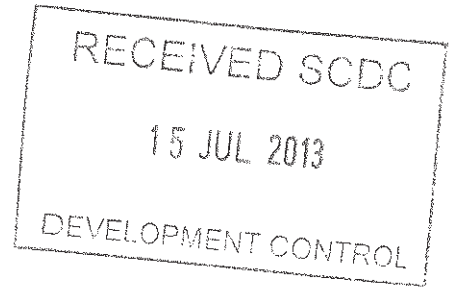
EXPLANATION OF APPLICATION SUFFIX

- | | |
|--------------------------------------|---|
| OL Outline | LD Lawful Development Certificate |
| FL Full | PA Prior Notification of Agricultural Development |
| RM Reserved Matters | PD Prior Notification of Demolition Works |
| LB Listed Building Consent | PT Prior Notification of Telecommunications Development |
| CA Conservation Area Consent | HZ Hazardous Substance Consent |
| AD Advertisement Consent | DC Discharge of Conditions |
| VC Variation or Removal of Condition | |

Mrs Jackie Wright
Fowlmere Parish Clerk
c/o 32 Chapel Lane
Fowlmere
Royston
Herts
SG8 7SD

Mr Paul Sexton
South Cambridgeshire District Council Planning Dept
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

10th July 2013



Dear Paul,

Planning Application Reference: S/1249/13/FL

Land to the south of The Butts Business Centre, The Butts, Fowlmere

This letter urges South Cambridgeshire District Council to reject the above planning application. The reasons for this are set out below.

Introductory

The Parish Council has supported Ion Science's plans to develop its business over many years, within the village envelope and within permitted development. In 2011, the company applied to double the height of its existing premises in order to accommodate a forecast increase in staff and activity. This application was unanimously supported by Fowlmere Parish Council. The application was subsequently approved by South Cambridgeshire District Council (SCDC). However, to date the planning permission has not been implemented.

Established policy re development outside village envelope

Any development on the site that is the subject of this application is contrary to established SCDC policy (policy DP/7 in the approved South Cambridgeshire Local Plan). This has been confirmed to the applicant/agent in a letter from SCDC dated 13 March 2012 (included in document 1128462-453665 of the application) and confirmed in the shortly to be adopted new Local Development Framework (LDF), now in its final stages.

Search for sites

In the same letter, SCDC's officer (Mr Hare) re-iterated the advice to Ion Science (1) to focus their search for a suitable site on those that were close to more sustainable centres in the district and (2) to have regard to the settlement hierarchy within the core strategy (para 3 of the letter referred to above).

In particular this search should focus on the identified 'Rural Settlements and Minor Rural Settlements'; group villages such as Fowlmere were not deemed suitable.

Seemingly Ion Science have chosen to disregard this advice and have instead focussed all their attention on this particular site on the edge of Fowlmere, which lies outside the village envelope.

The application documents include a Sequential Test Assessment (document 1128462-452453) purporting to prove that the applicant has carefully examined 28 other potential sites. The report reads as if the conclusion were pre-determined at the outset and in the view of the Parish Council the reasons given for dismissing many sites with appropriate planning status are bogus. We would in particular like to draw your attention to the Frederick Smart Seeds site located between Fowlmere and Foxton, now vacant and for sale, with all relevant planning approvals in place. The reasons for it being disregarded by Ion Science are "Outside village. No amenities/public transport." These objections apply equally and precisely to the application site.

A reason frequently put forward for dismissing sites in the report is that they are too expensive. We therefore conclude that this site is possibly being sold for a concessionary price. And therefore we consider that this is possibly because any approval on this particular piece of the land in breaching major SCDC policy would then be used as a precedent for further development on the rest of the field as is already indicated in "Representation 51627 on Local Plan Issues and Options 2 report: Part 2 - South Cambridgeshire Further Site Options by Messrs Sheldrick represented by Bidwells property Consultants - Adam Halford" (attached as an appendix for reference.)

Additionally, the terms upon which Ion Science would be able to acquire the land for the above application would specifically prevent them from objecting to any further development proposals on land adjacent to the proposed site. This was confirmed by the Managing Director of Ion Science at the Fowlmere Parish Council Planning Meeting held on 27 June 2013. If there were no intention to develop more plots of land next to the present application site such a condition would be unnecessary. The existence of this condition underlines the significance of this planning application for the future development ambitions of the landowner of the proposed site.

Numbers and location of employees

The majority of employees has clearly been shown to come from outside the village - four only (10 per cent of the present workforce) being recorded as presently living in Fowlmere and the rest (90 per cent) coming from a greater distance, so therefore there can be no claim that this is a development which is sustainable in transport terms (information taken from the Transport Assessment prepared by EAS Transport Planning Ltd (EAS) in April 2013 – document 1128462-452454).

The importance of sustainability in relation to this proposal was stressed in the letter of 13 March 2012 from SCDC: "... justification will need to, at least in part, be focussed upon sustainability."

Para 2.3 of the EAS report quotes the National Planning Policy Framework (NPPF) (para 14) and the presumption in favour of sustainable development: "At the heart of the National Planning Policy Framework is a presumption in favour (sic) of sustainable development, which should be seen as a goldenthread (sic) running through both plan-making and decisiontaking (sic)."

Para 2.4 quotes NPPF para 17 about the need to plan to make fullest use of walking and cycling: "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable."

Para 2.9 quotes SCDC Development Control Policies, including TR/b: "To reduce the need to travel, and where travel is unavoidable, to increase the use of sustainable modes."

Para 3.8 refers to the 31 bus service, and says: "Bus service 31 serves the village with 4 buses per hour Monday to Saturday in and out of Cambridge Bus Station". This is not true. A detailed timetable for the bus service is attached as Appendix C of the report. The timetable shows a frequency of four buses per day out of Cambridge, and four busses per day into Cambridge. It is hard to believe that the writer of the report actually consulted the attached timetable in compiling the

report. In the Framework Travel Plan, the percentage of staff planned to travel by bus is shown as zero for all the years 2013-2016. Since there are no busses at the start and end of the working day (arriving before 9am and leaving after 5pm) this is not surprising.

Para 3.9 refers to the survey that EAS, the consultants responsible for preparing the report, carried out on 15 March 2013. On that day only 33 of the 40 staff were present at the Ion Science offices. The survey showed that the mode share of travel to and from work for those present was as follows: walk 14% (4 people), cycle 6% (2), car driver 64% (21), and car passenger 17% (6). This means that 80% travelled by car. In the Framework Travel Plan proposed in the report, although total car travel is forecast to reduce to 73% of staff, with staff numbers at 70 by 2016, there will be a 60% increase in the number of staff travelling by car over the same period. The reduction of car travel to 73% will apparently be achieved by cycling increasing from 6% to 10% (7 staff) and walking increasing from 14% to 16% (11 staff). This is a massively improbable scenario (see the views of staff below on the perceived safety of local roads for cycling).

With four out of approximately 40 current employees actually living in Fowlmere, it is difficult to understand how the present percentage of people currently walking to work is apparently 14 per cent rather than 10 per cent.

Para 3.14 sets out the postcode mapping of employees' residence for those present on the survey day, and comments "5 staff live in Fowlmere, 9 live in Royston, 3 live in Cambridge and the rest are distributed across the wider area, generally within 15 miles of the site." The detail on the map attached as Appendix D to the report suggests that four people live in Fowlmere and eight in Royston. Adding the two 'missing' members of staff to the plots on the map gives only 30 staff rather than 33. What is clear from the map is the concentration of staff living to the west of Fowlmere.

If Ion Science were to choose to be based in Royston, there would be a very significant improvement in the sustainability of travel for staff. The Royston-based staff (9) would be able to walk or cycle in safety (para 3.15 of the report quotes staff as believing that "local roads to the village were not deemed to be particularly safe" for cycling.) Meldreth staff (3) would be able to travel to Royston by train, as would the Cambridge-based staff (3). Car use would fall from 80% to just over 60% in 2013, and would have a greater impact with larger staff numbers in future years. It would also give visitors a greater choice of mode of travel. Fowlmere staff (4) would be disadvantaged by this location, and would be likely to drive to Royston, given the staff view on the safety of the local roads.

The improbability of a significant growth in the proportion of staff travelling by cycle is addressed in para 4.12 of the report. The standard set out in SCDC Development Control Policy is for one secure cycle space to be provided for every 30 sq m of gross floor space. With a development of approximately 1,830 sq m, this would mean 61 secure cycle spaces. The report describes this as "well over the necessary requirement", and proposes 14 cycle spaces instead. This is comfortably in excess of the 11 staff expected to cycle in the Framework Travel Plan. The discrepancy between SCDC standards and what is expected and proposed emphasises the fundamental unsustainability of Fowlmere for this business.

The report made great play about sustainable development at the outset. The information in the report makes clear that the Fowlmere location is very far from sustainable. Fowlmere has no rail link and no usable bus link as far as employees are concerned, and 90 per cent of staff live remotely. The mitigation measures described in relation to transport make clear that little can be done to make the location sustainable. The applicant is looking at the wrong location.

The Sequential Test Assessment prepared by RPS Planning & Development in May 2013 (document 1128462-452453) states in Para 2.4 "Because Ion Science has a long association with Fowlmere and has a loyal, local workforce, they want to remain in Fowlmere if at all possible, or alternatively to remain in the immediate local area, especially to avoid losing key employees with particular skills." There is no meaningful, long association between the company and Fowlmere and the very few actual village residents employed show that the firm is not primarily benefitting the local community.

There is no other way in which the firm is able to bring economic benefit to the village of Fowlmere. Leaving aside the employment of four Fowlmere residents, there is no financial or other tangible benefit to Fowlmere from the presence and activities of Ion Science. The transport assessment makes it clear that some members of staff are prepared to travel significant distances to work: more people travel from Cambourne, Cambridge and Fulbourn than live in Fowlmere. Their use of the terminology 'key workers' in the report is inappropriate: in planning terminology "key workers" is used to signify professions providing essential services to the community such as health professionals/teachers etc.

Important Countryside Frontage and rural character

The land on both sides of the track leading to this site from the B1368 is protected by being designated under SCDC agreed policies as Important Countryside Frontage. The reason for such designation has always been to protect this extremely important southern entry aspect to the village. Its rural and unspoilt character provides a rural vista that is possibly the most important one within Fowlmere's boundaries. To allow any breach of the area will undoubtedly cause huge visual harm and undermine the rural character and setting of the village.

There is no proven need for this site in terms of sustainability and the applicant has not shown any benefits or need that override the considerable harm that would result from this application. It will undermine both the public's confidence and the authority of the planning process at SCDC. This, at a time when they have formally published their final consultation version of the local plan, it is imperative that SCDC now confirm and abide by the decisions it has taken during the lengthy and expensive public exercise of revising the Local Development Framework, which covers development in the South Cambridgeshire District up to 2031.

The firm implies that their plans will give viability to village facilities. As most of the employees do not live in the village there is no explanation of how this will be achieved, and proper explanation is needed if the assertion is to be considered seriously. There is one public house open in the village at present.

Appendix B to the EAS report shows the architect's drawing of the proposed ground floor of the building. The drawing is dated 19/3/13, and on the eastern end shows a large break out area (151sq m) with eight tables and forty-eight chairs, with the words "kitchen" and "shower/w.c." shown. In the application documents, the same plan is dated 16/5/13, and the break out area is shown with the same tables and chairs, but the words "kitchen" and "shower/w.c." have been removed. It is possible that this has been done to make less obvious the company's previously-stated intention to have a cafeteria for staff on the site. The effect of providing a cafeteria would be virtually to eliminate any chance that members of staff might buy refreshments from a Fowlmere business.

Neighbours' proximity and amenities

The proposal would bring this large commercial enterprise extremely close to an area of established residential properties, the closest of these being those at Butts View but also having the potential for traffic nuisance and noise for the wider range of housing at Long Close, Pipers Close and Appleacre Park who would all be affected by any large increase in traffic such a development would generate with movement on and off the site. The site itself would lead to a marked degeneration of the quality of life for our residents especially for those living in the nearest dwellings by way of on-site activities including car and other vehicle movements.

The plans include an open outside seating area which is seemingly going to be for employees to use as a relaxing venue for 80 people with the possibility of more considered in the future. This would without doubt lead to noise being generated that would be impossible to control and which householders should not be expected to have to tolerate.

There would inevitably be security and in-house lighting required for both the building and its surrounding outdoor space, and this would lead to a great deal of light pollution in what is at present an area untroubled by such. This would be extremely close to the nearest properties but would also cause a detrimental effect over a much wider area. Indeed in the winter months when darkness falls around 4pm would make the building stand out in a most inappropriate manner in a village where we generally enjoy a very low level of artificial lighting and hence little light pollution. Light pollution is now classified as a statutory nuisance, and cannot be ignored.

The trees are described as giving the site cover but fail to recognise that this is only during the summer months therefore that protection is gone for much of the year leaving the site eminently visible from a variety of views. The application shows a large and prominent building which would be impossible to disguise. This would be especially noticeable and detrimental when entering the village from a Southerly direction, as from the A505.

Conclusion

Sustainability is one of the most important criteria in relocating the business. It is abundantly clear from the sequential site list that other sites in the general area are eminently more sustainable, suitable and currently available with appropriate planning permission.

Fowlmere Parish Council continues to support its local businesses in general and Ion Science in particular. However we consider that the present planning application is ill-advised and contrary to all relevant policies and therefore CANNOT be supported. This application is so contrary to SCDC policies that it would be deemed as a departure from the LDF. Indeed planning officers state that it would be classified as a "major departure" requiring a necessity to advertise it as such (SCDC letter of 13 March 2012, para 3).

This is so far removed from that which South Cambridgeshire District Council itself has indicated should be happening to Fowlmere for the next twenty years in the draft LDF that Fowlmere Parish Council wishes in the strongest possible terms to support and uphold both the LDF and the principles of sound and sustainable planning, and would therefore ask that the South Cambridgeshire District Council also confirm its intention to do likewise by an unequivocal refusal of this application.

Yours faithfully,



Jackie Wright

Fowlmere Parish Clerk - on behalf of Fowlmere Parish Council

Appendix:

REPRESENTATION ID SEARCH
Representation ID: 51627

OBJECT Messrs Sheldrick represented by Bidwells Property Consultants (Adam Halford)
Local Plan Issues and Options 2 Report: Part 2 - South Cambridgeshire Further Site Options - Q1B: Please provide any comments.

Summary:

We object to the failure to account for adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, as required by Paragraph 158 of the NPPF, and in specific relation to the village of Fowlmere.

Allocation of land west of High Street, Fowlmere (SHLAA Site 107) is essential in retaining in excess of 40 jobs at Ion Science, and meeting the market and demonstrated affordable Housing Need, in accordance with the NPPF.

These representations, and those of September 2012, demonstrate that there are no substantive reasons why the site should not be allocated.

More details about Rep ID: 51627

**REPRESENTATION 51627 ON LOCAL PLAN ISSUES AND OPTIONS 2 REPORT:
PART 2 - SOUTH CAMBRIDGESHIRE FURTHER SITE OPTIONS BY MESSRS
SHELDRIK REPRESENTED BY BIDWELLS PROPERTY CONSULTANTS
(ADAM HALFORD)**

Support / Object: OBJECT

Document Link: Local Plan Issues and Options 2 Report: Part 2 - South Cambridgeshire Further Site Options - Question 1B, Q1B: Please provide any comments.

Representation: We object to the failure to account for adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, as required by Paragraph 158 of the NPPF, and in specific relation to the village of Fowlmere.

Allocation of land west of High Street, Fowlmere (SHLAA Site 107) is essential in retaining in excess of 40 jobs at Ion Science, and meeting the market and demonstrated affordable Housing Need, in accordance with the NPPF.

These representations, and those of September 2012, demonstrate that there are no substantive reasons why the site should not be allocated.

Original submission

I write on behalf of my client, Messrs Sheldrick, owners of land to west of High Street, Fowlmere, identified as site 107 in the South Cambridgeshire District Council (SCDC) Strategic Housing Availability Assessment (SHLAA).

In response to the South Cambridgeshire District Council Local Plan Issues & Options 2 (Part 2) consultation of 7 January to 18 February 2013, we object to Chapter 2, Question 1B with regard to the limited scope of the current, and previous, development sites considered in the Issues and Options consultation.

Paragraph 158 of the National Planning Policy Framework (NPPF) requires that 'Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

The Local Plan Issues and Options consultation is considered to be inconsistent with paragraph 158 of the NPPF in at least three respects:

1. The Local Plan does not take account of up-to-date evidence of identified local Housing Need at the village of Fowlmere and its surrounding area which cannot be met through Affordable Exception Sites and Infill Development alone;
2. The Local Plan does not take account of relevant evidence of local Economic Need at the village of Fowlmere and surrounding area;

3. The Local Plan does not take account of Relevant Evidence of the Characteristics and Prospects of the Area and Site including the landscape and visual assessment and representations submitted to the Issues & Options (Part 1) consultation on 28 September. This demonstrates the suitability of the land to west of High Street, Fowlmere for development and addresses the reasons for rejection of the SHLAA assessment of site 107.

To address the above issues it is considered that the land to west of High Street, Fowlmere, SHLAA Site 107 bounded in red on the enclosed plan, should be allocated for a mixed use development to meet the up-to-date and relevant evidence of Housing and Economic need and the relevant evidence of the site and area characteristics in accordance with Paragraph 158 of the NPPF.

Housing Need

South Cambridgeshire District Council commissioned a Housing Needs Survey of Fowlmere Parish which identified a significant housing need of 23 affordable housing dwellings in the report of May 2007. Since this date no affordable housing has yet been delivered and there is presently only planning consent for 10 affordable housing dwellings (S/1487/10) to the eastern edge of the village. An application for 9 affordable housing dwellings (S/1043/11) to the southern edge of the village was refused by both South Cambridgeshire District Council and subsequently at Appeal by the planning inspector.

Subsequent to the above Housing Needs Survey the South Cambridgeshire District Council Housing Register Information, December 2012, identifies a current register of need within Fowlmere for 18 affordable dwellings.

Paragraph 55 of the NPPF promotes '... sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.'

To the same extent it is considered that development in one village may support the housing need of villages nearby. Within less than 3km of the proposed allocation site, connected by direct road links, are the settlements of Thriplow, Foxton and Shepreth. The Housing Register of December 2012 identifies an established need of 4, 20, and 24 affordable dwellings respectively to serve these settlements. There are no proposed allocation sites within these three close-by settlements and all respective SHLAA sites have been rejected.

See Table in attached Letter copy of Representations.

[South Cambridgeshire District Council Housing Register Information, December 2012]

The South Cambridgeshire District Council Housing Register Information, December 2012, indicates a current registered need for affordable housing of 3,362 dwellings across the District. This is based upon the registered need as of December 2012 and therefore does not include any future housing need predictions.

This register is broken down to identify Local Need as indicated in the excerpt table above, however, this local need equates to just 2,491 dwellings. Therefore there is a further 871 dwellings that must be found across the district where the need is not tied to a specific area. This equates to an additional 25.9% on top of the local need, therefore increasing the Fowlmere area requirement to 83 dwellings if it is to take its share of the wider District need.

The South Cambridgeshire District Council Housing New Build strategy 2012-2015 indicates that compared to the registered need, 'just 385 homes' were let in 2011/12 equating to less than 12% of the current identified need. This must be taken in the context of the last three years growth in Housing Register applications of 'between 500-600 new applications per year'. This has clearly outstripped previous lettings demonstrating that, rather than reducing, the current Registered Need is likely to grow in future years. This growth equates to between 115-215 additional applicants per year, the equivalent of a further 3.4-6.4% increase each year after lettings.

Based upon the above demonstrated up-to-date Housing Register it is considered that the true Housing Need for Fowlmere and its immediate surrounding area is presently between 66 and 83 affordable dwellings. At present there exist three Outline Planning Consents for the settlements of Fowlmere, Foxton and Shepreth for a combined total of just 29 affordable dwellings.

The existing three consents are for Outline approval only, none of which have yet received Reserved Matters consent, despite submissions dating from between 2004 and 2010, their deliverability therefore is not considered guaranteed. Further to this the expected increase in year on year unmet need across the District could add the equivalent of between 2-5 dwellings to the Fowlmere Register per year.

The above demonstrates that even if all existing planning consents are delivered they would remain between 37 and 54 dwellings short of the current registered Affordable Housing Need for the Fowlmere area. This could increase to a shortfall of between 41 and 64 dwellings after 2 years, the

minimum period of time likely to pass before such schemes could be delivered.

The nearest larger settlement of Melbourn is not considered suitable for meeting this need as the four settlements are in excess of 3km from the village centre and road links to Fowlmere and Thriplow in particular are in-direct, increasing travel distance to over 5km and over 7km respectively. Further to this the combined total of proposed housing allocations for Melbourn village is 207 dwellings with a current registered Housing Need for Melbourn and adjacent Meldreth of 150. This equates to over 72% of the dwellings being affordable and therefore considerably higher than the current and proposed Affordable Housing Policy of just 40%, therefore demonstrating that Melbourn cannot meet its own requirements let alone those of the outlying area. As these proposed allocations are at an early stage the real Housing Need at the point of any actual future delivery is again likely to have increased further.

Paragraph 54 of the NPPF requires local planning authorities to '... be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.'

It is clear that attempts to meet the Housing Needs of the Fowlmere area through Exception sites alone have not been successful with the considerable time of between 3 and 9 years already elapsed since application submissions were made, with none so far delivered, and the refusal of a site in Fowlmere to consider. It is also noted that the present consented Outline affordable housing scheme in Fowlmere (S/1487/10) has sought to renegotiate the mix of provision, reducing the scheme to only five rental properties with five shared ownership properties on the basis of viability.

The above is considered clear evidence that the Housing Needs of the area will not be met without being facilitated by market housing as supported by Paragraph 54 of the NPPF. This is recognised by the current engagement between the landowner and Hastoe Housing Association to work together on any delivery of this site, as evidenced by their letter accompanying these representations.

The village of Fowlmere has an enviable level of employment as well as excellent transport links with the A10, A505 and M11 and close-by train services to Cambridge in the north and both Liverpool Street and King's Cross in London to the South, via many large towns such as Royston, Letchworth, Stevenage, Welwyn Garden City, Hertford, Bishop's Stortford and Harlow many of which offer fast train connections to links further afield. For the above reasons the village remains a sustainable and sought after location for market housing which would therefore be considered to be viable, add to the

balance of growth in the community and assist deliverability through subsidising the affordable housing element and any necessary infrastructure and community contributions.

Economic Need

As stated, the village of Fowlmere presently benefits from an enviable scale of employment opportunities which is further assisted by employment sites within a short commute at Melbourn Science Park and Duxford as well as Cambridge and the aforementioned large settlements that can be reached by rail and motorway.

A key local employer in Fowlmere village, Ion Science, has however identified a need for new premises to meet their future growth. Their present facility at The Way, Fowlmere is no longer sufficient to meet their future needs if they are to remain within the village, as demonstrated by the current use of temporary building accommodation, the consents for which expire on 31 January 2014 and 2015.

Ion Science currently employ 44 full-time and 6 part-time staff at the Fowlmere premises and require new purpose built accommodation to better meet their specific needs, and to allow for future growth. Ion Science would like to remain within the village of Fowlmere and have identified the proposed mixed use development of land to west of High Street, SHLAA site 107, as a viable relocation opportunity for them.

This proposed B1 use facility is considered appropriate as the northern part of the proposed allocation site is adjacent to the Butts Business Centre which includes an existing range of commercial/industrial B1 use buildings.

The nature of the Ion Science operation is not in itself considered to generate any undue noise or other nuisance, it is therefore considered ideal to form part of the proposed mixed use development, constituting no unreasonable harm to either the existing or proposed residential development on/adjacent to the proposed allocation site. It is also considered that by locating the new Ion Science premises to the north boundary of the site, it could form a visual and acoustic barrier between the existing adjacent Butts Business Centre uses and the residential dwellings therefore addressing the principal 'Physical Consideration' of noise, for which the site was rejected from the SHLAA.

The retention of employment in the village is considered to be an important aspect of the mixed use development for which the site should be allocated in accordance with Paragraph 28 which supports '... economic growth in rural areas in order to create jobs and prosperity by taking a positive approach

to sustainable development.'

Relevant Evidence of the Characteristics and Prospects of the Area and Site

We consider that the above demonstration of both Housing and Economic Need provides justification for a Mixed Use development allocation of land at Fowlmere village. The proposed allocation site, SHLAA site 107 has been demonstrated as suitable through the Landscape and Visual Assessment and Representations of 28 September 2012.

In particular the Landscape and Visual Assessment concluded that the site "... sits within a somewhat degraded landscape ..." and includes "... a number of semi-derelict buildings as well as foundations of previous buildings. It forms a distinct visual unit attached to the adjacent settlement development ... The site thus appears as part of the village, rather than separate from it."

"It is considered, therefore, that sensitive redevelopment on the site, along with the protection, retention and management of the existing landscape structure, will result in a site which makes positive contribution to the landscape and visual qualities of the area."

The opportunity is therefore considered to exist for development of land to the west of High Street, Fowlmere, SHLAA site 107, that would help to meet locally identified housing needs, market housing need and help to retain local employment.

It is believed that the site constraints and opportunities would allow for a mixed use development including provision of up to 68 new dwellings, of which 27 would be expected to be affordable housing to meet current policy requirements of 40%. The overall capacity of the site is subject to further assessment as part of the allocation process or application, based upon the mix of uses and provision of on-site open space and landscaping.

Both the provision of further housing and the retention and growth of employment are considered to be instrumental in retaining, and potentially enhancing, local services and facilities within the village. This would help to support the existing three public houses/restaurants as well as possibly provide an opportunity for improvements to existing facilities such the Fowlmere Primary School and Fowlmere Village Hall as well as provide opportunities for new amenities and facilities on-site as part of the mixed use development.

Recent announcements by the Planning Minister with respect to future development that incurs payments to the Community Infrastructure Levy (CIL) would allow for a percentage of such payments

to be retained by the Parish of between 15 - 25% depending on whether they choose to pursue an adopted Neighbourhood Plan. An opportunity for preparation of such could exist in parallel with work on a site allocation.

The South Cambridgeshire District Council Recreation and Open Space Study, July 2012, indicates that the village currently benefits from a surplus of Open Space including very good quality pitches and play space. It does however identify a need for extension and improvements to the sport pavilion and potentially the allotments.

Whilst the village of Fowlmere is considered to be well located for local transport links provision could be further improved through local initiatives such as the Royston & District Community Transport Scheme which presently serves a number of surrounding villages and offers a more flexible transport service to complement existing public transport, but does require funding for its administration.

Facility and amenity improvements of projects such as the Community Transport Scheme and Sport Pavilion could be supported by development either directly or through retained CIL payments by the community, providing valuable additional enhancements for both existing, and future, residents.

Conclusion

We object to the failure to account for adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, as required by Paragraph 158 of the NPPF, and in specific relation to the village of Fowlmere.

Allocation of land west of High Street, Fowlmere (SHLAA Site 107) is essential in retaining in excess of 40 jobs at Ion Science, and meeting the market and demonstrated affordable Housing Need, in accordance with the NPPF.

These representations, and those of September 2012, demonstrate that there are no substantive reasons why the site should not be allocated.

We request formal acknowledgement of these representations and trust that the above, attached and previous representations and reports supporting this important site will be given due consideration in the further preparation of the Local Plan.

Attn Paul Sexton
South Cambs District Council
Cambourne



20/9/13

Dear Paul,

I am keen for you and the planning committee to hear from us at Ion Science directly to ensure our voice is heard and fully understood, rather than just read in a sequential report that justifies every aspect rather than our personal plea.

Our proposal to build a new facility in Fowlmere has come about after looking at every available building nearby, realising that there are very few of them available for sale and those that could be considered close enough are just not suitable.

We are an expanding headquarters of a High Technology Company and are exporting nearly everything we produce. We need a future proof building that reflects this image and fulfils our standing. As we have built our business in Fowlmere since 1989 with our people at the centre of what we do, we are proud to boast most have been with the business more than 8 years. Because of this all our key staff are either from the village itself or surrounding villages. Even our people that have moved further afield because there is lack of affordable housing here, have parents or grandparents living here and some of our key staff were born in the village. Needless to say the connections have kept us here and are the reason we still wish to stay. Not because we are sentimental but because it makes the most sense to the business and all families we support.

I strongly believe that it is important to our employees, suppliers and customers that we continue to have a well-established "home". We do not want to re-locate and find ourselves in a soulless industrial estate miles from the people who have helped build this business into the success it has become. The process to find new premises has taken a huge amount of time and money and as you can imagine we are desperate to secure this new site and build as quickly as possible so we do not endanger the future of this business. The only complaint that I have heard to this proposal is this application is outside of a considered planning area. No complaints have been about the beautiful building we have designed or it being overlooked. Indeed everyone that has taken the trouble to engage with us has acknowledged that our proposals will improve a rather scruffy piece of brownfield site that surely should be used to keep locals employed and offer further opportunities for all into the future.

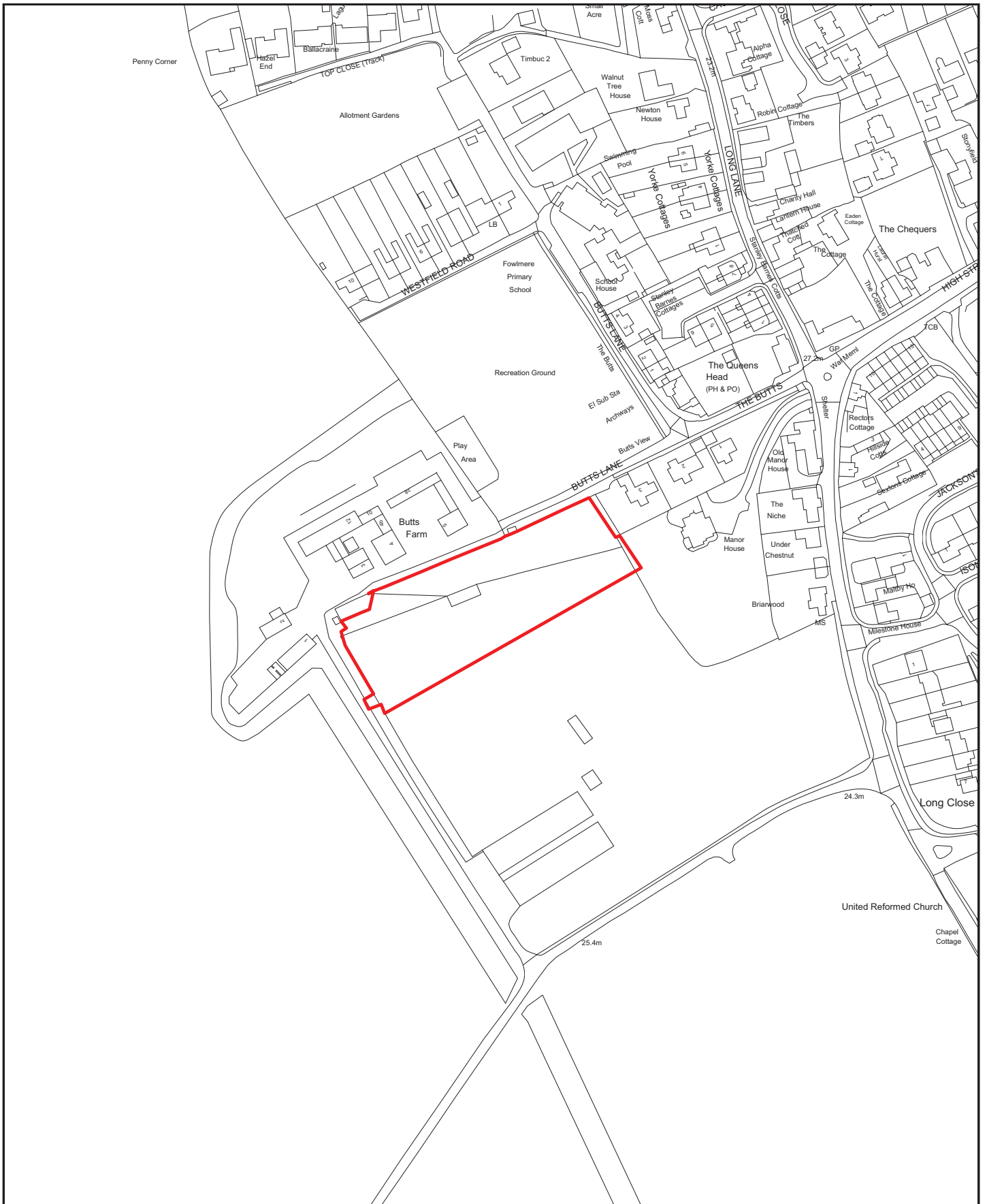
If the committee turn this application down then they will force us to look much further afield including options overseas and this will not at all be good for this village, the local businesses we use, including clubs and pubs, or dare I say UK PLC.

I am hopeful that our application will be considered positively and look forward to the day I can give our staff the news that we will continue to grow near their homes and families.

Yours sincerely


Managing Director

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Planning and New Communities Director

6 November 2013

S/1897/13/FL – HARLTON
Erection of a new dwelling to replace bungalow at 10 Haslingfield Road,
Harlton
for Miss Kelly Bird

Recommendation: Approval

Date for Determination: 13 November 2013

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

To be presented to the Committee by Andrew Winter

Site and Proposal

1. The application site lies within the designated Harlton village framework and comprises a detached bungalow situated between two-storey neighbouring dwellings.
2. The application, validated on 18 September 2013, seeks the erection of a dwelling on the site following demolition of the existing bungalow. Existing vehicular access to the site would remain and parking would be situated to the front of the new dwelling.

Site History

3. None.

Planning Policy

4. The **National Planning Policy Framework (NPPF)** promotes a presumption in favour of sustainable development having regard to the soundness of the development plan and the policies therein.

Local Development Core Strategy 2007:

5. Policy ST/7 Infill Villages

South Cambridgeshire Local Development Framework Development Control Policies 2007:

6. **DP/1** Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments

DP/7 Development Frameworks
HG/1 Housing Density
NE/1 Energy Efficiency
NE/15 Noise Pollution
SF/10 Outdoor Play Space, Informal Open Space and New Developments
SF/11 Open Space Standards
TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

7. District Design Guide SPD – adopted March 2010
Open Space in New Developments SPD – adopted January 2009
8. **Proposed Submission Local Plan (July 2013)**
S/7 Development Frameworks
S/9 Minor Rural Centres
H/7 Housing Density
H/11 Residential Space Standards
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
9. **Circular 11/95 (The Use of Conditions in Planning Permissions)** advises that planning conditions should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects..

Consultation by South Cambridgeshire District Council as Local Planning Authority

10. **Harlton Parish Council** – Recommends refusal “Concern for the loss of another bungalow in the village and housing not meeting the needs of the aging population.”
11. **Environmental Services** – Recommends approval, subject to conditions controlling hours of use of power operated machinery during demolition and construction. Informatives are recommended concerning burning of waste on site, noise and dust, demolition notice and driven pile foundations.

Local Highway Authority – No comments received

Representations by Members of the Public

12. Owner/Occupier of 12 Haslingfield Road – Concern of loss of light to property and the disproportionate size of the property compared with the width of the plot. Suggestions are made to hip the roof of the proposed gable front projection and reduce the roof heights.

Material Planning Considerations

13. The main issues to consider in this application are:
 - principle
 - street scene

- residential amenity
- highway/safety parking
- infrastructure contributions

Principle

14. The proposal falls within the village framework of Harlton, where Policy ST/7 of the LDF Core Strategy 2007 allows for residential developments of not more than 2 dwellings comprising the subdivision of an existing dwelling. The proposed new dwelling is therefore considered acceptable in principle in relation to this policy.
15. Housing density Policy HG/1 is not considered to be applicable in this instance as the applicant seeks only to replace the existing dwelling rather than develop the site for further housing.
16. The comments raised by the Parish Council principally concern meeting the housing needs of the elderly within Harlton village. The inference here is that no further extensions should be allowed to existing small-sized dwellings in the village to ensure appropriate housing is retained for a specific demographic. However, in the determination of this application there is no specific planning policy on which to support this objection (other than in cases of extending houses within the designated countryside). Further to this, housing need within villages is assessed holistically rather than on a site-by-site basis and consequently it is considered unreasonable to withhold planning consent on this basis.
17. Consequently, there is considered to be no strong planning reason why the development should be refused by virtue of its scale or principle in this instance.

Street Scene

18. The existing bungalow is situated between two taller, two storey buildings and appears as an anomaly within the immediate street scene as a result. The replacement dwelling would be similar in height, scale and appearance to the immediate dwellings at 8 and 12 Haslingfield Road, and consequently the scheme is considered to be compatible with the local areas subject to agreement of external materials.

Residential Impact

19. 12 Haslingfield Road is located to the north-east of the site and the concerns of this neighbour regarding loss of light have been addressed by the applicant with amendments to the scheme. These amendments include the revised siting of dwelling further away from No.12 and further back within the plot to ensure that a 45 degree line taken from the centre of the nearest neighbourings windows is unobstructed to follow the advice of the District Design Guide SPD (para 6.65) regarding daylight and sunlight.
20. The main bulk of the development would be sited next to the blank side façade of No.12 and this, together with the limited projection of the front and rear gables of the development, is considered to successfully mitigate the impact of the development upon the immediate neighbour.

No first floor side windows are proposed within the north-east elevations of the new dwelling but a condition is recommended to control such openings in future to avoid opportunities for overlooking of the neighbouring side ground floor windows and rear garden area.

21. **8 School Lane**

This property has a blank side wall facing the development and presenting little impact in terms of overbearing impact. A first floor window is proposed in the south-west elevation, bedroom 1 of the scheme and this is recommended to be obscurely glazed and fixed shut to avoid undue loss of privacy to the neighbouring rear garden.

22. The recommendations of Environmental Services concerning the control of noise, dust and disturbance are agreed with regard to the amenity of the surrounding neighbours.

Highway Safety/Parking

23. There are no highway safety issues arising and no objection is raised to the parking provision shown to the front of the site.

Infrastructure Contributions

24. The new development would put extra demand on community infrastructure and community open space in Harlton and the applicant has confirmed that a contribution towards these elements, and refuse bins, in accordance with Policies DP/4 and SF/10, can be secured via a Section 106 agreement.

Recommendation

25. Approval, as amended, subject to the completion of a section 106 agreement towards infrastructure provision and the following conditions:
- a) Approved plans
 - b) Materials
 - c) The window to the south-west elevation of bedroom 1 shall be fixed and obscurely glazed; future windows in this elevation and the north-east elevation shall be fixed and obscure glazed or high level only.
 - d) Site management plan
 - e) Hours of power operated machinery
 - f) Restriction on permitted development rights allowing rear extensions

Informatives recommend in relation to foundation details, bonfires and burning of waste.

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

- Local Development Framework Development Control Policies DPDs and Supplementary Planning Documents.
- National Planning Policy Framework

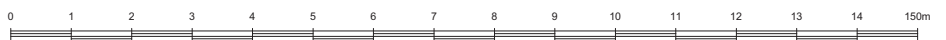
Contact Officer: Andrew Winter – Senior Planning Officer
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 November 2013

AUTHOR/S: Planning and New Communities Director

S/1480/13/FL – PAPWORTH EVERARD
Resurfacing of land and temporary use for hospital parking purposes till April 2017

**at Land at junction with Elm Way, Ermine Street North
(for Guiseppe Marinelli, Papworth Hospital)**

Recommendation: Delegated Approval

Date for Determination: 23 September 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 6 November 2013.

Site and Proposal

1. The application site formerly hosted the Village Stores (shop) building, which has subsequently been demolished leaving a vacant site with grass and tarmac surface and varying land levels. The site falls within the village framework and Conservation Area of Papworth Everard and is affected by Site Specific Policy SP/10 (Site 2 - Papworth Everard West Central). There is a Tree Preservation Order affecting the mature sycamore tree to the south-east corner of the site.
2. The application seeks planning permission for temporary use of the site as a car park in connection with the car parking needs of Papworth Hospital. The use is sought until April 2017 after which it is envisaged that the hospital will be relocated to the Cambridge Biomedical Campus. The single entry and exit point to the car park would be via the existing access along Elm Way and the proposed parking area would be resurfaced with gravel parking bays and surrounding tarmac circulation areas.

Planning History

3. Planning permission (S/2606/11) and Conservation Area Consent (ref not found) were approved for the demolition of the former Village Stores at 15 Ermine Street North.
4. Planning permission S/1479/13/FL was recently granted for a 12-bed inpatient ward facility at Papworth Hospital. The increased pressure on existing parking provision of the main hospital site as a result of this

development and general demand is an issue that is recognised by Papworth Hospital and they have shown commitment to securing further land off-site for non-essential staff parking, as required by condition 9 of this planning permission.

Planning Policy

5. 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:

6. ST/3 Re-Using Previously Developed Land and Buildings

South Cambridgeshire LDF Site Specific Policies, DPD, 2010:

7. SP/10 Papworth Everard Village Development

South Cambridgeshire LDF Development Control Policies DPD, 2007:

8. 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
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/14 Lighting Proposals
NE/15 Noise Pollution
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

9. District Design Guide SPD – adopted March 2010
Development Affecting Conservation Areas SPD - adopted January 2009
Landscape in New Developments SPD – adopted March 2010
Trees and Development Sites SPD – adopted January 2009

Proposed Submission Local Plan (July 2013)

10. S/7 Development Frameworks
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

CONSULTATIONS

11. Papworth Everard Parish Council – Recommends refusal. " This proposed development is in the village centre and is part of the LDF West Central Site Specific Policy area. However, parish council has no objections, in principle, for this site to be used, temporarily, as a Papworth Hospital car park. The parish council's objections are on more detailed matters - the extent of the car park, the way it intrudes on the street scene, and the lack of landscaping and screening that is proposed in the application.

12. A characteristic of Ermine Street North is that the frontages of the buildings are set well back from the edge of the road. This historic feature has been maintained in recent developments – e.g. the Pendrill Court complex and, further north, the new housing opposite the playing field. It is our council's contention that it would be a bad precedent to allow any development – even a car park to extend beyond the present building line. The present proposal extends parking well forward of the building line, almost to the back of the footway along the western edge of the road. It is essential to maintain the existing building line in order to prevent any future development on the site using the edge of the car park as a reason to breach this limit. (Our council notes that an area used for car parking in the past, at the south-western corner of the development, is excluded from the current proposals. It is not clear why the car park cannot extend in this direction, instead of westwards towards Ermine Street North).
13. A few years ago, when the hospital was using the gravel-covered area south of Pendrill Court (opposite the current application) as a car park, there was a considerable public outcry at the appearance of a mass of parked cars in the centre of the village. Therefore due the effect on the street scene, our council believes there is inadequate screening and landscaping proposed in the current proposal. There should be more physical screening (e.g. 5ft close-boarded fencing) – at least along the eastern and northern sides of the car park to hide it from the residents of Jubilee Green and Ermine Street North. And, even though this is a temporary car park, the screening and car park should be softened by landscape planting.
14. Presumably, it would be most convenient for pedestrians, approaching from the direction of the hospital, to enter the car park at its south-east corner. Therefore, there must be an entrance and footpath provided at that point. Anything that can be done to make the car park more useable must be done."
15. Local Highway Authority - Recommends conditions in relation to: a traffic management plan, surface water drainage and bound material. The Highway Authority also requests that the proposed temporary car park ceases being used 21 days after completion of the hospital ward extension and the permanent car parks are operational. The applicant should also confirm when the proposed use of the temporary car park ceases.
16. Tree Officer - Recommends a condition to ensure a scheme of no-dig construction to be submitted to and approved by the LPA within the Root Protection Area of the TPO tree which is to be determined in accordance with BS 5837 2012.

Representations

17. A local resident (address not given) has raised concern over potential anti-social use of car park and recommends that a gate is installed.

Planning Comments – Key Issues

18. The main issues to consider in this instance are:
 - a) the principle of the development
 - b) visual impact

- c) protected trees
- d) highway issues

Principle

19. The proposed car park is justified on the following basis by the NHS: "Several future developments are planned on the site at Papworth Hospital which will result in the temporary loss of much needed parking for hospital staff. This new car park with 69 spaces is extremely important to enable the proposed future developments to take place which are required to satisfy urgent clinical need."
20. The need for the temporary car park is considered to be justified and its use, in principle, is not objected to by the Parish Council. The development is not strictly in accordance with the aims of Site Specific Policy SP/10 which are to ensure "the continued invigoration of the village centre with community uses, employment and housing development." However, its use would be linked to an existing employment site and is considered to be justified on a temporary basis given the parking constraints on the existing Hospital site outlined by the applicant in their supporting Parking Strategy Statement.
21. A condition is recommended to secure the cessation of the temporary car park use after April 2017, along with a scheme to agree the remaining surface condition of the land.

Visual Impact

22. The comments of the Parish Council concern the visual intrusion of the car park upon the local area and it is agreed that the original proposed car park would intrude upon the street scheme to a harmful extent by virtue its projection beyond the prevailing soft, green frontage along this section of Ermine Street North. This concern has been relayed to the applicant and amended plans have been negotiated to reduce the extent of car parking away from the front boundary of the site adjoining Ermine Street North. This is considered to significantly reduce the visual intrusion of the development beyond the surrounding green boundaries fronting the street.
23. Low height fencing is proposed to the boundaries of the site to provide some screening to the car park, and the final details of this are recommended to be agreed via condition. A gate has also been added to the plans to address concerns raised in relation to anti-social behaviour. The final details of this gate are recommended to be agreed under the suggested boundary treatment condition.
24. Consequently, subject to the recommended conditions, the development is considered to have an acceptable visual impact upon the Conservation Area in accordance with Policies DP/2, DP/3 and CH/5.

Access

25. Pedestrian access to the car park is limited and constricted in the current plans. A condition is recommended to agree convenient pedestrian routes particularly from the footpath along Ermine Street North.

Protected Trees

26. The tree officer has recommended a suitable condition to ensure that the works to the surfacing of the car park do harm the protected root area of the protected sycamore tree. This condition is agreed.

Highway Issues

27. The comments of the Highway Authority are acknowledged and the recommended conditions regarding surface water drainage and bound material are agreed; however, a site traffic management plan is not considered necessary in this instance given the scope and area of the site to accommodate construction vehicles. A condition is recommended to ensure the cessation of the car park use after April 2017.

Conclusion

28. The scheme is considered to be justified on a temporary basis and improvements to the scheme have been secured to address concerns regarding the visual intrusion of the development upon the local area. Subject to recommended conditions, the proposal is found to accord with relevant South Cambridgeshire LDF Development Control Policies DPD, 2007.

Recommendation

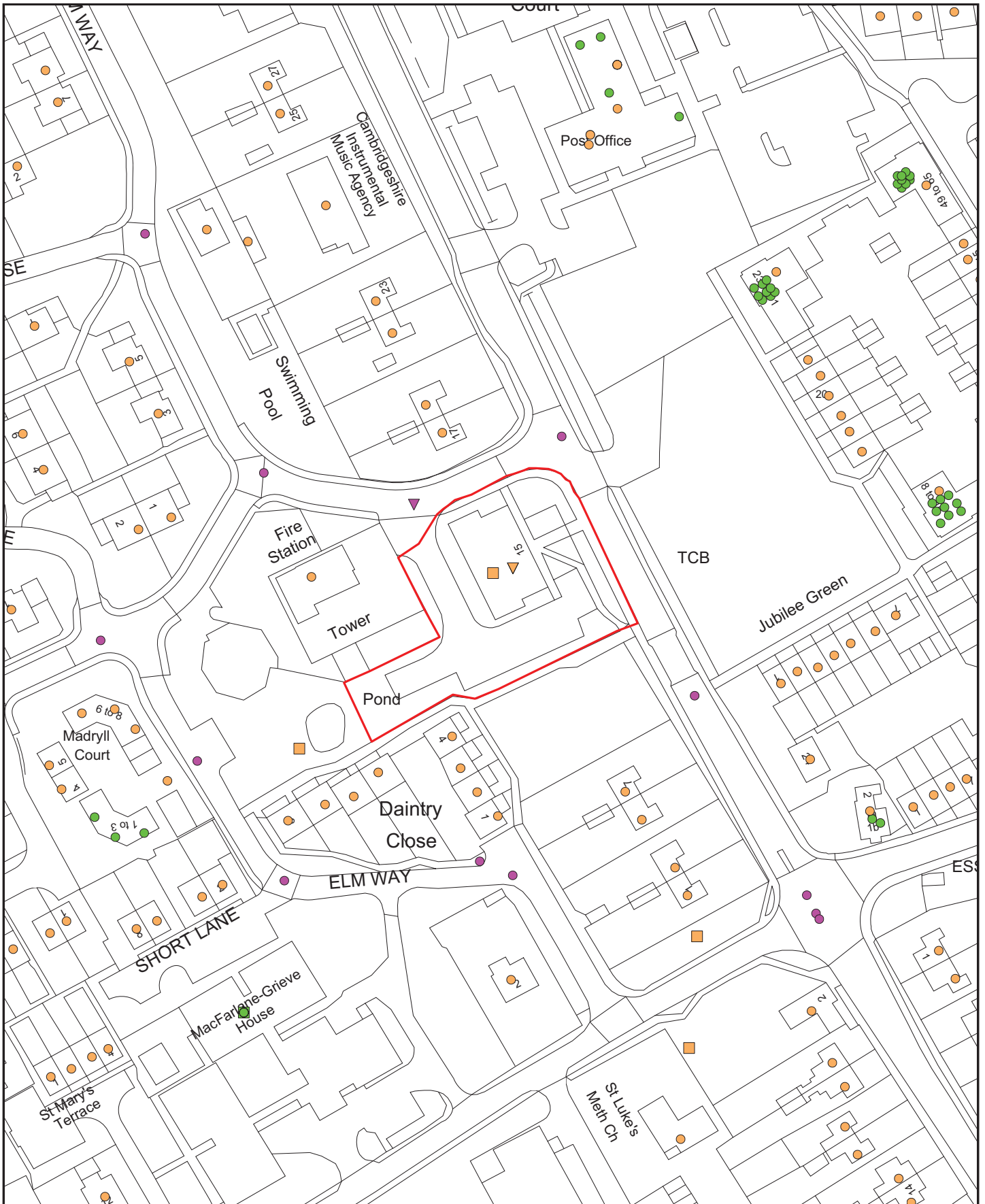
29. **Approval, as amended, subject to the following conditions:**
- (a) Approved plans
 - (b) Cessation of use after April 2017 and the surface condition of the land to be agreed.
 - (c) Boundary treatment (including gates)
 - (d) Tree protection (including no-dig)
 - (e) Pedestrian access route/s
 - (f) Surface water drainage

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

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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 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 Ivan Baggaley of Learig Limited)

Recommendation: Delegated Approval

Date for Determination: 5 July 2013

Notes:

This Application has been reported to the Planning Committee for determination following the deferral of this application at Planning Committee on 4 September 2013. The Committee previously deferred the application so that officers could negotiate further with the applicant over the terms of the Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and clarify the precise nature of the 'Live / Work' units.

1. For reference, the previous committee report for this application is contained within Appendix 1 of this report.

Live/Work Units

2. The agent, on behalf of the applicant Learig, has prepared a response to the concerns raised during the previous Planning Committee meeting to be circulated to members. This goes on to say:
3. "In the pre-application submission, the eight 'Pink Land Units' were proposed (C3) housing units. The advice letter notes that the PC (Parish Council) had asked if these units could be developed for 'live work' purposes. Unfortunately 'live work' units present a number of practical difficulties in terms of planning control and implementation, which means that they are not a viable proposition." The factors supporting this reasoning are: (i) the lack of legal definition for 'live work' units; (ii) poor market demand; (iii) ambiguity surrounding local taxation; and (iv) the complexities in construction costs.

4. As a consequence, the applicant, in consultation with planning officers, sought to design these units to allow for easy accommodation for either employment or residential uses to follow market demand. The high ceiling heights to the ground floor rooms of these units facilitates commercial use without expensive alteration works, providing extra space for commercial storage, fittings etc. A suitable planning condition could therefore be applied to this development to provide for easy and flexible changes between use as a dwelling and a B1(a) office use (an office use that by definition may be undertaken within any residential area).
5. A further consideration here is the legislation that came in force on 30 May 2013 allowing permitted change of use of offices to residential dwellings. This change reflects a current national trend towards creating greater flexibility in planning, as summarised below in the Government's 'Greater flexibilities for change of use - Consultation, August 2013 (para. 3):
6. "It is clear that the dynamics of the market will influence what are likely to be the use of a property and site, and it is important to ensure that the planning system can respond effectively. We want decisions to be taken at the right level and often this can be allowing an owner to decide on the most appropriate future use of a commercial property where the current use is no longer economically viable."
7. Thus, if the 8 units were considered solely for office use, such a prescriptive approach to employment provision would not necessarily be the most sustainable.
8. It should also be acknowledged that the proposed community use put forward in this application aims to generate employment both in terms of permanent staff to run the micro-brewery, bakery and eating area; training opportunities as part of these businesses; and business mentoring and training opportunities within the remaining floorspace to be delivered through Allia the social enterprise charity.
9. In summary, Site Specific Policy SP/10 lays out no specific requirements as to the relative balance of provision of housing, employment and community facilities. This scheme sets out an innovative approach to the delivery of this policy framework, which is being closely followed by plan-makers involved in the delivery of the new town of Northstowe. The scheme has been formulated in response to community and stakeholder engagement and is considered to present a sustainable and flexible approach to residential, community and employment provision in the village.

Delivery of Community Building and S106 Stipulations

10. Allia is a charitable organisation established in 1999 that creates opportunities for people to invest their money for social benefit. Allia are keen to stress that local people are not being asked to fund the proposition through donations, or necessarily at all. This means considering a range of options from grants, to co-operative societies, to community interest companies and also private company/s limited by shares.
11. Allia works with charities, investors, intermediaries and partners in the public and private sector to deliver community inclusion and social investment in

various parts of the country. Recently, Allia has raised substantial funds to develop the Future Business Centre Cambridge (currently under construction) and other examples include the Scottish Government's announcement to provide £10m investment with Allia to fund charity in Scotland.

12. The delivery of this proposal would therefore see the benefit of an established and experienced social enterprise company and their involvement is detailed within the draft S106 agreement. Various contingences must also be factored in and therefore the submitted draft agreement is likely to require some revision but officers have agreed that the basic tenets of this are as follows:

(a) The provision of financial contributions totalling nearly £550,000 towards all levels of education, open space maintenance and to libraries; and the costs of provision of the community building (to 'shell' state), which in the agent's estimation is £940,000 (including notional loss in the value of the building).

(b) The building is not to be used for any purpose other than the provision of community facilities and social enterprise.

(c) To offer the community building to Allia (or other social enterprise charity) prior to occupation of the first dwelling, for £1 on a 999 year lease.

(d) Failing (c) above, to offer the leasehold interest in the community building to a Community Interest Company (51% owned by the Parish Council, 49% owned by Allia) for the sum of £1.

(e) Failing (d) above, to transfer the leasehold interest in the building to the Parish Council plus Allia's reasonable costs capped at a defined price to be detailed and demonstrated by Allia.

Noise

13. The Council's Environmental Services has recommended approval of the application, subject to the imposition of conditions, which are agreed. These control or mitigate the following issues: noise, dust and vibration during the demolition and construction phase; site management plan; noise mitigation and protection against the existing electricity transformer/substation; noise mitigation to address operational noise and fumes from the proposed community and employment uses; light spillage/pollution from external lighting; and potentially contaminated land.

Conclusion

14. Employment and community provision are some of the key elements of Site Specific Policy SP/10 for Papworth West Central and through discussions, negotiations and community engagement the applicant has formulated a scheme that provides a substantial community facility with opportunities for employment and training. A further 8 units are provided for residential or office use in the alternate that would be responsive to local demand and market forces rather than trying to dictate them.

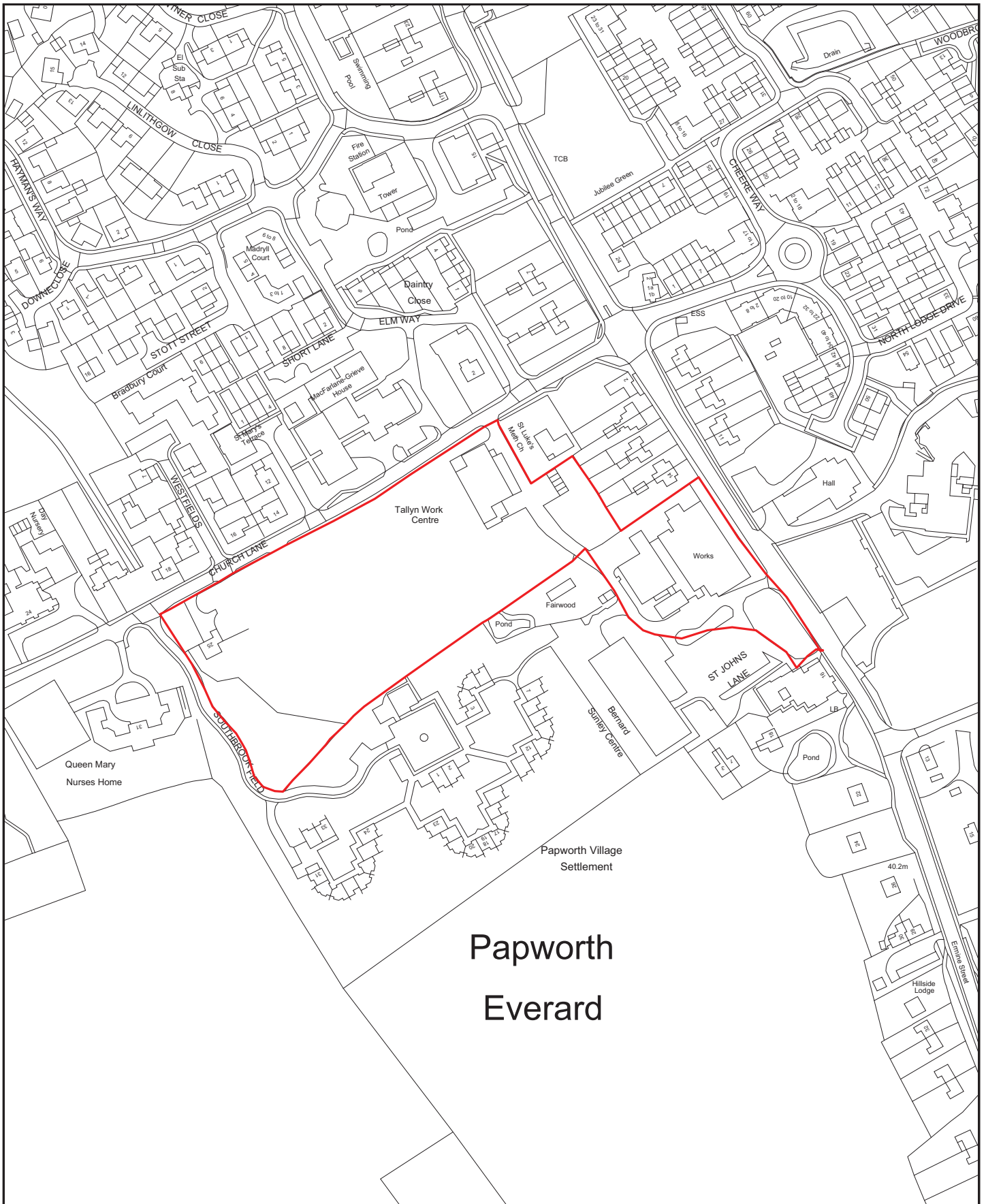
Recommendation

15. Consequently, the scheme is recommended for delegated approval, subject to the conditions outlined in the previous report and the final drafting and signing of a S106 agreement 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.

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

- National Planning Policy Framework 2012
- 'Greater flexibilities for change of use', Department of Communities and Local Government, 6 August 2013
- 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



Papworth Everard



**South
Cambridgeshire
District Council**

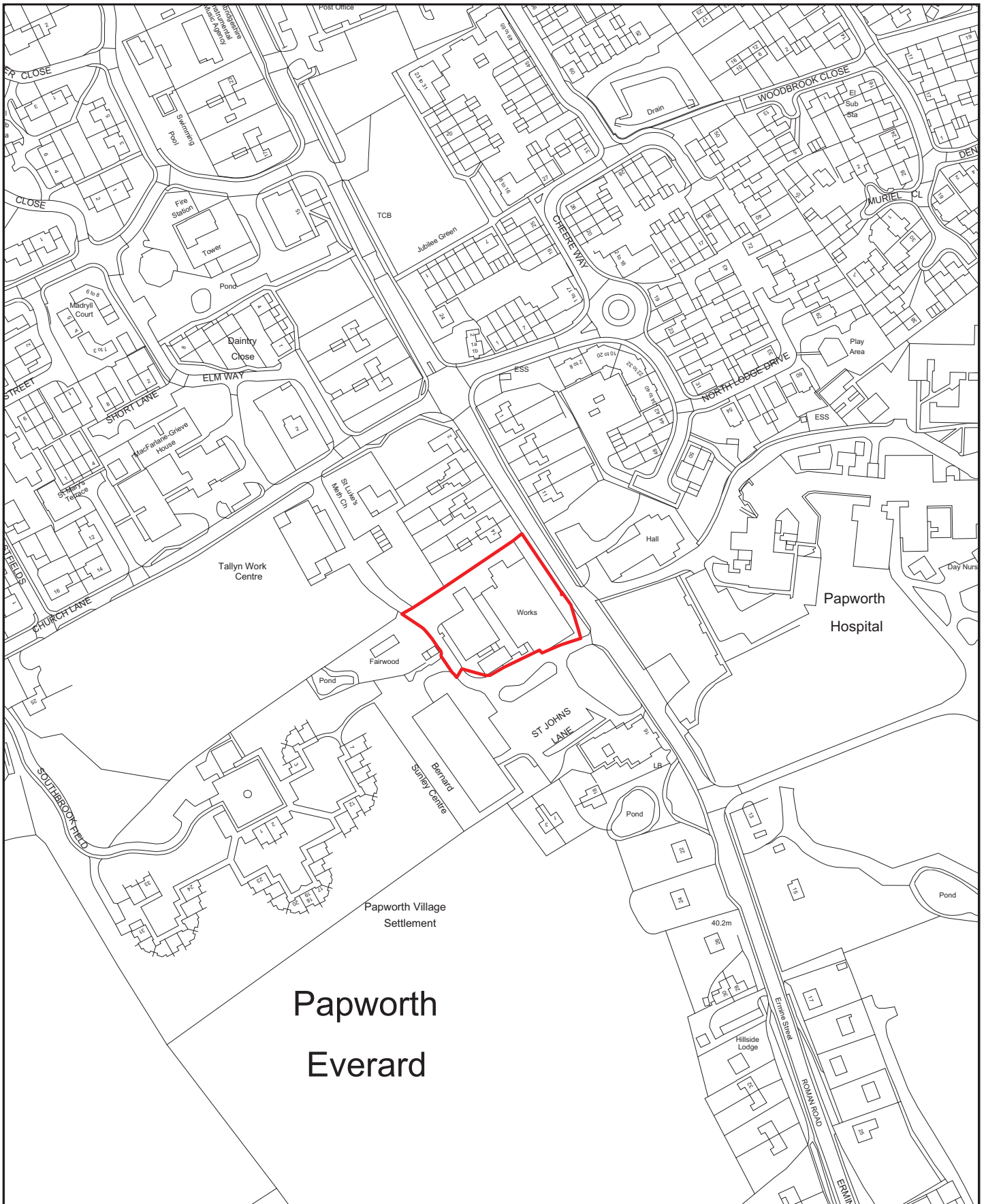
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Papworth
Everard



**South
Cambridgeshire
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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/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

- South Cambridgeshire LDF Development Control Policies DPD, 2007:**
12. 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
- South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
13. 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

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 Ivan Baggaley of Learig Limited)

Recommendation: Delegated Approval

Date for Determination: 5 July 2013

Agenda report paragraph number 4

1. The applicant's name has been corrected (as above) and the full site plan is shown attached.
2. Further Parish Council comments have been received detailing the following:
3. **Revised dwellings to units 1, 4, 17 and 18**

The amendments to units 1 and 4: The study rooms shown on the house plans are only small in size and are unlikely to be sufficient to make the houses suitable for the operation of even a small business. The live-work provision in this development is insufficient to meet the employment requirement of the Site Specific Policy for the Papworth West Central area. The parish council do not object to the rearrangement of the layout of the houses in this area, but it is a minor change that does not address the parish council's fundamental objections to the size and layout of housing elsewhere in the scheme. The amendment to units 17 & 18: The reduction in height of these two units goes some way towards respecting buildings in the Papworth Everard Conservation Area.

3. **Glass canopy to front entrance of community building**

The parish council's objection to the addition of a glass canopy at the entrance to the former printer's building is that is unclear who will be providing it. Many of the features shown in the 'proposals' drawings for the former printer's building are, in truth, merely *aspirational*. Under the S106 agreement

the developer will only be providing the shell of a building which will stop the wind and rain getting in. All the fitting out is to be paid for by the 'brewery' and 'bakery' businesses, which will probably make the project uneconomic. If the glass canopy adds to the cost of fitting out the building, it simply makes it more likely that the proposals will not come to fruition. The parish council is of the opinion that any items that will not be provided by the developer should not be shown in the application, as it is misleading.

4. Final comments from Environmental Services on the revised submitted Health Impact Assessment are still awaited.

Contact Officer: Andrew Winter
Telephone: (01954) 713082

Appendix

Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1523/13/VC – PAPWORTH EVERARD

Variation of Condition 22 (approved plans) of planning approval S/1424/08/RM for 81 dwellings

**At Land to the South, Southbrook Field
(for Barratt Homes)**

Recommendation: Delegated Approval

Date for Determination: 25 September 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.

To be presented to the Committee by Andrew Winter

Site and Proposal

1. The development is located within the village framework of Papworth Everard and is adjacent to and partly within the Conservation Area, the boundary of which runs along the eastern and north-eastern edge of the site.
2. The application, validated on 31 July 2013, seeks permission to vary the previous approved plans and agree the following changes to the scheme:
 - (a) Updated house types to meet the latest versions of Building Regulations requirements
 - (b) An increase in the number of smaller units on the site, with the original mix of: 12no. 1 & 2 beds and 27no. 3 beds, revised to: 14no. 1 & 2 beds and 35no. 3 bed units.
 - (c) Due to amendments to the house types and styles to the south of the site (Plots 54-64 David Wilson Homes), a revision to the dwelling types to the southwest edge of the site to reflect these changes.

Planning History

On site

3. Reserved matters for 81 dwellings was granted in 2009 (**S/1424/08/F**) and works to the access road and some service installation have taken place to implement this permission.

4. An extension of time application **S/2288/10** was permitted to the original outline residential scheme for this site (**S/2476/03/O**).

Nearby

5. To the north of the site, permission has been granted for a second access to the summerfield site, public open space and a new car park and driveway for the Bernard Sunley Centre (applications **S/2171/12/VC & S/2173/12/VC**).

Planning Policy

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

ST/ 5 – Minor Rural Centres

7. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007**

DP/1 - Sustainable Development

DP/2 - Design of New Development

DP/3 - Development Criteria

DP/4 – Infrastructure and New Developments

DP/7 – Development Frameworks

NE/6 – Biodiversity

NE/12 – Water Conservation

NE/15 – Noise Pollution

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

SF/11 - Open Space Standards

CH/5 – Conservation Areas

TR/1 – Planning for More Sustainable Travel

TR/2 – Car and Cycle Parking Standards

8. **Supplementary Planning Documents**

District Design Guide SPD – adopted March 2010

Development Affecting Conservation Areas SPD - adopted January 2009

Landscape in New Developments SPD – adopted March 2010

Trees and Development Sites SPD – adopted January 2009

Open Space in New Developments SPD – adopted January 2009

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

S/7 Development Frameworks

S/9 Minor Rural Centres

H/7 Housing Density

H/11 Residential Space Standards

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

Consultation by South Cambridgeshire District Council as Local Planning Authority

10. **Papworth Everard Parish Council** – Recommends refusal “This is a key phase of the Summersfield development as it is the point at which it meets the existing village and therefore acts as the ‘doorstep’ to the development. Papworth Everard Parish Council recommends refusal of this application largely on the grounds of poor design and appearance, and incompleteness of the application.

(i) ‘The Square’
11. Care must be taken to ensure that the design of dwellings and use of materials complements the design and materials used in the previous phases of the Summersfield development, particularly with the phase immediately to the south and specifically with regard to the dwellings around the circle at the junction of Cromwell Crescent and Summershill Drive. The design and use of materials on the 3 storey dwellings on plots 306, 307, 343, 344 and 345 should respond to and complement the materials used on the southern and eastern sides of the ‘square’. The current proposals. Indicate that the dwellings on these plots will be ‘Style C’ – red brick with reconstituted stone; this does not imply to our council that notice has been taken of the architecture of the other buildings on the ‘square’. (We recommend that Andrew Phillips (previous Planning Officer dealing with this development) is consulted to explain the overall design proposal for the square.

(ii) Use of small square windows in doors
12. In none of the previous phases of Summersfield development have small square front door windows been permitted, except in the doors of flat-over-garage (FOG) dwellings. They should not be permitted where they appear in the two storey dwellings in this phase of the development. They give a constricted appearance to the houses and provide minimum light in the hall ways for residents. They should be replaced with significantly larger square windows or windows of the same width as the small square windows, but which are at least twice the height. This applies to the Tiverton, Finchley and Faringdon house types (dwngs 013-012-012 & 013-012-013).

(iii) Use of small window panes
13. The use of heavily divided window openings in small panes (up to twenty panes on an average sized window) has been objected to strongly by the parish council in previous applications for other phases of the Summersfield development. The creation of ‘mock’ 18th Century fenestration goes against the aim on this development to have plain simple designs that fit pleasingly with house designs on the existing village and the more contemporary designs elsewhere within Summersfield. Previous objections to this styling have been successful. This includes houses of types: Padstowe, Woodbridge, Warwick and Stratford. (Small window panes are only acceptable on K1s style as the building proportions more accurately reflect 18th/early 19th century town houses and are married with six panelled doors).

(iv) Character areas – too much variety
14. It is felt that the character style types (dwng 013-012-002) exhibit too great a variability, which will result in a fragmented development. From the outset the intention had been for Summersfield to be an essentially buff brick development, with the use of red, orange, or other colours of brick being restricted to key buildings, which operated like punctuation marks in a written sentence. By making the changes

proposed by the parish council (above) the character of the buildings will be more harmonious, but is also important to reconsider the high proportion of dwellings with stronger brick colours.

(v) Conservation kerbs

15. The green space along the southern edge of the phase requires the protection of 'conservation kerbs' to prevent the casual parking of cars beyond the road edge.

(vi) Boundary treatments

16. The application does not contain a plan illustrating boundary treatments. This is a serious omission. A planning condition requiring the specification of boundary treatments must be appended to any planning approval that is ultimately issued.”
17. **Urban Design Officer** – The proposed development is positive in many regards but it would benefit from further improvements on the elevation treatment, approach to materials and private amenity space provision. Updated comments to follow on the amended drawings submitted on 17 October 2013.
18. **Landscape Officer** – No objection in principle with the proposed variations. However, there are minor comments with regards to soft and hard landscaping details to be agreed.
19. **Local Highways Authority** – Recommends refusal of the application because the submitted roads are unadoptable being at 4.8m width instead of the required minimum width of 5m. Such a width presents an undue hazard to pedestrians using the shared surface and should be designed out. If the applicant is offering the roads for adoption they should also submit diagrams of swept path analysis to demonstrate that the typical refuse vehicle can turn in this area.
20. The Highway Authority requests that the applicant provide a drawing demonstrating that all private drives that are accessed off the proposed adoptable highway are divisible by 5m, thus enabling a domestic car/s to be parked wholly off the adopted public highway. This will prevent parked cars from obstructing the footway and thus forcing pedestrians out into live carriageway or into the path of oncoming vehicles in shared surface areas.
21. For the avoidance of doubt, there should be a key to the drawing to show where the maps and raised areas of carriageway will be. Please add a condition requiring 2m x 2m visibility splays and appropriate surface water drainage to each access point onto the highway.

Representations by members of the public

22. No representations received.

Material Planning Considerations

23. The revised housing mix in this application is supported as previous amendments to surrounding sites within the Summerfield site have seen a decrease in the number of smaller units. Consequently, the key issues to consider in this instance are:
- Design
 - Materials
 - Residential Amenity

- Highway Issues
- Landscaping & Boundary Treatment

Design

24. The residential scheme, in large, remains similar in scale and layout to that approved in 2009 (S/1424/08/F). Whilst the majority of the proposed elevations are considered to be well designed, several proposed buildings, due to their key locations have been revised to create more attractive street frontages following the concerns of both officers and the Parish Council. In summary, these changes now include:
- a) More prominent facades facing the public realm (amended Plots 346, 351 and 355)
 - b) An enhanced design to Plot 288 to better address the public open space and serve as a landmark building
 - c) Introduced windows to the ground floors of 4 Flat Over Garages (FOGs) to provide more attractive public frontages
 - d) Amended and enlarged front door glazing elements to address the concerns of the Parish Council (see Revised House plan drawing Nos. 013-012-012 Rev A & 013-012-014 Rev A)
 - e) Simplified window design to avoid moch-18th century fenestration and instead create a more contemporary feel and appearance to the development.

Materials

25. A revised and simplified materials palette has been submitted to rationalise the approach to the 'character areas' along the main spine road, with darker coloured bricks deployed on buildings in key/prominent locations within the development to aid legibility. Buff brick remains the dominant brick along the spine road and, consequently, the amended character areas plan is considered to address the main concerns regarding the general theme and appearance of the development as viewed from the site and its surroundings.

Residential Amenity

26. Paragraph 6.75 of the SCDC District Design Guide (2010) states that "residential units should be provided with access to private outdoor amenity space". As submitted, none of the FOGs in the proposed scheme were provided with any private amenity space and this is not acceptable. The architect has addressed this issue and incorporated private amenity space to all 5 FOGs in the proposed development, which is considered to improve the scheme significantly in terms of residential amenity provision.

Highway Issues

27. The comments of the Local Highways Authority are acknowledged and the developer aims to address the width and dimensions of the internal roads to meet the recommended adoptable standards; however, it should be noted that the existing road layouts and dimensions have already been approved in application S/1424/08/RM. An update on this issue will be provided to members and a condition

is recommended to secure visibility splays for each plot and diagrams showing swept path analysis for refuse vehicles.

Landscaping and Boundary Treatments

28. No objection is raised in principle of the submitted landscape plan and the landscape officer has made suggestions and sought clarification on minor elements of the scheme. The applicant has submitted a boundary treatment scheme, which is being assessed by the Council's landscape officer and her comments will be updated to members.
29. A normal road kerb is being proposed in this scheme in contrast to the extra high conservation kerbs previously sought next to the areas of open space and landscaping under condition 18 of S/1424/08/RM. Conservation kerbs were previously sought both on design terms, creating a high quality development, and also acting as a protective measures to prevent vehicles eroding grass verges next to public amenity spaces and soft landscaped areas. This condition is recommended again to ensure unity throughout the Summerfield site, especially as adjoining sites to the south of the revised scheme have already installed conservation kerbs.

Other Matters

30. With no other significant changes from the determination of planning permission S/1824/08/RM it is considered reasonable to maintain the majority of the previous conditions on this application if approval is given, though rewording as necessary to reflect the change in plans. An updated Unilateral Undertaking is being agreed with the developer to reflect the previous legal obligations made under application S/1824/08/RM.

Conclusion

31. The proposed scheme has been revised and improved by the applicant following comments and suggestions from both officers and the Parish Council. Residential amenity spaces have been introduced to the FOGs, which is a marked improvement on the previous approved scheme and active frontages have been incorporated to key buildings to promote visual interest and natural surveillance. The scheme is therefore considered to have an acceptable impact upon the local character area.

Recommendation

32. Delegated approval, subject to the following:
 - (a) appropriate safeguarding conditions addressing the following matters prior to any further works continuing on the application site:
 - Architectural detailing on front, side and rear elevations drawings for each house type
 - All material samples for the external elevations of the garages and dwellings
 - Refuse and cycle stores to the Flats
 - External lighting scheme for each parking court
 - Public Art
 - Balancing Pond details (if applicable still pending drainage scheme)
 - No services or storage of materials to be placed within the area of the retained trees

- Timetable for provision and implementation of the strategic landscaping to the public open areas.
- Visibility Splays
- Site meeting to agree landscape scheme implementation
- Protective fencing for landscaping during development
- Play equipment, street benches and bin details
- Scheme for protection of all grass verges and road edge landscaping, including extra high conservation kerbs
- Tree protection methods
- Public Open Area Specification to be submitted, as defined under S106 agreement dated 29 September 2005

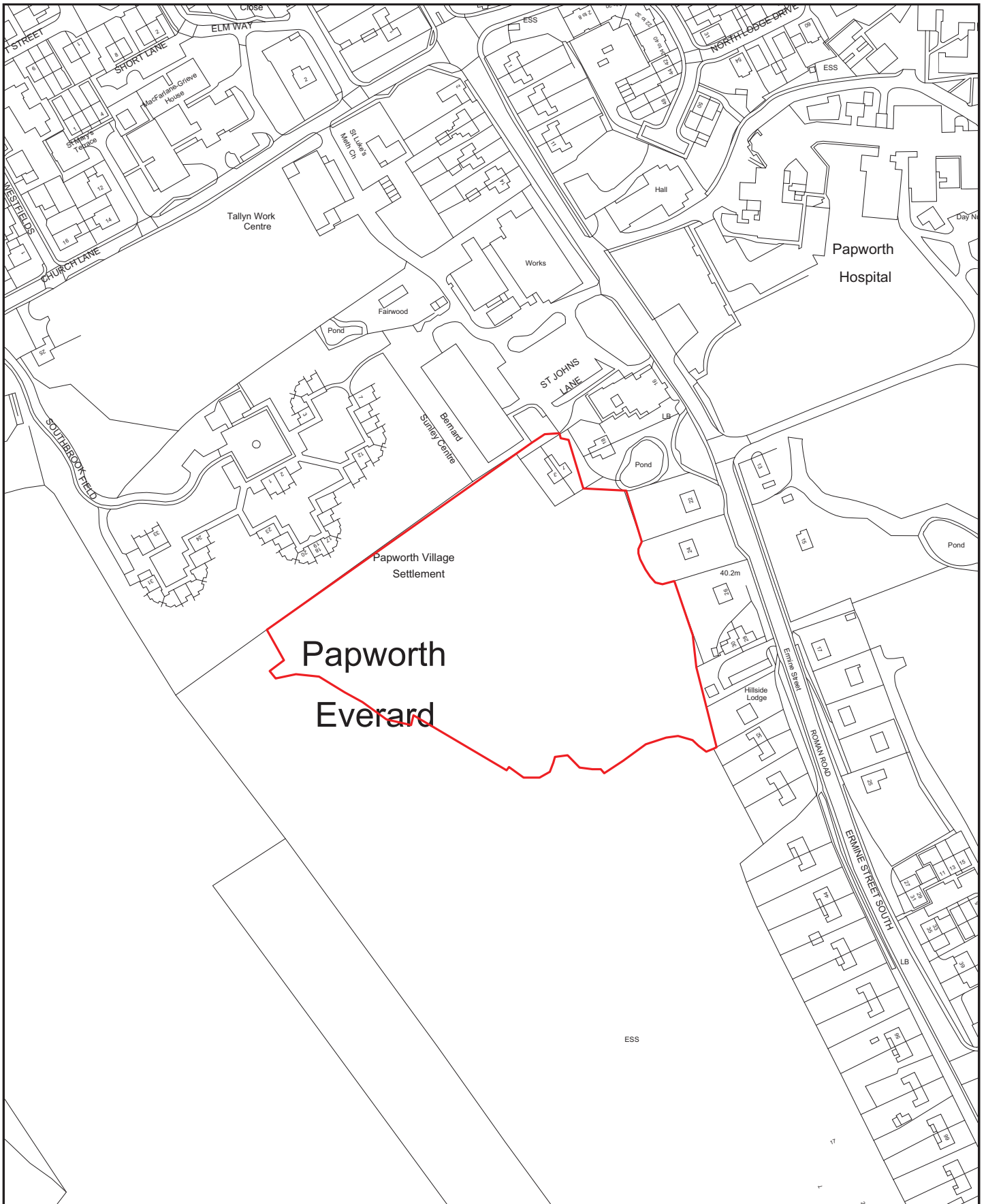
(b) the agreement of a Unilateral Undertaking controlling: means of access for construction vehicles; footpath improvements; the delivery of 'St Peter's Recreation Area' and LAP or equipped play area; and a plan confirming the boundaries of the curtilage of each dwelling and showing the boundaries of those amenity landscaping and public open spaces, as are to be adopted by the Parish Council.

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)

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

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**South
Cambridgeshire
District Council**

Planning Dept - South Cambridgeshire DC



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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1188/13/FL- BALSHAM
Replacement Scout Hut at Woodhall Lane for Balsham Parish Council

Recommendation: Approval

Date for Determination: 4 November 2013

Notes:

This application has been reported to the Planning Committee for determination as the local member is Chairman of the Balsham Scout Group.

To be presented to the Committee by Karen Pell-Coggins

Site and Proposal

1. The site is located outside the Balsham village framework and within the countryside. It is situated to the east of Woodhall Lane and currently comprises a Scout Hut that measures 21.9 metres in length, 6.3 metres in depth, and has a height of 2.2 metres to the eaves and 2.9 metres to the ridge. The materials of construction are plywood for the walls and felt for the roof. There is a concrete parking area to the front of the building adjacent Woodhall Lane that provides parking for six vehicles. There is also a refuse storage area that is situated behind a hedge along part of the frontage. The land falls to the west towards the road. Woodhall Lane is a single track no through road. A public footpath runs to the north of the site with residential properties beyond. Allotment land surrounds the southern and eastern sides of the site. The site lies within flood zone 1 (low risk). The boundary of the conservation area is in close proximity to the site.
2. This full planning application, received on 12 September 2013, proposes the erection of a new scout hut following demolition of the existing scout hut. The new scout hut would measure 21.9 metres in length, 6.3 metres in depth, and have a height of 2.3 metres to the eaves and 3.7 metres to the ridge. It would be located on the same footprint as the existing scout hut but be 0.8 metres higher. The materials of construction would be timber or gravel faced concrete cladding for the walls and profiled metal or felt for the roof. The accommodation would consist of a hall, office, store, kitchen, and WC's. The external parking area and refuse storage area would remain as existing and the hedge would be retained.

Planning History

3. S/0342/01/F - Parking Area - Approved
4. S/2334/86/F - Sectional Building for Use as Youth Centre - Approved
5. S/1771/81/F - Scout Hut (Extension of Period Consent S/1002/76/D) - Approved

6. S/1002/76/D - Scout Hut - Approved

Planning Policy

7. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
ST/6 Group Village
8. **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/7 Development Frameworks
NE/6 Biodiversity
NE/11 Flood Risk
CH/5 Conservation Areas
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
9. **Proposed Submission Local Plan (July 2013)**
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
NH/4 Biodiversity
NH/14 Heritage Assets
CC/3 Renewable and Low Carbon Energy in new Developments
CC/4 Sustainable Design and Construction
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
10. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Development Affecting Conservation Areas SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

11. **Balsham Parish Council** – Comments are awaited.
12. **Local Highways Authority** – Requests a condition in relation to a traffic management plan for vehicles visiting the site during demolition and construction.
13. **Conservation Officer** – Has no objections.
14. **Trees and Landscapes Officer** – Has no objections and comments that no trees would be significantly affected by the development.

15. **Landscape Design Officer** – Has no objections but requests conditions in relation to hard and soft landscaping, tree and hedgerow protection measures, surface water drainage, boundary treatments, waste and recycling, and cycle storage.
16. **Ecology Officer** – Comments that given the condition of the building, low roof, and active use, a bat report is not required.
17. **Environmental Health Officer** – Suggests a condition in relation to the hours of use of power operated machinery. Also requests informatives with regards to pile driven foundations, the burning of waste, demolition notices, and possible hire of the premises for events.
18. **Cambridgeshire Country Council Rights of Way Team** – Comments that public footpath No. 13, Balsham runs along the northern boundary of the site. Has no objections, as it does not appear that the footpath would be affected by the development. However, requests informatives in relation to points of law with regards to the footpath.

Representations by members of the public

19. None received.

Material Planning Considerations

20. The key issues to consider in the determination of this application are the principle of the development in this location and the impacts of the development upon the character and appearance of the area, the amenities of neighbours, highway safety, and biodiversity interests.

Principle of Development

21. The site is located outside the village framework and in the countryside where buildings for community uses would not normally be permitted unless they need to be located in a rural area. However, given that there is an existing building on the site for community uses and the proposed building would be of the same footprint and similar in height, the development is considered acceptable in principle.
22. The existing building is not of any historic or architectural merit and there are no objections to its demolition.

Character and Appearance of the Area

23. The scale of the development is considered appropriate as it would not materially increase the impact of the building upon its surroundings. The raise in the height would improve the form and design of the building and the new materials would improve its appearance. The proposal is not considered to result in a visually intrusive development that would harm the visual amenity of the street scene, the openness and rural character and appearance of the countryside, or the setting of the adjacent conservation area.

Neighbour Amenity

24. The development is not considered to adversely affect the amenities of the neighbours through a severe loss of outlook, light, or privacy or through a significant

rise in the level of noise and disturbance given the presence of the existing building for the same use and the distance and position of the nearest residential property.

Highway Safety

25. The proposal would be unlikely to result in an increase in traffic generation that would be detrimental to highway safety. The building would have a floorspace of 138 square metres. The Council parking standards require a maximum of 1 parking space per 8 square metres for such a use. This would result in a nominal requirement for 18 parking spaces. However, given that the existing building and proposed building have the same footprint and are for the same use, that no change is proposed to the six parking spaces to the front of the building, and the site is within walking and cycling distance from the centre of the village, this level of parking is considered satisfactory. The proposal is not therefore considered to be detrimental to highway safety. Informal cycle parking could be provided adjacent to the building to encourage travel by other modes of transport other than the private car. Although this could not be a condition of any consent given that the site area is limited to the building itself and does not include any surrounding land, an informative will be attached to any consent to encourage consideration of such provision. A condition would be attached to any consent to agree a traffic management plan during the periods of demolition and construction.

Biodiversity Interests

26. The proposal would not result in the loss of any important trees or landscaping that make a significant contribution to the visual amenity of the area. The existing hedge along part of the site would be retained. Landscaping and boundary treatment conditions could not be attached to any consent as the site area is limited to the building itself and does not include any surrounding land. In any case, they would remain as existing.
27. The demolition of the building is not considered to result in the loss of any habitats for protected species given its condition and design. The proposal would not therefore result in harm to any biodiversity interests.

Other Matters

28. The proposal would not increase the risk of flooding to the site and surrounding area given that its footprint would be the same as the existing building. A condition in relation to surface water drainage is not considered necessary.
29. A condition in relation to the provision of refuse storage cannot be attached to consent as the site area is limited to the building itself and does not include any surrounding land. In any case, it would remain as existing.

Conclusion

30. 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

31. 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: - 1:2500 location plan, 1:1250 site plan and drawing numbers Sheet P1, Sheet P2, and Sheet P3.
(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 development 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) During the period of demolition and construction, no power operated machinery or hand tools shall be operated on the site before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- e) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
- (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

- a) During demolition and construction, there shall be no bonfires or burning of waste except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
- b) Should pile driven foundations be proposed, then before works commence a statement of the method for construction of these foundations shall be submitted

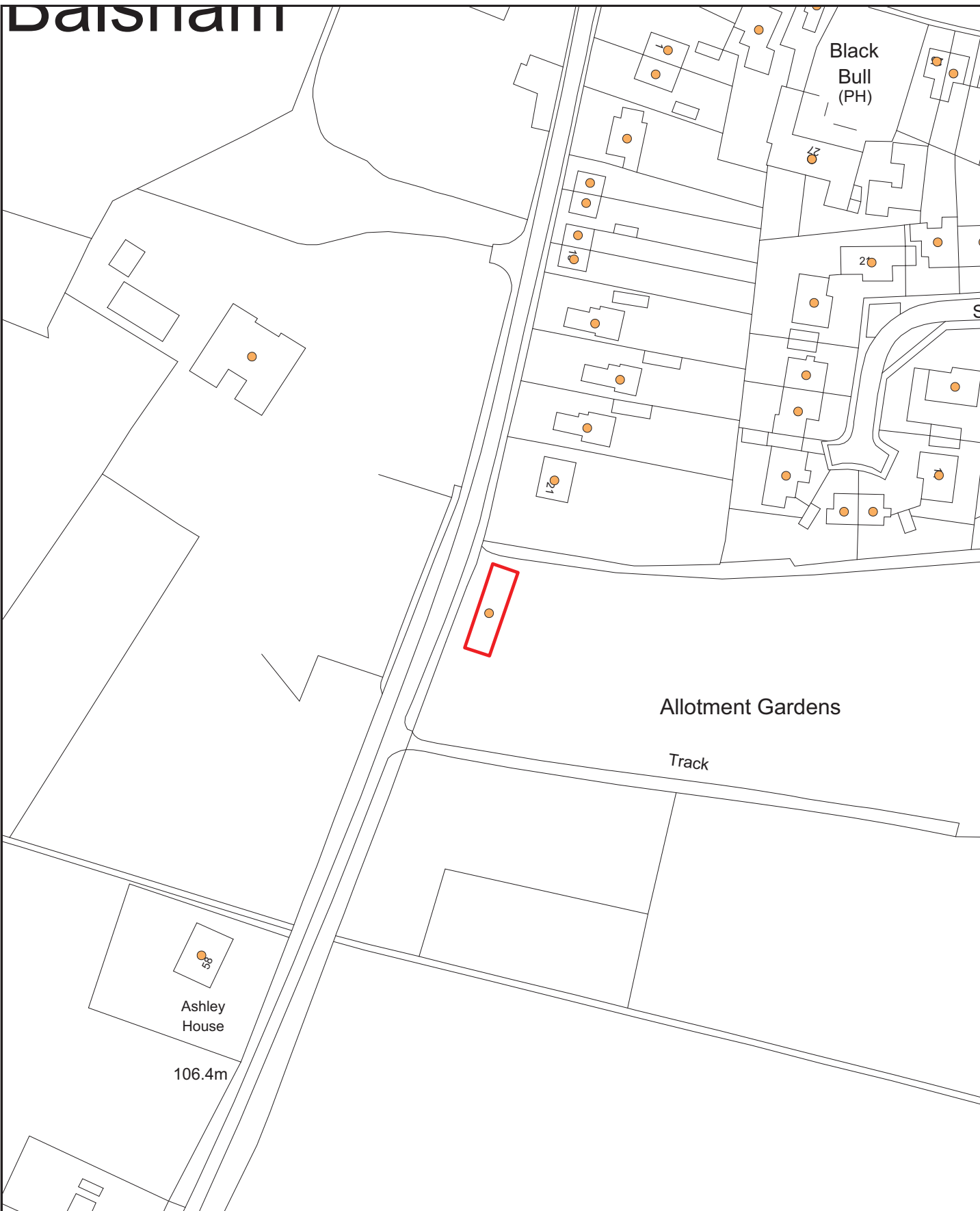
to the District Environmental Health Officer so that noise and vibration can be controlled.

- c) 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.
- d) Please contact the Council's Health and Environmental Services Business Team on 03450 450063 for advice on Food and Occupational Safety/Welfare Regulations/ requirements, Food Premises registration, and personal and premises licensing if the building is to be hired out for events.
- e) The provision of secure cycle parking is encouraged to the front of the building.
- f) Public footpath No. 13, Balsham runs along the northern boundary of the site. The following points of law relate to the footpath: -
 - i) The public footpath must remain open and unobstructed at all times. Building materials must not be stored on it and contractors' vehicles must not be parked on it (it is an offence under Section 137 of the Highways Act 1980 to obstruct a public footpath).
 - ii) The public footpath must not be used for vehicular access to the site unless the applicant is sure that 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).
 - iii) No alteration to the surface of the footpath is permitted without the consent of County Council Rights of Way and Access Team (it is an offence to damage the surface of a public right of way 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 (s. 54 of the Highways Act 1980).
 - v) The granting of planning permission does not entitle a developer to obstruct a public right of way Circular 1/09 paragraph 7.1).

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

- 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 Reference S/1188/13/FL, S/0342/01/F, S/2334/86/F, S/1771/81/F, and S/1002/76/D

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



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District Council**

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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1728/13/FL – WESTON COLVILLE

Erection of a country house, two staff dwellings, and barn, together with parkland, associated site works, and excavation of lake and pond at Mines Farm, Weston Green for Mr H D’Abo

Recommendation: Approve Conditionally

Date for Determination: 19 November 2013 (Major Application)

Notes:

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

To be presented to the Committee by Kate Wood

Site and Proposal

1. The application site, an area of approximately 39 hectares, is located immediately to the south-west of Weston Green. It is situated within gently rolling countryside typified by blocks of woodland, hedgerows and large, irregular shaped fields. The site is made up of two arable fields separated by a deep drain, hedgerow and footpath, the western field triangular in shape and tapering towards the west, with Chapel Road defining the long northern boundary of the field. The eastern field is more rectangular, its northern boundary forming part of the framework of Weston Green.
2. Mines Farm comprises a group of derelict agricultural buildings (dating from the mid 19th century) within the western field, set 50 metres back from Chapel Road with an intervening overgrown concrete hardstanding. They consist of a two storey weather-boarded and brick structure and a single storey structure beyond repair. The field rises up from the road to a plateau about half way across the field. The roadside boundary is unfenced but there is a good hedgerow along the south boundary of this field. Within the eastern field, ground levels again are lowest at the northern end, closest to the village.
3. The full application, received on 5 August 2013, proposes the erection of a country house, two staff dwellings and a barn, all within a parkland setting comprising new woodland, meadows, a lake and pond.
4. Members may recall that planning permission has previously been granted at appeal (and subsequently renewed) for the erection of a contemporary 3¹/₂ storey country house on this site. Further details of the history of the site are set out in paragraphs 10-17 below.

5. The proposed country house would be located in the western field and on the crest of the rise, approximately 150 metres to the south-west of the derelict farm buildings and around 220 metres back from the road. It would be a contemporary two-storey, dwelling aligned along an east-west axis in order to maximise distant views to the north-east and between dense woods to the north-west. Proposed materials would consist of a green oak timber frame infilled with lime-based hempcrete for the walls and patinated copper for the roof. The house would consist of two intersecting pentagons. The ground floor would be organised as an open sequence of generous rooms around two courtyards, one external to the south and one internalised under a large skylight to the north. The first floor would occupy the roof structure of the building which is characterised by large mansard windows. A walled garden and private terrace and lawn would be provided on the south side of the dwelling whilst, to the north, there would be meadow land.
6. The proposed staff cottages would each comprise four bedrooms and would be constructed on the site of the existing derelict farm buildings. They would be predominantly single-storey (4.2 metres high) lime render buildings arranged around a central courtyard. Two elements of the building near to the main access would have first floor accommodation and would be 6.5 metres high.
7. The proposal also seeks to erect a barn, to be used for housing the wood chip boiler, to provide drying space for coppiced timber and for agricultural equipment storage, near to the south-western corner of the site, approximately 80 metres back from the road. The barn would be a timber clad building measuring 30.7 metres long x 9.5 metres wide and standing 8.5 metres high.
8. The landscaping proposals include the creation of a lake to the south of the staff cottages and a pond in the eastern field. Willow energy woodland, on a 4 year short rotation coppice, would be planted alongside the main road, on the north-east side of the lake, and in the eastern field. Standard woodland (oak, ash and pine), on a 7 year mid-rotation coppice, would be introduced alongside the main road, the southern boundary of the western field and the eastern boundary of the eastern field. Sweet chestnut woodland, on a 14 year mid-rotation coppice, is proposed south of the willow areas and along the southern boundary of the eastern field. Finally, alder carr woodland would straddle the boundary between the two fields surrounding the pond outflow.
9. Access to the house and staff cottages would be via the existing access point onto Chapel Road. The driveway would be 6 metres wide and would pass the staff accommodation before turning east along the lake, and then turning back on itself to approach the house from the west. A secondary route from the main house would run westwards and exit at the western point of the site onto Chapel Road. This road would be used to transport coppiced willow to and from the barn as well as an alternative route to the main house.

Planning History

10. **S/2191/10** – Planning permission granted for extension of time limit for implementation of planning permission reference S/0376/08/F, for the erection of a country house, two staff dwellings, and barn, together with parkland, associated site works, and excavation of lake and pond.
11. **S/0376/08/F** – Application for the erection of a country house, 2 staff dwellings, and barn together with parkland, associated site works and excavation of lake and pond.

This application was considered at Planning Committee in May 2008 and was refused for the following reason:

“1. Development of a house in the countryside is contrary to Policy DP/7 of the South Cambridgeshire Local Development Framework unless it can be justified as being essential for the effective operation of identified countryside activities. The proposed development has been advanced as an exception to this policy and argued to comply with the requirements of paragraph 11 of Planning Policy Statement 7 (Sustainable Development in Rural Areas) which states that, very occasionally, the exceptional quality and innovative nature of the design of a proposed new house in the countryside may provide special justification for granting planning permission. The proposed scheme fails to achieve this and would not result in a significant enhancement of its immediate setting for the reasons set out below:

- Due to the height and scale of the country house, together with its proximity to and elevated position above the road, it would be a visually dominant feature within the countryside and would be detrimental to the open and rural character of the landscape;
- The main house has been designed without an eaves overhang. This would be out of keeping with the English timber frame tradition, which always has a sheltering overhanging roof to protect the wall, and also raises serious concerns about the long term appearance of the building;
- The introduction of intensively coppiced large blocks of monoculture of willow and sweet chestnut trees, particularly where willows are positioned on a slope, would be alien features that would fail to significantly enhance the character of the landscape;
- The introduction of a lake, and associated surrounding bunding, in a position sited halfway up a hillside would be an incongruous and artificial feature (lakes normally being sited in valley bottoms) that would not result in an enhancement in the character of the landscape;
- The landscaping scheme, in proposing to plant woodland on the assumed historical site of Moynes Farm, fails to acknowledge the history of the site;
- The proposed staff cottages, by virtue of the use of white concrete for the roofs and walls, together with the proximity of the buildings to the main road, would be very stark in appearance and visually harmful features in the landscape. The visual impact of the cottages would be exacerbated by the lack of an eaves overhang or gutters/downpipes meaning that, over time, the character and appearance of the buildings would change and degrade as they weather, causing further visual harm;
- Due to the height of the proposed maintenance shed, together with its siting in close proximity to the road and elevated position above the road, it would be a visually prominent feature within the countryside.

For the above reasons, the proposal would also be contrary to Policies DP/2, which requires new development to preserve or enhance the character of the area, DP/3, which states permission will not be granted for proposals that would have an unacceptable adverse impact on the countryside and landscape

character, and NE/4, which only permits development if it respects and retains or enhances the local character and distinctiveness of the Landscape Character Area in which it is located.

2. In the absence of sufficient justification on the grounds of agricultural need, the proposed staff cottages contravene Policy DP/7 of the Local Development Framework 2007 which states that, outside village frameworks, only development for agriculture and other uses that need to be located in the countryside will be permitted.
 3. The application fails to satisfactorily demonstrate that the development will neither cause nor exacerbate flooding to existing property. Consequently, the proposal contravenes Policy NE/11 of the South Cambridgeshire Local Development Framework 2007, which requires proposals to adequately consider the issue of flood risk.
 4. In the absence of a full ecological survey and assessment, the application fails to satisfactorily evaluate the present biodiversity value of the site and existing barns, and hence to ensure that all valuable biodiversity species and features are identified and properly integrated into the scheme. Consequently, the proposal contravenes Policy NE/6 of the South Cambridgeshire Local Development Framework 2007, which requires new development to maintain, enhance, restore or add to biodiversity.”
12. The application was subsequently the subject of a planning appeal (an informal hearing). Prior to the hearing, an ecological appraisal and further flood risk information were submitted, resulting in the 3rd and 4th reasons for refusal being withdrawn. The discussion at the hearing therefore focussed on the 1st and 2nd reasons for refusal, namely the effect of the proposed development on the character and appearance of the countryside.
13. The Inspector allowed the appeal, on 26th February 2009, stating that:
- “.....there is no doubt that the building would be of very considerable architectural interest on account of its outstanding design and its innovative use of materials and construction methods.”; and
- “I do not accept the assumption, implicit in the Council’s reason for refusal, that because the house would be very prominent it would necessarily be detrimental to the character of the landscape. The building has been designed as a sculptural object and is intended to act as a local landmark. Considerable thought has gone into its siting in relation to the local topography and areas of woodland. In my view the building would make a positive contribution to the landscape in the same way that other buildings, sculptures and other artefacts have done in the past.”
14. The Inspector also stated that the Council’s objection to the coppiced woodland, on the basis that it would be an alien feature in the landscape, was ill founded, as the extensive areas of coppiced and other woodland included in the scheme would be seen in the context of the large stands of woodland already in the vicinity, as well as increasing the biodiversity interest of the site. The proposed pond and lake were considered by the Inspector to be of great benefit, adding variety and beauty to the landscape and expanding the range of wildlife habitats on the site.
15. With regards to the two staff cottages, the Inspector stated that the scheme fits within the tradition of country estates, in which lodges and cottages for estate workers are

common features, and that this staff accommodation would ensure a large degree of self-sufficiency within the development. The appearance of the cottages/barn, and their visual impact within the landscape, was also deemed to be acceptable.

16. The appeal decision concluded that, due to the exceptional quality and outstanding design of the scheme, together with the enhancement to the natural beauty and biodiversity of the landscape, the development fulfils all the criteria of PPS7, and therefore qualifies for exemption from the usual strict controls over development in the countryside envisaged in PPS7 and in the development plan.
17. Prior to the above decision, an application for a country house, staff cottage and associated landscaping works was refused and dismissed at appeal (**S/1472/02/F**). In addition, planning permission had been refused a number of times for the conversion of the redundant agricultural buildings to form a dwelling (**S/0373/89/F**, **S/0352/88/F** and **S/0805/83/F**).

Planning Policy

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

DP/1: Sustainable Development
DP/2: Design of New Development
DP/3: Development Criteria
DP/7: Development Frameworks
NE/1: Energy Efficiency
NE/4: Landscape Character Areas
NE/6: Biodiversity
CH/2: Archaeological Sites
NE/11: Flood Risk
NE/12: Water Conservation

19. South Cambridgeshire Local Development Framework Supplementary Planning Documents:

Trees and Development Sites – Adopted January 2009
Biodiversity – Adopted July 2009
District Design Guide – Adopted March 2010
Landscape in New Developments – Adopted March 2010

20. National Planning Policy Framework 2012
21. **Circular 11/95 (The Use of Conditions in Planning Permissions)** - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
22. **Circular 05/2005 (Planning Obligations)** - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultation by South Cambridgeshire District Council as Local Planning Authority

23. **Weston Colville Parish Council** - Recommends approval, stating:

“Approved but only with the proviso that it is only used for private residential use to minimise traffic in Chapel Lane which is insufficient to support commercial use.”

24. **West Wrattling Parish Council** – Recommends refusal, stating:

“The Parish Council would like a stipulation to be considered should this application be approved either by SCDC or on appeal as there is a certain “commercial” aspect to the design of the house. Council did not consider it “exceptional” and it is also out of the village envelope and placed in a large area of land which joins two villages. The stipulation is that:

a) No “change of use” to commercial allowed.”

25. **The Landscape Design Officer** – No comments received to date. Any comments received will be reported to Members in an update prior to the Committee meeting.

26. **The Ecology Officer** – Raises a holding objection due to the lack of up-to-date ecology information submitted with the application. The applicant has simply resubmitted the data from 2008 and the information must be reviewed with reassessed data backing up any claims.

27. **The Urban Design Officer** – Supports the application. The NPPF states good design is a key aspect of sustainable development. Paragraph 55 requires authorities to avoid isolated new homes in the countryside unless they are of an exceptional quality or of an innovative design. The site is in open countryside where new isolated residential buildings would not normally be permitted unless there are special justifications such as the exceptional quality or innovative nature of the design. Such a design should be truly outstanding or innovative, reflect the highest standards in architecture, and significantly enhance the immediate setting. The proposed scheme is intended to be a contemporary re-interpretation of the English country house tradition, in which the dwelling, outbuildings, woodland, water and open space are combined into an integrated whole within an informal landscape setting. The rationale of designing the main house as a sculptural object to serve as a local landmark is supported. The concept of creating a contemporary styled dwelling in a traditional parkland setting is innovative, and the idea of introducing coppiced woodland to produce estate-grown bio-fuel can help enhance the sustainability of the site. The design of the scheme is considered exceptional in terms of its innovative use of construction materials and methods of construction, and in the way it would significantly enhance the appearance and biodiversity of the landscape. The siting of the main house has been carefully considered to respond to the site’s immediate and wider context and would make a positive contribution to the landscape. The siting of the staff accommodation and barn are also considered appropriate.

28. The layout of the main house is well-designed, the ground floor organised as an open sequence of large rooms around two courtyards and the first floor, which occupies the roof structure of the building, will be characterised by large, timber structural elements and mansard windows. The house will comprise a green oak timber frame infilled with hempcrete and lime render while patinated copper would be used for the roof. The materials are innovative and ecologically sensitive, and the rationale of using locally sourced recycled construction materials to reduce the carbon footprint is strongly supported, as is the concept of adopting a landscape enhancement approach. In conclusion, the rationale of creating a striking landmark building for this prominent location to enhance its immediate setting is strongly supported. The scale, massing, built form and materials are considered appropriate. The exceptional design, innovative use of building materials, construction methods and on-site renewables, and its high quality landscape strategy would significantly enhance its immediate

setting and improve the landscape quality of the local area. The proposals are therefore considered to fulfil the criteria in paragraph 55 of the NPPF, and approval is recommended.

29. **The Environment Agency** – Raises no objections, in principle, to the proposed development, stating that its previous comments submitted in respect of the original application still apply. Conditions requiring the submission of foul and surface water drainage details should be added to any consent.
30. **County Archaeology** – Commented re S/0376/08/F that an arch evaluation would need to be carried out before planning permission was granted. The desktop assessment and specification were sent to Arch and additional comments to be relayed to Members in an update.

The Inspector's decision relating to the 2008 application was in conflict with the advice of many consultees and, although arch matters were acknowledged, were not considered to be of sufficient importance to be included in the main issues for the original objection to the application. On this major application located within an archaeologically rich landscape area, physical archaeological evidence that will inform on the nature, location and significance of archaeological remains within the application area, should be submitted in support of any application before determination. In the absence of such evidence, the application should be refused. The current application contains no such evidence that can be used to determine the suitability of the development areas being placed where they are. Whilst we do not object to the development per se, this lack of evidence means we are unable to advise you regarding the scope of works required to mitigate the impact of construction upon the known significant and, as yet unknown, archaeological resource. The desk-based assessment originally carried out in 2008 and revised in 2013 is not helpful. The results of a field evaluation should be provided in connection with this application so that any grant of planning consent contains appropriate archaeological conditions by which the appropriate mitigation of the impact of the development can be secured.

Representations by members of the public

31. 5 letters of objection have been received from nearby residents: Nos. 29, 37 & 49 The Common and The Old Vicarage in West Wrattling; and No.63 Common Road in Weston Colville. The main points raised are:
 - Given the substantially changed proposals, the development can no longer be held out as the winner of an architectural competition and therefore has no special standing or significance.
 - The application now provides for two courtyards and almost separate units, and why does a country house require its own kitchen plus a professional one?
 - The application raises concern that there may be an intention to use the building for commercial purposes.
 - The Council should strongly maintain its objections to the development of this land.
 - The site lies outside the village envelope and is an area of outstanding beauty and prime agricultural land.
 - The previous application, despite vigorous objections from the Council on landscape grounds, was allowed on appeal by an Inspector who had a specific expertise and interest in architecture, not specifically in landscape.

- There has been no interest in the consented scheme despite extensive marketing, and it can be concluded it is not considered an attractive location for a country house.
- The proposal has a greater footprint than the approved scheme and the development would intrude into the open landscape.
- The proposal would harm the future ability to return this land to food production.
- Country houses are almost always set within their own parkland. The proposal would be located at a high point and on the edge of its parkland.
- The proposal impacts on the landscape character area, which is defined by wide open countryside with small, compact areas of rural development in a rolling landscape. The proposal would have a maximum visual impact on this open landscape.
- The proposal is unsustainable in transport terms.
- The absence of important archaeological information (1612 map, and any reference to Hill Crofts, an adjacent wood containing a series of probably medieval and post-medieval earthworks) raises concern about the completeness of the research undertaken.

Material Planning Considerations

32. The site is located outside the development framework and in the countryside. The proposal submitted under application reference S/0376/08/F was refused by this Authority and then subsequently allowed at appeal. Following the appeal decision, this Authority approved an application to extend the time limit for implementation of the proposal, and this permission expires on 10th March 2014. Whilst this Authority refused the original application, the Planning Inspectorate's subsequent decision to allow the appeal (and subsequent renewal of planning permission) are material planning considerations to be taken into account in the determination of the current planning application.
33. The previous scheme was considered under PPS7, which has now been superseded by the NPPF. This effectively reiterates the wording of PPS7 insofar as it relates to country houses by stating that authorities should avoid new isolated homes in the countryside unless there are special circumstances such as...the exceptional quality or innovative nature of the design of dwelling. Such a design should be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflect the highest standards of architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.
34. In refusing the 2008 application, the Council identified a number of issues with the design, namely:
- Height, scale and elevated position would be visually dominant and harmful to the landscape;
 - The eaves overhang would be out of keeping with the English timber frame tradition
 - The introduction of coppiced large blocks of monoculture would be alien features that would fail to enhance the character of the landscape
 - The landscaping would fail to acknowledge the history of the site; and
 - The design of the staff cottages would be harmful to the area.
35. In allowing the appeal, the Inspector disagreed with the Council's assessment of the case, and was of no doubt that the building would be of considerable architectural

interest due to its outstanding design and innovative use of materials and construction methods. He considered that the building was designed as a sculptural object and intended to act as a local landmark, and that considerable thought had gone into its siting in relation to the local topography and areas of woodland. It was concluded that the building, together with its landscaped setting incorporating blocks of woodland, a pond and lake, would make a positive contribution to the landscape.

36. It is proposed to make a number of alterations to the design of the country house, including a reduction in height and increase in footprint of the building. The basic principles underlining the development, namely the position of the dwelling, the access to it, and its landscaped setting would all remain as approved. The principal changes encompassed in the current application, when compared to the approved scheme, are as follows:

Main house

- Omit artificial bund on which house was sited
- Reduce from 3.5 storey to 2 storey height (14.5m above ground level to 11m), with the dwelling occupying an enlarged footprint.
- Change roof material from stainless steel to patinated copper

Staff accommodation

- Change finish from concrete to lime render

37. The fact there is an extant consent on the site, and the comments previously made by the appeal Inspector should form the starting point for the consideration of the application. As the proposed revisions would not alter the approved landscaped setting, the assessment of the proposal should focus on whether the revisions would still bring forward a form of development considered to be of innovative and exceptional design.
38. It is clear from the comments received from the Urban Design Officer, as set out in paragraphs 27-28 of this report, that the proposed dwelling is considered to be truly outstanding and innovative in design. The proposal would result in the creation of a striking, landmark building that is considered to be a contemporary re-interpretation of the English country house tradition, in which the dwelling, outbuildings, woodland, water and open space are combined into an integrated whole within an informal landscape setting. Additionally, the design of the scheme is considered exceptional in terms of the innovative use of construction materials and methods of construction, and in the way it would significantly enhance the appearance and biodiversity of the landscape.
39. A holding objection has been raised by the Council's Ecology Officer, who states that updated information should be provided in order to ensure all valuable biodiversity species are identified and properly integrated. As set out in paragraphs 11 and 12 of this report, the original 2008 application was partly refused due to the lack of biodiversity information. This issue was satisfactorily addressed as part of the appeal process through the submission of an ecological appraisal undertaken in 2008. The Ecology Officer has advised that updated information should be provided as part of the current application. Given that there is an extant permission on the site until March 2014, the Ecology Officer has been asked whether further information is necessary in this instance and, if so, whether such details can be required by way of a planning condition. Members will be updated further prior to the Committee meeting.

40. As set out in paragraph 30 of this report, an objection has also been received from the County Council's Archaeological department. In response to this objection, the applicant's appointed planning consultant has advised that issues regarding archaeology were comprehensively considered by the Inspector who conducted the Hearing into the 2008 application. The County Archaeology Section attended the Hearing and made a number of submissions to the Inspector. Taking these issues into consideration, the Inspector concluded in the appeal decision that "parts of the site, particularly the area where the old manor house is believed to have stood, are of known archaeological interest. Notwithstanding speculation at the Hearing that other parts of the site might also be of interest I see no justification for the suggestion that a full investigation should be carried out before planning permission is granted. The standard condition suggested by the Council would adequately protect the archaeological interest of the site."
41. The consultants contend that nothing has changed since the Hearing to suggest that a full investigation would now be justified in advance of any planning permission being granted. Officers concur with this reasoning and consider that there is no justification or reason to suggest the Council should now take a different view to that taken by the Inspector in the Hearing relating to the 2008 application.

Recommendation

42. Subject to the resolution of the holding objection raised by the Ecology Officer, delegated powers are sought to approve the application subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: [list approved plans]
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars and paragraphs (i) and (iii) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.
 - i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
 - ii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

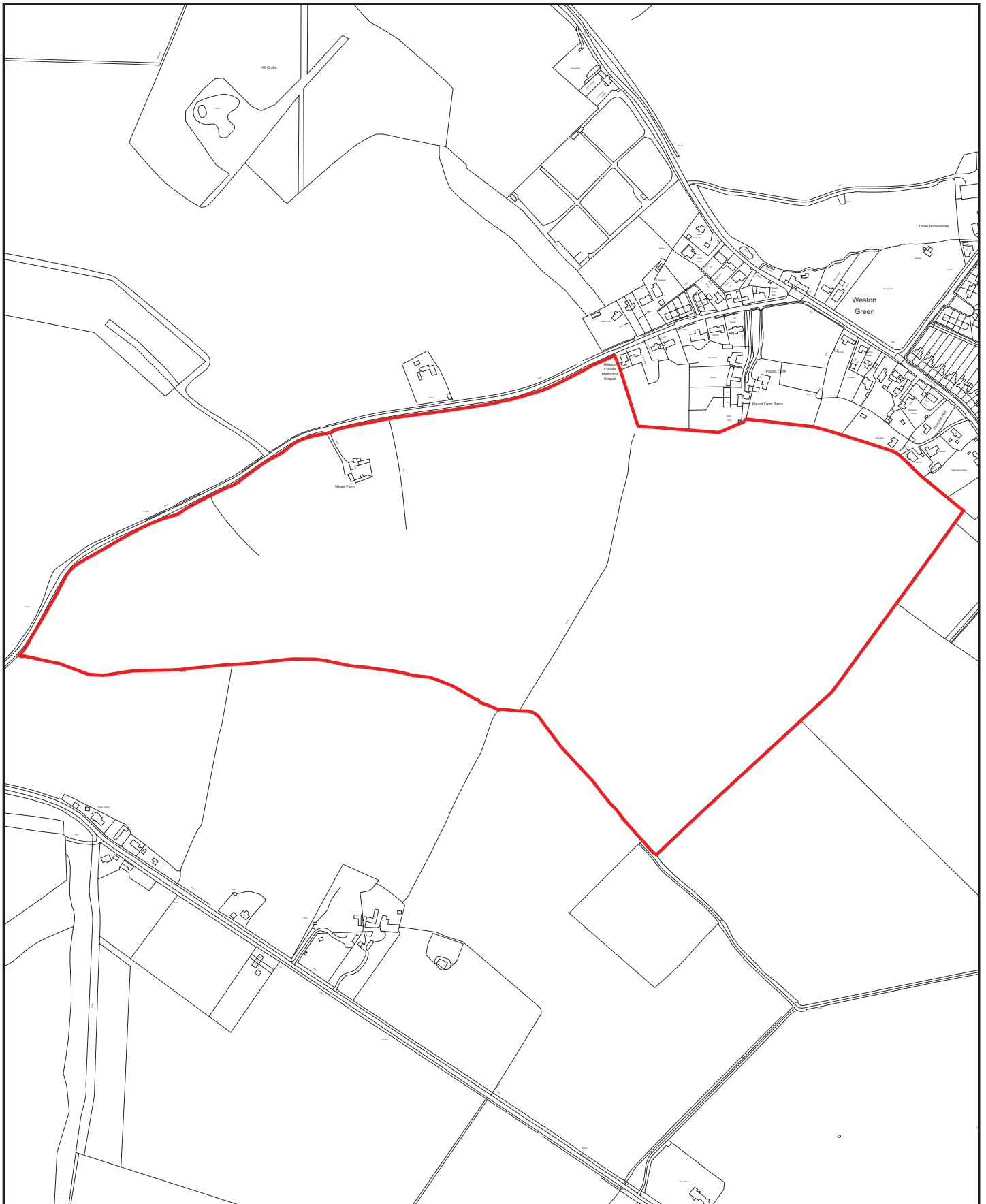
- iii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(Reason – To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
4. No development shall take place until details of the finished floor levels of the buildings 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.)
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no development within Classes A to H of Part 1 of Schedule 2 and Classes A to C of Part 2 of the Order shall take place without the prior written permission of the local planning authority.
(Reason – To ensure that future extensions and/or alterations that would otherwise be permitted are not carried out with consequent potential harm to the architectural qualities of the building, in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
6. 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.)
7. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
8. No development shall take place other than in accordance with the mitigation requirement set out in Section 5 of the Ecological Appraisal dated August 2008, prepared by the Landscape Partnership (“the scheme”). 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.)

9. No development shall take place until the applicant, or his agents or successors in title, has secured the implementation of a staged programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
(Reason – To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
10. Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the buildings are occupied. Development shall be carried out in accordance with the approved details. No external lighting other than that shown in the approved details shall be used without the prior written permission of the local planning authority.
(Reason – To protect the character and appearance of this rural area at night, in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
11. The occupation of the two staff dwellings shall be limited to persons solely or mainly working, or last working on the appeal site, or a widow or widower of such a person, and to any resident dependants.
(Reason – The dwellings are situated in a rural area outside any established settlement where the Local Planning Authority would not normally grant permission for such development and this permission is granted solely in order to fulfil a need to satisfy the requirements of the country house.)

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- Supplementary Planning Documents: Trees and Development Sites; Biodiversity; District Design Guide; Landscape in New Developments.
- Circular 11/95 and 05/2005
- Planning File References: S/1728/13/FL, S/2191/10; S/0376/08/F; S/1472/02/F; S/0373/89/F; S/0352/88/F; S/0805/83/F.

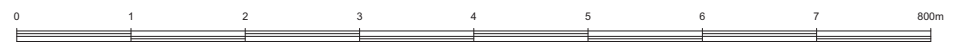
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Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1953/13/FL- STAPLEFORD
Alterations and Conversion of Garage to Self-Contained Annexe at
12 Aylesford Way for Councillor C. Nightingale

Recommendation: Approval

Date for Determination: 4 November 2013

Notes:

This application has been reported to the Planning Committee for determination as the applicant is a local member.

To be presented to the Committee by Karen Pell-Coggins

Site and Proposal

1. The site is located within the Stapleford village framework. No. 12 Aylesford Way is a detached, single storey, brick and tile bungalow that is set back from the road behind a gravel driveway and low front wall. It has a driveway that provides at least three parking spaces to the southern side that leads to a detached garage that is set back behind the rear elevation of the bungalow. There is a carport to the front of the garage.
2. This full planning application, received on 9 September 2013, proposes external alterations to the existing garage and conversion to form a self-contained one bedroom annexe to be used ancillary to the use of the main dwelling. The external alterations comprise of the removal of the garage door and replacement with windows and door to the front elevation, cladding of the front elevation with cladding, and replacement of the corrugated roof with artificial slates.

Planning History

3. S/0422/69/D - Extension - Approved

Planning Policy

4. **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/7 Development Frameworks
5. **Proposed Submission Local Plan (July 2013)**
S/7 Development Frameworks
HQ/1 Design Principles

6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

7. **Stapleford Parish Council** – Recommends approval and makes the following comments: -
“Normal working conditions. There was an error on the application form section 9- Mr Nightingale is an elected member of the Council. “
8. **Local Highways Authority** – Raises an objection to the application on the grounds that there is insufficient information with regards to the required vehicular visibility splays of 2.4 metres x 43 metres. Requests conditions in relation to pedestrian visibility splays, materials and surface water drainage of the driveway, and retention of the manoeuvring area to the front of the property. Suggests an informative with regards to works to the public highway.

Representations by members of the public

9. None received.

Material Planning Considerations

10. The key issues to consider in the determination of this application are the impacts of the development upon the character and appearance of the street scene, the amenities of neighbours, and highway safety.

Character and Appearance of the Street Scene

11. The proposed external alterations to the building are considered satisfactory and would be set back a significant distance from the road. The proposal would not result in a visually incongruous development that would adversely affect the character and appearance of the area.

Neighbour Amenity

12. The development is not considered to adversely affect the amenities of the neighbours. It is not considered necessary to attach a condition to the consent in relation to working hours given that the development is located away from the boundary with the residential property at No. 10 Aylesford Way and consists of minor alterations only.

Highway Safety

13. The proposal is for conversion of the garage to a self-contained annexe to be used ancillary to the main dwellinghouse. The existing vehicular visibility splays, pedestrian visibility splays, and access are considered acceptable as the proposal would not result in an increase in the number of dwellings on the site. At least four parking spaces would remain on the site so the development would be unlikely to result in on-street parking. It is not considered reasonable to attach a condition to any consent to retain the gravel area to the front of the dwelling for manoeuvring as the application is for an annexe ancillary to the main dwelling. The development would not therefore be detrimental to highway safety. A condition would be attached to any consent to

ensure that the annexe remains ancillary to the existing dwelling and could not be used as a separate dwelling.

Conclusion

14. 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

15. It is recommended that the Planning Committee approve the application subject to the following conditions and informatives: -
- (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 287/13/1, 287/13/2, 287/13/4B, 287/13/5, and 287/13/6.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 - c) Details of the materials to be used in the external construction of the development, hereby permitted, shall follow the specifications as stated on the planning application form and shown on the approved drawings unless otherwise approved in writing by the Local Planning Authority.
(Reason- To ensure the development is in keeping with the character and appearance of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
 - d) The development hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No. 12 Aylesford Way, Stapleford.
(Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- Planning File Reference S/1953/13/FL

Case Officer: Karen Pell-Coggins- Senior Planning Officer
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Agenda Item 12

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1810/13/VC – GREAT SHELFORD

**Replacement dwelling (Amended Design) (Variation of Condition 2 of planning permission S/2606/12/FL) - 18 Coppice Avenue, Great Shelford
(For Mr Stephen Morrow)**

Recommendation: Approval

Date for Determination: 29 October 2013

This Application has been reported to the Planning Committee for determination because the recommendation of Great Shelford Parish Council differs to that of officers.

To be presented to the Committee by Katie Christodoulides

Site and Proposal

1. The application site is located within the designated Great Shelford Village Framework. It measures 0.13 of a hectare in area and currently comprises a part built dwelling, approved under planning consent (S/2606/12/FL). The site is set back from Coppice Avenue and to the rear of Nos. 16 & 14 Coppice Avenue. A long private driveway serves the property. The site has various trees along its boundaries and a newly planted beech hedge along its rear and side boundaries. To the rear of the site lies open agricultural land which forms the Green Belt. Coppice Avenue is a single track, private road that is lined with protected beech trees.
2. This application, received as valid on 3 September 2013, seeks the variation of condition 2 (approved plans) of planning permission (S/2606/12/FL) for a replacement dwelling. The proposal seeks to amend the design of the approved dwelling to add solar panels to the roof of the dwelling and detached garage, increase the height of the dwelling by 0.33 metres, alter the size and position of various windows, omit the chimney and for the repositioning of the garage 90 degrees to the approved position.

Planning History

3. Non-Material Amendment Application **S/0838/13/NM** to Planning Consent S/2606/12/FL was agreed to reduce the window size openings, remove a window to the front elevation and for the repositioning of windows and doors.
4. Discharge of Conditions application **S/0837/13/DC** was approved for Condition 6 (Materials) and Condition 7 (Tree Protection Details) of planning permission S/2606/12/FL for Replacement Dwelling.
5. Replacement Dwelling was approved under planning consent **S/2606/12/FL**.

6. Non Material Amendment application **S/2351/12/NM** to Planning Consent S/0218/12/FL was agreed to demolish the existing west and south exterior walls and omit part of existing internal wall to be retained.
7. Non Material Amendment application **S/2018/12/NM** to Planning Consent S/0218/12 (front, side and rear extensions to bungalow and erection of garage) was agreed for the setting back of the front wall of the roof terrace by 60cm from position approved under S/0218/12 (front, side and rear extensions to bungalow and erection of garage).
8. Planning consent **S/0218/12/FL** was approved for front, side and rear extensions to bungalow and erection of garage.

Planning Policy

9. **National Planning Policy Framework (NPPF)**
10. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, DPD, 2007**
ST/4 Rural Centres
11. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, DPD, adopted July 2007:**
Policy DP/1 Sustainable Development
Policy DP/2 Design of New Development
Policy DP/3 Development Criteria
Policy DP/4 Infrastructure in New Developments
Policy GB/3 Mitigating the Impact of Development Adjoining the Green Belt
Policy HG/1 Housing Density
Policy HG/2 Housing Mix
Policy SF/10 Outdoor Play space, Informal Open Space, and New Developments
Policy SF/11 Open Space Standards
Policy NE/1 Energy Efficiency
Policy NE/6 Biodiversity
Policy NE/15 Noise Pollution
Policy TR/2 Car and Cycle Parking Standards
12. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010
Open Space in New Developments-Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
13. **Draft Local Plan:**
S/8 Rural Centres
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
HQ/1 Design Principles
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
H/7 Housing Density
H/8 Housing Mix
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/1 Mitigation and Adaption to Climate Change
NH/4 Biodiversity

SC/11 Noise Pollution
TI/3 Parking Provision

Consultation by South Cambridgeshire District Council as Local Planning Authority

14. **Great Shelford Parish Council**-Recommends refusal on the grounds of loss of privacy and overbearing impact to the neighbouring properties, and the visual impact of the proposed solar panels.
15. **Local Highways Authority**-No objections raised as no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of planning permission as Coppice Avenue is a private road.
16. **Trees Officer**-No comments received.
17. **Environmental Health Officer**-Requests conditions in relation to the hours of use of power operated machinery, no burning of any waste and informatives in relation to noise and dust should be added to any consent granted.

Representations

18. **Coppice Avenue Residents Association**-No comments received.
19. **Cllr Shelton**-Commented it would be shame if the application had to be determined at planning committee.
20. **Cllr Nightingale**-Raises concern regarding neighbour amenity impact in relation to the raised roof height and the proposed solar panels.
21. **No.20 Coppice Avenue**-Raises concerns regarding the impact of the development upon the protected trees.
22. **No.16 Coppice Avenue**-Objects to the proposal on the grounds of loss of privacy to the garden amenity area and house, glare from the proposed solar panels and overbearing impact. Raises concerns regarding the impact of the development upon the protected trees.
23. **No.14 Coppice Avenue**-Objects to the proposal on the grounds of loss of privacy.
24. **No.10 Coppice Avenue**-Objects to the proposal on the grounds of loss of privacy and glare from the solar panels.

Planning Comments – Key Issues

25. The key issues to consider in the determination of this application are the principle of the development, impact upon the character and appearance of the area, neighbour amenity, highway safety/parking provision, trees and landscaping, Green Belt impact, noise and developer contributions.

Principle of Development

26. The principle of a replacement dwelling on the site has already been established through the grant of planning permission under reference S/2606/12/FL.

Impact upon the character and appearance of the area

27. The proposed amendment to the design of the approved dwelling through the addition of solar panels to the roof of the dwelling and detached garage, is not considered to result in harm in terms of visual impact. Given the minimal height of the solar panels and that they would be set down within the flat roof and higher parapet walls of the dwelling and garage, the solar panels are not considered to be excessively prominent, despite being visible.
28. The height of the approved dwelling under planning consent (S/2606/12/FL) (not including the roof terrace) was 3 metres; the total height including the roof terrace was 4.8 metres. The proposed amendment to the design would increase the height of the dwelling to 3.33 metres, with a total height of 5.13 metres including the roof terrace. The proposed increase in height of 0.33 metres is considered to be minimal and is not considered have an adverse impact upon the visual amenity of the area.
29. The additional amendments consisting of the revised size and position of various windows, omission of the chimney and the repositioning of the garage 90 degrees to the originally approved position are considered to be minor and would not result in any visual harm to the area.

Neighbour Amenity

30. Concerns have been raised by the Parish Council and the neighbouring properties in regard to the solar panels being visually intrusive and resulting in visual glare. The proposed solar panels on the dwelling would be set lower in height than the previously agreed roof terrace, and are not considered to be visually intrusive. The proposed solar panels to the garage would project 0.6 metres above the height of the approved garage, this is considered to be a minimal height increase and given the distance of the garage from the rear elevations of the neighbours at No.16 & 14 Coppice Avenue would be 36 metres and 50 metres from the rear elevation of No.10 Coppice Avenue, the visual impact of the proposed solar panels is considered acceptable.
31. Concerns were raised regarding the proposed increase in the height of the dwelling resulting in loss of privacy and being visually overbearing to the rear neighbouring gardens and dwellings. The proposed 1.8 metre high roof terrace to the front of the dwelling as approved under planning consent (S/2606/12/FL) is to be retained as part of the proposal, and as a result combined with the minimal increase in the height of the dwelling, the proposal is not considered to result in any loss of privacy to the neighbouring dwellings. The proposed dwelling would be sited over 55 metres from the rear elevation of the dwelling at No.14, 50 metres from the rear elevation of the dwelling at No.16 Coppice Avenue and 75 metres from No. 10 Coppice Avenue. As a result the minimal increase in the height of the dwelling and distance from the neighbours is not considered to result in the proposals being visually intrusive.

Highway Safety/Parking Provision

32. The proposed amendments to the originally approved proposal are not considered to result in any significant adverse impact upon the public highway.

Trees and Landscaping

33. A planning condition will be added to the consent to require that the hard and soft landscaping works are carried out in accordance with the approved details. Plan

MMX 71/1 which satisfied Condition 7 (Tree Protection Details) of the discharge of condition application (S/0837/13/DC) shall be added to the approved plans condition to ensure the works are carried out in accordance with these tree protection details.

Impact upon the Green Belt

34. The proposed landscaping would screen views of the proposed dwelling, reducing the visual impact and is therefore considered to be acceptable in terms of Green Belt impact.

Noise

35. The working hours planning condition and a condition requiring a statement for the method of construction for pile foundations if proposed shall be added to the consent and an informative in regard to bonfires and burning of waste.

Developer Contributions

36. A Section 106 Agreement was completed on 26th February 2013.

Conclusion

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

Recommendation

38. Approval. The following conditions are suggested:-

Conditions

- (i) 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.)
- (ii) The development hereby permitted shall be carried out in accordance with the following approved plans: PL01, PL02, 13187/BR02C, 13187/BR04D, 13_187/BR07_E, 13_187/BR01D, Plan-LAP1& Landscaping & MMX71/1, (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (iii) During the period of demolition and construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (iv) Prior to the commencement of any development, should driven pile foundations be proposed a statement of the method for construction of these

foundations shall be submitted and agreed by the District Environmental Health Officer to allow control of noise and vibration.

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

- (v) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

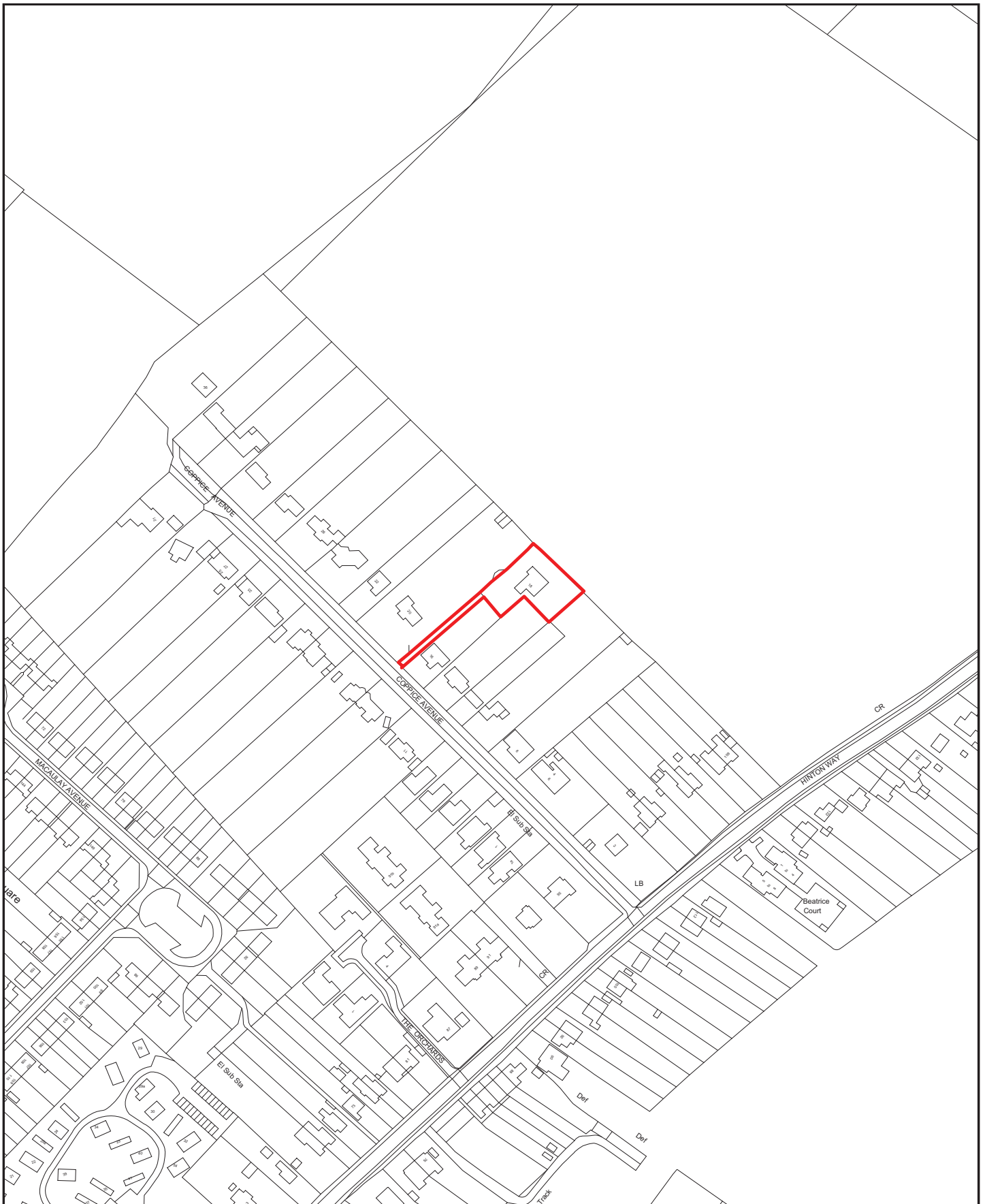
Informatives

- (vi) The application site is subject to a Planning Obligation Agreement under S106 of the Town and Country Planning Act 1990, dated 26/02/2013.
- (vii) During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007: District Design Guide SPD, Open Space in New Developments SPD, Trees & Development Sites SPD, Biodiversity SPD & Landscape in New Developments SPD.
- National Planning Policy Framework.
- Planning File References: S/2606/12/FL.

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Agenda Item 13

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1020/13/FL– BOURN

**Proposed demolition and replacement of buildings to provide B1, B2 and B8 uses,
Thyssen Krupp Tallent Ltd, The Airfield for Gestamp Tallent Ltd**

Recommendation: Delegated Approval

Date for Determination: 15 August 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

To be presented to the Committee by Paul Sexton

Site and Proposal

1. Members will recall deferring this application at the October meeting (Item 4) so that officers could draw up a full list of planning conditions which would be included in any consent, should Members be minded to approve the application. The officer report to the October meeting is set out again below, and incorporates the additional consultation responses reported in the update report to the October meeting, and the comments of the Environment Agency, along with other revisions/additions. A meeting has been held between officers, the applicant and agent, and local members to go through the draft list of conditions and further revisions have been made as a result.
2. This full application, as amended by drawings received 26 July 2013, proposes redevelopment of an existing 9.40ha site on the west side of Bourn Airfield, south of the A428, by the demolition of existing industrial, storage and office buildings and replacement with new buildings providing Class B2 General Industry with ancillary accommodation including Class B1 and B2 uses. The existing main building consists of three hangars and a more modern addition. The total floor area of new building would be 17,723m², comprising 16,850m² for Class B2 and B8 uses, with 873m² for ancillary offices, compared to the existing total of 18,729m², a reduction of 1006m².
3. The new building would be erected in a similar location to the existing, although the distance from the east boundary is increased by 15m. It comprises five domed sections with a maximum height of 14.6m which compares to a maximum height of 14.4m for the existing buildings. The office area is located on the north east corner of the building. Materials will have be facing brick, metal cladding panels with band stripe, and profiled roof sheeting.
4. An existing grass bund inside the east and south boundaries is to be retained and existing landscaping retained wherever possible and enhanced. A total of 356 car parking spaces are to be provided in an area to the north of the building, where

existing parking is located, however the new layout will be rationalised. 104 cycle parking spaces will be provided. An existing office building in the north west corner of the site is to be demolished and the area landscaped.

5. The site has been unoccupied for approximately 2 years, but was previously occupied by the applicant for the manufacturing of car parts and operated 24 hours a day. The current application seeks to retain 24 hour working.
6. The site is within Parish of Bourn although it is located adjacent the boundary with Caldecote to the east. The site is accessed from the north via Wellington Way, which joins the old St Neots Road at the Caldecote roundabout. To the west is another group of industrial buildings occupied by the David Ball Group.
7. To the east is a landscaped area beyond which are the rear of properties in West Drive and The Willows in Caldecote. To the north and south is land within the area of Bourn Airfield. Further to the north west of the opposite side of the St Neots Road area residential properties at Two Pots Farm
8. The application is accompanied by a Design and Access Statement, Planning Statement, Flood Risk Assessment, Noise Assessment, Energy Statement, Sustainability Assessment, Ecological Survey, Bat Inspection Report, Phase 2 Site Investigation Report, Transport Statement, Framework Travel Plan, Environmental Assessment, Historic Environment Assessment, and Landscape, Visual Impact Assessment, HIA Screening, Methodology for Demolition and Waste Design Toolkit

History

9. There have been a considerable number of planning applications affecting this site which are listed below.

S/0284/74/O – Erection of warehouse – Approved
S/1254/75/EU – Engineering and sheet metal fabrications – Certificate issued
S/0275/76/D – Erection of warehouse – Approved
S/0188/78/F – Part change of use of warehouse to industry – Approved
S/0189/78/F – Installation of bulk storage argon gas unit – Approved
S/2169/78/F – Part change of use of warehouse to industry - Approved
S/0237/79/F – Building and compound for baling machine – Approved
S/0486/79/F – Inflatable building (Temporary consent) – Approved
S/1634/89/F – Offices – Approved
S/1686/89/F – Extension to roof- Approved
S/1788/93/F – Single storey office - Approved
S/0434/94/F – 2-Storey office block (revision of S/1788/93/F) - Approved
S/0593/95/F – Loading/unloading bay extension to factory - Approved
S/1319/95/F – Change of use from storage to ancillary offices in connection with engineering use – Approved
S/1002/97/F – Factory extension for storage purposes - Approved
S/1778/00/F – Noise attenuation bund - Approved
S/1361/05/F – Housing for scrap conveyor - Approved
S/1957/05/LDC – Scrap conveyor system - Refused
S/1802/06/LDC – External scrap conveyor system - Approved
S/0900/08/F – Removal of condition 2 (noise attenuation) of S/1361/05/F - Approved

Planning Policy

10. National Planning Policy Framework 2012

11. **South Cambridgeshire LDF Core Strategy DPD 2007**
ST/6 Group Villages
12. **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/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
13. **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
14. **South Cambridgeshire Local Plan Proposed Submission July 2013**

SS/6 – New Village at Bourn Airfield
- Consultation by South Cambridgeshire District Council as Local Planning Authority**
15. **Bourn Parish Council** originally stated that it was unable to approve recommendation of the application at present because not enough was known about enforcing conditions. However, if the application was approved by SCDC then the Parish Council would like the following conditions to be applied.
- All use must be confined within the building
 - No storage of dyes, scrap or finish materials to be kept outside
 - Lighting outside the building is to be restricted
 - Inner noise levels should be less than 85 decibels
 - Consideration should be given to a continuous noise monitoring system
 - A breach of conditions should trigger a working hours restriction
16. Following consideration of the draft list of conditions suggested by the Environmental Health Officer the Parish Council recommends approval 'given that the conditions seem to be sufficient to meet with Caldecote Parish Council concerns, BUT that date monitoring equipment is installed to back up the issue of enforcement.'
17. **Caldecote Parish Council** recommends refusal. A full copy of its initial comments on the application is attached at Appendix 1. In response to the additional

information received it comments that there is still no information on the hours of use; insufficient assurances that noise and environmental disturbances can be sufficiently mitigated against; unknown type, and placement of machinery, no mention of Section 106 contribution.

18. The **Environmental Health Officer** initial comments expressed concerns regarding the proposed use in relation to the potential for noise disturbance to be caused, as there has been a history of noise complaints resulting from the previous use of this site by the applicants. Whilst the noise report appeared technically sound there were no specific details of plant or operations to be carried out on site. The noise report makes reference to this and assumes a level of 85dB Leq is being produced. There are concerns that assuming a steady noise level may under represent the annoyance produced by intermittent and sudden impulse noise eg impact noise, mechanical processes and material handling, especially at night when background noise levels will be lower.

Consequently the initial noise report was undermined by lack of specific detail with regard to processes and equipment to be employed at the site, and as a result it was not possible to comment further without this additional information.

Further information has now been provided, which addresses these concerns and a set of draft conditions has been provided, which cover the period of demolition and construction, operational noise levels, noise insulation scheme, attenuation measures, odour generation and control, and artificial lighting.

In respect of noise issues, including fixed plant and equipment, noise breakout/leakage through the roof, doors, windows etc, and vehicular deliveries and operation of forklifts, it is concluded that these can be adequately assessed and controlled by noise assessment/insulation scheme condition to ensure that the impact of potential noise sources and activities are assessed and an adequate level of protection against operational noise is provided as appropriate, to ensure a significant adverse impact on the health and quality of life for existing and proposed residential premises does not arise. However, further detailed design information is required and as further quantitative noise assessment with detailed noise specifications are only likely to be available at the detailed design stages, a noise insulation type condition is required for both buildings and plant/equipment. In addition a Noise Management Strategy type condition could be considered.

There has been a history of odours complaints mainly associated with the paint spraying and finishing of products manufactured on site. The proposal may include similar odour generating activities and has the potential to generate process odours and other emissions to the atmosphere which have the potential to have significant adverse impact on health and the quality of life of nearby sensitive residential premises. Odours can be a prevalent problem even at low levels of concentrations and has the potential to impact on a wide area and affect amenity. Notwithstanding these concerns if odour abatement/mitigation measures are implemented as appropriate and/or an appropriate ductwork height to discharge upwards to an agreed specification to minimise odour impact, then this should be sufficient to protect amenity in the general area. However, in the absence of any detailed design to ensure odour nuisance is not caused and to protect the amenity of neighbouring premises, details of the odour/fume extraction systems and abatement if necessary are required by condition.

No consideration appears to have been given to the impact of artificial lighting, which has the potential to cause nuisance to and be detrimental to the amenity of existing

residential. A lighting impact assessment/scheme should be provided and should cover such matters as, light spillage, hours of illumination, light levels, column heights, the levels of impact on nearby dwellings including horizontal and vertical isolux contours and methods of mitigating any adverse effects.

In respect of the submitted Health Impact Assessment it is confirmed that the submitted report meets the required standard in this case.

19. The **Local Highway Authority** has no objection
20. The **Highways Agency** has no objection.
21. The **Landscapes Officer** has no objection in principle, but requires further clarification/revisions to the landscaping scheme.
22. **Cambridgeshire Archaeology** has commented that the site lies within an area of high archaeological potential and considers that the site should be subject to a programme of investigation, to be commissioned and undertaken at the expense of the developer. The programme of work can be secured by condition.

The proposed development will also result in the loss of structures of relevance to the wartime heritage of the site and it is recommended that a record of these structures is made in accordance with English Heritage guidance, to be secured by condition.

23. **Anglian Water** has no objection.
24. The **Ecology Officer** comments that although the application is supported by a bat survey it does not consider the potential for any other species to be negatively affected. It is noted that there are two ponds in close association with the site, and there is a large population of great crested newts on the other side of the airfield, and it is therefore reasonable to assume that they may also have colonised these ponds. In this case a condition should be included in any consent to secure a suitable scheme for mitigation for the protection of the ponds within the site during the course of development. The scheme should include some form of barrier to prevent contractors and materials from disturbing the ponds, and to prevent amphibians entering the area of demolition and construction. If Great Crested Newts are found on site then an application for a licence to lawfully disturb the newts will be required.

It is noted that the bat survey found no roosts in the existing buildings, however the report recommends a number of working procedures, which should be secured by condition.

25. The **Planning Policy Team** comments that the Proposed Submission Local Plan policy SS/6 concerns the development of a new village at Bourn Airfield. The policy requires the new village to include employment development, 'to include the existing ThyssenKrupp site, appropriate to a residential area in Use Class B1. Where distant from residential areas the site could also include other employment uses. The Area Action Plan will consider how this site can be integrated with the new village'.

The policy clearly envisages a mix of uses including B2 and B8 type activities as well as B1, together with mitigation measures to protect future residents of development on the Airfield and existing village residents. These mitigation measures will include modern buildings with improved acoustic control performance, the disposition of land uses on the wider site and any necessary physical works such as the use of landscaped earth bunds to mitigate noise impact. On this basis and subject to

appropriate conditions to the satisfaction of Environmental Health as are proposed, the redevelopment of this site could be permitted in advance of the more detailed site planning which would be established in an Area Action Plan.

26. The **Environment Agency** is of the view that planning consent should only be granted if the conditions it has put forward in respect of groundwater, contaminated land and flood risk are included in any consent. It also provides a number of informatives in respect of the conditions.

Representations by Members of the Public

27. The occupiers of 5 The Willows, 14 and 36 West Drive object:
- i. The location of the site so close to residential properties is not suitable for heavy engineering use.
 - ii. Considerable attention has been paid to the aesthetics and personal employee comforts but little concerning the reduction in noise which is the major concern to local residents, as has been the case for the 14 or 15 years that the company operated using extremely heavy press machinery. This caused sleep disturbance.
 - iii. Previous disregard of agreement to limit working hours and noise levels leading to lack of faith.
 - iv. Concern that heavy press machinery will be re-installed in the new building, with resultant noise day and night. Noise of lorries being loaded and unloaded at all hours was also a major disruption. Noise combined with fumes and metallic smell became unbearable at times. Despite reconstruction of the site there are no preventative measures that will reduce these health hazards.
 - v. The earth mounds and woodland mentioned in the application as providing acoustic screening will not be sufficient to prevent the transmission of heavy press machinery noise, which travels through the ground and air and will not prevent the smells drifting through to residential areas.
 - vi. No agreed measurable maximum noise levels given in the design, and no undertakings that if these are not adhered to that the Council will take immediate legal action against the company to prevent them operating from the factory
 - vii. Absolute proof should be provided that all noise from installed machinery would be completely masked by soundproofing within the building construction.
 - viii. Operations should be limited to daily working hours and to a five day working week, with production between the hours of 8am and 10pm.
 - ix. Doors are shown in the building facing Caldecote
 - x. No indication of where/how scrap metal would be collected/disposed of. This caused major disturbance previously when scrap disposal took place outside, and at the closest point to housing, which is totally unacceptable.

- xi. There are a large number of rooflights but there is no mention how these will be soundproofed.
 - xii. No indication of where vents/fans will be situated. Previously these were sited above the lime of the bund/wall, with many directly aimed at the village resulting in 24 hours of noise that was clearly audible.
 - xiii. There is no statement on the limitation on the use of reversing beepers on lorries and forklifts etc, which was a cause of consistent noise day and night.
 - xiv. No information on the internal configuration of the building. Presses sited at the furthest point from the village would help to mitigate noise.
 - xv. Increase in traffic
28. One letter from the occupier of 56 West Drive is in favour of small business development of the site to provide employment without increasing the traffic significantly in the area and into Cambridge.

Material Planning Considerations

29. The key issues for Members to consider are the principle of development, visual impact, residential amenity, highway safety, drainage, ecology, archaeology, use of renewable energy and public art.

Principle of development

30. The application proposes redevelopment of the existing brownfield site for a new development which carries on the established use of the existing site, and with a slight overall reduction in floorspace. Although the site is in a countryside location replacement of the existing floorspace and for a similar use is acceptable in principle, subject to compliance with other policies in the plan.
31. The site is located within the area which forms the proposed New Village at Bourn Airfield allocation (Policy SS/6) in the Proposed Submission Local Plan 2013. The policy states that the proposed allocation will include employment development, which is to include the current application site, for uses appropriate to a residential area in Class B1. Where distant from residential areas the site could also include other employment uses.
32. The comments of the Planning Policy Team in respect of how this application sits alongside the proposed Policy SS/6 will be reported, however the new redevelopment of the site offers the opportunity to provide modern replacement buildings designed to high standards, in particular for acoustic control, which would provide a substantial improvement over the existing buildings. This, combined with the ability to plan any layout of the redevelopment of Bourn Airfield to maximise separation should ensure that proposed Policy SS/6 is not prejudiced by the current application.

Visual impact

33. Although the proposed building is located in a similar position to the existing buildings, the bulk and height will be slightly greater. The Landscape and Visual Impact Assessment submitted application concludes that there will be an impact of Minor Adverse significance to the landscape character of the surrounding areas, the main impact being when the site is viewed from the St Neots Road to the north.

34. Officers agree with this assessment and the proposed mitigation planting will help to reduce impact and be beneficial in terms of landscape character, although the Landscapes Officer has asked for clarification/revisions to the submitted landscape scheme, which can be secured by condition.

Residential amenity

35. Although the site is currently not operational, and has not been in use since 2011, previous activities have resulted in numerous noise complaints being received from residents of properties in West Drive and The Willows in Caldecote. The complaints have raised issues which include noise, vibration from the use of heavy presses, which have led to sleep disturbance, and fumes/metallic smells.
36. There is therefore understandable concern from both Bourn and Caldecote Parish Councils, and residents in Caldecote about the environmental implications of the current application. There is concern that the site is not suitable for such a use close to residential properties and if consent is granted that is a need to ensure that previous problems do not occur, with conditions imposed which prevent adverse impact on nearby properties, and that these conditions will be enforced should breaches occur.
37. The site benefits from a lawful use for engineering and sheet metal fabrication, and although the site is not currently operational that use could recommence. The existing consents do not adequately control operations on the site, and allow for 24 hours. Given the existing lawful use of the site officers are of the view that it would be unreasonable to prevent such a use continuing, but only subject to the ability to control the impact of future use of the site by appropriate conditions.
38. Negotiations and discussions have been taking place between the applicants acoustic consultant and officers from the Councils Environmental Health Section to arrive at a set of draft conditions which will adequately control the use of the site, allowing, if possible, for the continued 24 hour use of the site. Additional information has been supplied by the applicant which has allowed the Environmental Health Officer to propose the conditions set out in the recommendation of this report, which have now been modified to reflect further discussions since the October meeting.
39. The applicant has indicated that the precise internal layout of the building is not currently known, but it is not anticipated that there will be a need to install presses at this site. It is stressed however that the impacts experienced previously in terms of noise and vibration were as a result of the age of the equipment and poor insulation of the buildings and pit areas. Modern machinery and construction would mean that these problems would not occur if presses were to be installed, and the noise and vibration conditions proposed by the Environmental Health Officer are designed to ensure this. Large openings originally proposed in the east elevation have been removed in the amended drawings. A condition should be included to prevent further openings being added in the future in the east and south facing elevations.
40. A condition is proposed which will require the applicant to undertake noise monitoring should a complaint be received, which is deemed by the Council to be justified. There has been a wish expressed locally for permanent monitoring equipment to be set up, however the view of the Environmental Health Officer is that this is not necessary and unless the equipment is permanently manned, it is often not possible to identify the source of a particular noise reading. Officers have however raised the

possibility of post installation noise monitoring being carried out as part of the commissioning of equipment, and this will be pursued with the applicant.

41. Officers are of the view that the suggested conditions will adequately protect amenity, but accept that if any proven breaches occur, which give rise to unreasonable loss of amenity that appropriate action will need to be taken.
42. In respect of the Environmental Health conditions at the end of this consent Conditions 22-26 deal with the construction and demolition phase of the development. Condition 27 deals with vibration levels and is the subject of further discussion with the applicant/agent and local members. At the moment officers have included the wording for this condition as set out in the October report, along with the suggested wording from the agents, which is said to better fit the aims of the condition and lowers one of the levels as suggested at last months meeting. Condition 28 restricts noise levels and deals with monitoring points. Condition 29 seeks to control noise by requiring details of the insulation of the building, details of plant and equipment and external vehicular noise (including HGV's and fork lifts), along with a requirement for post installation monitoring of plant and machinery. Condition 30 requires the appointment and notification to the Local Planning Authority of a nominated person at the Company who will act as a contact point for local residents. Condition 31 sets out the procedure to be followed in the event of a complaint being received. The timescales in the final paragraph of this condition have been modified from that set out in the October agenda. Condition 32 requires the submission of an Operational Noise Minimisation Plan. Condition 33 deals with matters such as odour and fumes, and Condition 34 controls external lighting

Highway safety

43. Neither the Highways Agency nor Local Highway Authority has raised an objection to the application, which is for the same scale of development as previously existed on the site and will use the existing established access. The application is accompanied by a Framework Travel Plan, which can be secured by condition.

Drainage

44. Anglian Water has confirmed that it has no comment to make in this case.
45. The Environment Agency has now confirmed that the application is acceptable subject to the imposition of a number of conditions regarding contamination, surface water drainage and pollution control.

Ecology

46. The matters raised by the Ecology Officer can be covered by condition.

Archaeology

47. The request for an archaeological investigation can be secured by condition.
48. In respect of the request for a record of the existing structures the applicant has commented that the Historic Environment Assessment, submitted with the application, provides an in depth history of the site, as well as a number of photographs both internally and externally, and officers are of the view that this is adequate in this case.

Use of renewable energy and water conservation

49. The application states that the building will use a combination of good building fabric and renewable energy generation to reduce the carbon footprint of the scheme by 12.4% over Building Regulations. The proposed installation of 28m² of PV panels contributes a 10.4% reduction in the predicted energy demand of the scheme, but that the location of the skylights on the roof to allow daylighting of the internal space place a natural limit on the amount of PV panels that can be installed. The application states that low flow fittings will be installed throughout the scheme to reduce water requirements on site.
50. These measures can be secured by condition.

Public art

51. Caldecote Parish Council has queried that there is no mention of a Section 106 contribution. In this case the only obligation that would apply is the encouragement under Policy SF/6 to provide public art.
52. In this case the applicant has commented that in this case the site is not public, and there would be no views from any public vantage point, and therefore no community benefit. The applicant therefore considers that public art is not appropriate in this case and that it should also be noted that the cost of providing such art is also a concern given the level of investment required to bring the site forward.
53. The Public Art SPD states that where provision on site is not appropriate an off-site contribution can be considered and officers will discuss this further with the applicant. It should be noted however that Policy SF/6 states that public art should be sought through negotiation, but is not a mandatory requirement.

Consultative committee

54. The applicant has indicated the willingness to set up a consultative committee for the site, which would give an opportunity for residents to raise and discuss any issues or concerns. This would be in addition to the measures controlled by conditions of any planning consent. The need for a consultative committee was also raised by members at last months meeting. Officers are of the view that whilst it is not possible to require this by condition an informative should be included in any consent strongly suggesting that a committee is set up.

Conclusion

55. It is recognised that this site has had a difficult planning history with considerable disturbance being caused to local residents at times, but that the age of machinery used, lack of modern insulated buildings and suitable planning conditions has contributed to this.
56. The redevelopment of the site, although for the same use, affords that opportunity to provide modern purpose built premises and include appropriate planning conditions to ensure that the amenity of neighbouring properties is protected. The conditions are designed to allow for 24 hour working.
57. Any further comments or modifications to the proposed conditions, in particular that relating to vibration, will be reported at the meeting. however officers will recommend

that delegated powers of approval are given, subject to the satisfactory resolution of any outstanding matter.

58. At last months meeting it was asked whether a condition could be included in any consent imposing a penalty in respect of the operations on the site should a breach of planning conditions occur. Officers are of the view that such a condition would not be deemed to be lawful or reasonable and any breach of conditions would need to be followed up by officers in the usual way. If necessary a Breach of Condition Notice could be served which would have to set out the steps needed to comply with the notice and a timetable for doing so.

Recommendation

59. 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:
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans:*to be specified in final decision notice*
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
 4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
 5. No development (other than the demolition of the existing buildings) shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the

subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

6. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - i. A preliminary risk assessment which has identified:
 - a) All previous uses
 - b) Potential contaminants associated with those uses
 - c) A conceptual model of the site indicating sources, pathways and receptors
 - d) Potentially unacceptable risks arising from contamination at the site
 - ii. A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - iii. The results of the site investigation and the detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) from potential pollutants associated with current and previous land uses (including the engineering works, former airfield and associated infrastructure) in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.)
7. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) from potential pollutants associated with current and previous land uses (including the engineering works, former airfield and

associated infrastructure) in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.)

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) from potential pollutants associated with current and previous land uses (including the engineering works, former airfield and associated infrastructure) in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.)
9. Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the local planning authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The scheme shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements G1 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (Suds) such as soakaways, unsealed porous pavement systems or infiltration basins.)
10. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
(Reason - To protect and prevent the pollution of controlled waters (particularly the underlying principal aquifer, EU Water Framework Directive drinking water protected area and several on-site and nearby surface water features, including the tributary to Bourn Brook) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statement N7. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.)

11. Development shall not begin until a detailed Surface Water Drainage Strategy for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority.

The surface water drainage strategy shall include:

- a) Details of existing and proposed drainage routes demonstrating that no property is at risk from flooding both on and off site.
- b) Detailed calculations for any proposed storage and water control units, including precautionary factors for dilapidation allowances between maintenance periods and potential future impermeable expansion areas or extensions to the impermeable development area.
- c) Detailed calculations for any proposed discharge rates to watercourses where applicable.
- d) Details of where a reduction in flows is achieved to show betterment from the existing system.

The scheme shall be fully implemented and subsequently maintained, 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 - To prevent the exacerbation of flooding by ensuring the satisfactory disposal of surface water from the site, that flooding does not occur outside the design parameters of the surface water drainage system and that no additional discharge is made into surrounding watercourses or onto surrounding land than that naturally discharging from the site in its current undeveloped form.)

12. The development hereby permitted shall not be commenced until such time as a detailed scheme for the future responsibilities for the management of the surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, 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 - To ensure the satisfactory management of the surface water scheme in perpetuity with the development.)

13. The development hereby permitted shall not be commenced until such time as a detailed scheme for on-site foul water drainage has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, 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.

The scheme shall also include details of how the drainage pipe-work and infrastructure shall be fully monitored during implementation.

(Reason - To prevent the increased risk of flooding and/or pollution of the water environment and to ensure no surface or ground water infiltration.)

14. The building hereby permitted shall not be occupied until the car parking and cycle parking provision has been provided within the site in accordance with the details shown on Drawing N0 13-165 GA005 RevB. Those areas shall not

thereafter be used for any purpose other than the parking of cars and bicycles.
(Reason - To ensure the provision and retention of adequate car and cycle parking facilities within the site in the interests of highway safety and in accordance with the requirements of Policies DP/3 and TR. of the adopted Local Development Framework 2007.)

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed east and south elevations of the building, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the amenity of adjoining occupiers in accordance with Policies DP/3 and NE/15 of the adopted Local Development Framework 2007.)

16. The building hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be operated in accordance with the approved plan unless the Local Planning Authority gives prior written consent to any variation.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

17. Development shall take place in accordance with the recommendations contained with the report 'Nocturnal Bat Survey Report - Tallent Factory, Bourn Airfield' MKA Ecology Ltd August 2012. Any variation to the approved report shall firstly be agreed in writing with the Local Planning Authority.

(Reason - To ensure that bat conservation measures are suitably implemented at the site.)

18. No development shall take place until a scheme of mitigation for the existing ponds within the site during the period of demolition and construction, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme unless any variation has been previously approved in writing by the Local Planning Authority.)

(Reason - To ensure that existing habitats within the site are adequately protected during the course of demolition and construction work.)

19. Prior to the commencement of any development, other than works in respect of the demolition of existing buildings, details of a scheme for the use of renewable energy technology to provide at least 10% of the predicted energy requirements as required by Policy NE/3 of the Local Development Framework 2007, shall have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure an energy efficient and sustainable development in accordance with the aims of Policy NE/1 and NE/3 of the adopted Local Development Framework 2007).

20. Prior to the commencement of any development, other than works in respect of the demolition of existing buildings, details of a strategy for water conservation measures to be incorporated within the development have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure compliance with the aims of Policy NE/12 of the adopted Local Development Framework 2007).

21. No development shall commence (other than demolition of the existing buildings) until a plan identifying any areas outside the building to be used for storage has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be operated in accordance with the approved plan and no areas within the site, others than those shown on the approved plan, shall be used for outside storage.

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

EHO Conditions

22. No construction/demolition work and or construction/demolition related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection/deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

23. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the Local Planning Authority with a report/method statement for approval, detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

24. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details/scheme unless the Local Planning Authority approves the variation of any detail in advance and in writing.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

25. No development (apart from demolition of the existing buildings) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by

the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

(Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

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

- a) Contractors' access arrangements for vehicles, plant and personnel;
- b) Contractors' site storage area(s) and compound(s);
- c) Parking for contractors' vehicles and contractors' personnel vehicles;
- d) Method statement for the control of debris, mud and dust arising from the development during the construction period.

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

27. Vibration levels from the approved use, as defined and measured in accordance with BS6472: 2008 'Guide to evaluation of human exposure to vibration in buildings', or as superseded, shall not exceed a 16 hour daytime vibration dose value (VDV_{d, 16, hours}) of 0.4 m/s^{-1.75} between 07:00 - 23:00hrs Monday to Friday and 0.1 m/s^{-1.75} at any other time, either as a VDV_{d 16hours} between 07:00 - 23:00hrs Saturday and Sunday or VDV_{d 8hours} between 23:000 - 07:00 hrs, measured either at the position of a building foundation at or at the centre of any floor of any residential property adjacent to the site. Where it is not practicable to measure inside dwellings or at foundation positions, measurements may be made at other positions and foundation levels calculated according to a methodology to be agreed for a scheme for periodic monitoring.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess vibration in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

Suggested version of condition by RPS

“Vibration levels from the approved use, as defined and measured in accordance with BS 6472: 2008 'Guide to evaluation of human exposure to vibration in buildings', or as superseded, shall not exceed a daytime vibration dose value (VDV_{b,16h} or VDV_{d,16h}) of 0.2 ms^{-1.75} between 07:00 - 23:00 hrs Monday to Friday and 0.1 ms^{-1.75} at any other time, either as a daytime VDV_{b,16h} or VDV_{d,16h} between 07:00 - 23:00 hrs Saturday and Sunday or as a night-time VDV_{b,8h} or VDV_{d,8h} between 23:00 - 07:00 hrs, measured on any floor of any residential property adjacent to the site. Where it is not practicable to measure inside dwellings, measurements may be made at other positions and levels in the floors calculated according to a methodology to be agreed for a scheme for periodic monitoring”

28. The 'rating' level of noise emitted from the site/attributable to the approved uses, as defined in BS 4142, shall not exceed 36 dB LAeq, 1 hour, during any one hour period between 07:00 and 23:00 hours Monday to Friday and 25 dB LAeq,5-minute or a maximum noise level of 55 dB L_{Amax,F} at any other time, (with all noise parameters measured / evaluated free-field) on the western boundaries of residential properties on The Willows and West Drive at monitoring points to be agreed with the Local Planning Authority; and the south boundary of Two Pots

Farm House (538834, 259936) or at the property boundary of any residential property, either existing or the subject of a valid planning consent at the date of this consent. Levels may be measured directly or derived from a combination of measurement and calculation using propagation corrections. The rating noise level will be assessed and determined according to the principles and methodology of BS 4142 and all measurements shall be carried out in accordance with the requirements of BS7445: "Description and measurement of environmental noise". as measured at the monitoring points to be agreed as above.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess noise in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

29. Before development commences (other than the demolition of the existing building) a scheme for the insulation of the building(s), associated plant/equipment and or vehicular related external noise and or consideration of any other noise mitigation/attenuation measures such as engineering, layout, administrative/management, as appropriate, in order to minimise and control the level of noise/vibration emanating from the said uses and to demonstrate compliance with the specified noise rating and vibration levels detailed in Conditions 26 and 27, respectively, shall be submitted to and approved in writing by the Local Planning Authority. The noise/vibration insulation/mitigation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details. No equipment installed within the buildings shall be brought into formal use until it has been subject to a programme of post installation monitoring, in accordance with a scheme to the submitted to and approved in writing by the Local Planning Authority.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess noise in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

30. No development shall commence (other than in respect of the demolition of existing buildings) until there has been submitted to the Local Planning Authority details of a nominated representative for the development to act as a point of contact for local residents (including a telephone number and email address for that person), together with subsequent arrangements for notifying and approving any subsequent change in the nominated representative. The nominated representative shall have responsibility for dealing with any noise complaints made during the construction and operation of the development hereby permitted, and liaison with the Local Planning Authority in connection with Condition 30 below.

(Reason – To ensure that occupiers of nearby residential properties are adequately protected from loss of amenity due to excess noise in accordance with the aims of Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)

31. Following written notification from the Local Planning Authority, that a justified noise and or vibration complaint relating to the approved use has been received from a local resident, the applicant or use operator shall at their own expense, employ a suitably competent and qualified person/s to measure and assess by a methodology or a scheme of noise/vibration monitoring, to be submitted to and approved in writing by the Local Planning Authority, to demonstrate compliance

with the specified noise rating and vibration levels detailed in Conditions 26 and 27, respectively.

The scheme shall be based upon the methodology contained within BS 4142/BS6472 and commensurate with the guidance contained within BS 7445. Such an assessment/compliance scheme should encompass:

- Methodology for measurements
- Background noise/vibration levels
- Location for noise/vibration monitoring
- Timing of noise/vibration monitoring
- Frequency of monitoring
- Notification of results

The assessment/compliance scheme assessment shall be commenced within 14 days of the notification, unless a longer time is approved in writing by the Local Planning Authority. A copy of the assessment report, together with all recorded noise/vibration measurement, metrological data and audio files as appropriate obtained as part of the assessment shall be provided to the Local Planning Authority within a time period to be agreed with the Local Planning Authority as appropriate to each case.

32. Prior to commencement of development (other than the demolition of the existing buildings) an Operational Noise Minimisation Management Plan/Scheme shall be submitted in writing to the Local Planning Authority for approval. This shall include details of site wide measures to be undertaken and implemented to minimise and mitigate noise activities/operations as far as is reasonably practicable. The approved plan/scheme shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority and shall be reviewed and revised as necessary at the reasonable request of the Local Planning Authority following the receipt of any justified noise complaints. The Operational Noise Minimisation Management Plan/Scheme should include consideration of but not exhaustively the items listed in the informative at the bottom of this decision notice.

33. Before development commences (other than the demolition of the existing buildings), details of equipment/systems for the purpose of extraction and/or filtration and/or abatement of fumes and or odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration/abatement scheme/s shall be installed and be operational before the use hereby permitted is commenced and shall be retained thereafter. Any approved scheme/system shall not be altered without prior approval.

Any approved extraction/filtration/abatement scheme/s or system installed shall be regularly maintained in accordance with the manufacturer's specification / instructions to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

(Reason: To protect the health and quality of life / amenity of nearby and future residential premises in accordance with South Cambridgeshire District Council Local Development Framework Development Control Policies DP/3, NE/15.)

34. Prior to the commencement of the development (other than the demolition of the existing buildings) an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security/residential lighting and an assessment of impact on any sensitive residential premises on and off

site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans/elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type/profiles, mounting height, aiming angles/orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011'.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details/measures unless the Local Planning Authority gives its written consent to any variation.
(Reason: To protect local residents from light pollution/nuisance and protect/safeguard the health and quality of life/amenity of nearby existing and proposed residential properties in accordance with NE/14- Lighting Proposals.)

Informatives – To include setting up of Consultative Committee

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/1020/13/FL

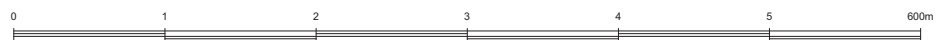
Case Officer: Paul Sexton – Principal Planning Officer
Telephone: (01954) 713255



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District Council

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CALDECOTE PARISH COUNCIL

(South Cambridgeshire District)

Chairman: Cllr J Lang

Clerk: Simon Crocker

24 Foxhollow

Great Cambourne

Cambridge CB23 5HW

E-mail: parishclerk@caldecote.gov.uk Tel 07456 325327

22/07/13

Jo Mills.

Director of Planning and New Communities

South Cambs District Council

South Cambridgeshire Hall

Cambourne Business Park

Cambourne

Cambs

CB23 6EA

Ref: S/1020/13/FL – Tallent Premises

Dear Ms Mills

Caldecote Parish Council have considered planning application **S/1020/13/FL - Tallent Premises** at their Parish Council meetings of June 13th 2013 and July 11th 2013 and wish to make the following points:

- At the meeting of June 13th 2013 the Parish Council were unable to reach a decision because TKA Tallent's agent could not provide sufficient and somewhat basic information about the planning application e.g. the direction doors would face. They agreed that the situation was not acceptable and therefore a second meeting was organised for July 11th 2013.
- Our District Councillor, Tumi Hawkins, arranged for SCDC officers to be present at both these meetings. Whilst both officers were able to answer questions regarding the planning application, no one from Environmental Health attended and therefore the Parish were again unable to receive satisfactory answers to their questions regarding enforcement of conditions to the application. The Parish Council invited TKA Tallent to attend these meetings but no one was available. At the July 11th meeting their agent had to leave early and his PA who remained for the whole meeting was unable to answer all the Parish Council's and residents' questions or provide assurances.
- As a village, Caldecote have made every attempt to address this planning application. Two Parish Council meetings have been held to discuss the application, they have been widely advertised to the local residents – and other villages – and a special exhibition was organised in the village hall to make the plans available to residents. The Parish Council also visited the site to help inform itself as best it could with the details of the application. The only thing now lacking is detailed information from the applicant and their agent

regarding, amongst other things, the actual construction and layout of the building, use, noise levels and hours of working. With regard to Environmental Health the Parish Council lack any information regarding the enforcement of conditions that might be applied to the application. It is hard to know what conditions to ask for without knowing how they might be enforced.

- There has been an unsatisfactory history for the village regarding SCDC's environmental health department's interaction with the Parish Council and residents regarding complaints due to noise and smells emanating from the site over the last ten years. It is extremely regrettable that so much of the success of this application rests upon the enforcement of any planning conditions and yet the village have had no information to date from Environmental Health.
- **The Parish Council will meet next on September 5th 2013. They therefore ask that this application is deferred to a planning committee meeting after environmental health and planning officers can attend this meeting to answer questions and advise on the conditions that may be requested and enforced in relation to the application.** Whilst the Parish Council will make every attempt to convince TKA Tallent to attend this meeting it would be appreciated if you could also encourage their attendance so that this application might finally be decided.

Residents and the Parish Council request more information in particular in relation to the following issues:

- The design of the proposed building, with particular emphasis on its noise reduction cladding: walls, roof, machine mountings etc. The design has been revised since the June 13th 2013 meeting but It needs to be clear in the plans that there will be no hanger doors pointing towards West drive and that any pedestrian doors on this side would be limited to fire escape purposes. The doors to remain shut unless being used as an emergency exit. Will there be any fans? If so where will they be situated with regard to direct and height towards the village.
- 3) Conditions that Caldecote Parish Council suggest should be included:
 - All use (not just those designated B2) should be confined to the building alone (which is what TKA Tallent's agent said would happen during the Parish Council's site visit but has not been documented in the application so far)
 - The presses must be mounted in an up-to-date noise and vibration minimising manner. The noisiest presses should be located furthest away from the village.

- All deliveries to and from the site are restricted to the hours of 8.00 a.m. and 7.00 p.m. to minimise the noise nuisance from the site to local residents
- No storage of dies, scrap, finished products or raw materials should reside outside the building (scrap may be a particular issue – the phrase the application uses is bins, but they are in actual fact articulated lorry containers, and the outside filling of these should be discouraged/banned. They were a significant problem during the recent use of the site).
- Light pollution, including lights on the building should be controlled and minimised.
- The Parish Council have no idea what how the internal layout of the building is to be designed nor what machines will be installed, therefore the inner noise levels should not exceed the levels detailed in the noise report (85dB) as the old machines operated at 95 to 105dB. How can SCDC ensure that noise levels are at the assumed level in their noise survey? E.g. are there any conditions where they can limit 24/7 working if the noise levels are exceeded? Will TKA put in double (air lock) doors for lorry access? Will there be any internal noise insulation - acoustic curtains or other measures to absorb sound?
- The Parish Council is minded to recommend refusal due to the lack of information, but if consideration of this planning application cannot be delayed, we hope that the above comments will be taken into account. The key advice required from Environmental Health is related to what would be considered to be acceptable noise levels outside of the building as this is a technical issue that requires an expert to advise on. The Parish Council naturally want this to be as low as possible given past history. The internal noise levels are also relevant if the design and operational use of the building means that openings, extraction fans, doors etc allow noise to travel unchecked from the interior to the exterior. It is hoped that Environmental Health will advise the Planning Officers of acceptable noise levels in these regards.
- It is accepted that this is an established use and that a new, modern building should address some of the previous issues. It is crucial, however, to get the design right and so it is hoped that TKA will engage with local residents to take on board their concerns. The suggested improvements to the building are easy to incorporate at design stage at relatively low cost and so constructive input at this stage is essential for all parties

On behalf of Caldecote Parish Council.
Yours Sincerely

Simon Crocker

Parish Clerk & Responsible Financial Officer

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Agenda Item 14



South
Cambridgeshire
District Council

REPORT TO: Planning Committee

6 November 2013

LEAD OFFICER: Legal and Democratic Services Manager

Proposed timetable of Planning Committee meetings – 2014-15

Purpose

1. The purpose of this report is to agree a schedule of Planning Committee meeting dates for the Civic year 2014-15.
2. This is not a key decision but has been brought before the Committee as part of the annual process of developing a schedule of meeting dates across the Council.

Recommendations

3. It is recommended that the Planning Committee approves the following schedule of meetings (with consequent site visit dates also shown):

Committee Date (Wednesday)	Site Visits (Tuesday)	Notes
4 June 2014	3 June 2014	
2 July 2014	1 July 2014	
6 August 2014	5 August 2014	
3 September 2014	2 September 2014	
1 October 2014	30 September 2014	
5 November 2014	4 November 2014	
3 December 2014	2 December 2014	
14 Jan'y 2015 (Week 2)	13 January 2015	Second Wednesday
4 February 2015	3 February 2015	
4 March 2015	3 March 2015	
1 April 2015	31 March 2015	
13 May 2015 (Week 2)	12 May 2015	Elections 6 May

Reasons for Recommendations

4. Although the dates proposed in paragraph 3 follow the pattern followed in previous years, and best meet the corporate need, Members' confirmation will make sure that meetings in 2014-15 can be managed effectively, and associated administrative arrangements can be made well in advance.

Background

5. The targets imposed on officers for determining planning applications, and the restraints caused by the Christmas break and by Elections, mean that the Committee meets 12 times a year at intervals of between three and six weeks.
6. The Planning Committee meets in the Council Chamber because of the high level of interest shown by members of the public. Due to the demand for this room, a block

booking is made in advance. The Mezzanine viewing gallery is booked at the same time.

Considerations

7. There are no special factors affecting this matter.

Options

8. Members have the following options:
 - (a) approve the schedule of meetings (with consequent site visit dates) set out at paragraph 3
 - (b) approve a different schedule
 - (c) dispense with a schedule and call Planning Committee meetings as and when required.
9. Paragraph 4 explains why Paragraph 3 contains the preferred option. Paragraph 6 explains why Option (c) is worst.

Implications

10. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, officers consider that there are no significant implications.

Consultation responses (including from the Youth Council)

11. As this is purely an administrative matter, the Development Control Manager alone was consulted. His comments were ...

Effect on Strategic Aims

Aim 1 - We will listen to and engage with residents, parishes and businesses to ensure we deliver first class services and value for money

12. Planning Committee is a Regulatory Committee and all members of the public are welcome to attend its meetings. A system of public speaking exists so that objectors, applicants, Parish Councils and local Members can all have their say.

Aim 2 - We will work with partners to create opportunities for employment, enterprise, education and world-leading innovation

13. Planning Committee takes advice from a number of statutory and other professional consultees and is at the forefront of the Council's efforts to create a balanced community in South Cambridgeshire.

Background Papers

None

Report Author: Ian Senior – Democratic Services Officer
Telephone: (01954) 713028

Agenda Item 15

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 16 October 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
August	53	64
September	34	40
2 nd Qtr. 2013	147	157
1 st Qtr. 2013	108	133
2013 YTD	399	445
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:

3. Target 150
4. Actual 91

Notices Served

5.

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

Temporary Stop Notice	0	0
Breach of Condition	0	1
S215 – Amenity Notice	1	4
Planning Contravention Notice	13	18
Injunctions	0	0
High Hedge Remedial Notice	0	0

Notices issued since the last Committee Report

6.

Ref. no.	Village	Address	Notice issued
PLAENF 783	Hardwick	11 Ellison Lane	S215 Amenity 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. A report to the planning committee was prepared and submitted. The Committee authorised officers to apply to the Court for an Injunction under Section 187B of the Town and Country Planning Act 1990. Members agreed the reasons for the application as being the desire to protect and enhance the character and amenity of the immediate countryside and the setting of Cambridge, Stapleford and Great Shelford in view of the site's prominent location, and the need to address highway safety issues arising from access to the site directly from the A1307
 - 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. Officers minded to approve the application subject to

conditions. Remove from active listing

Summary

10. The number of enforcement cases investigated during the September period showed a 24.4% reduction 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 August 2013 is the highest they have been since 2006

The numbers of cases on hand are 39.3% below the expected maximum number of cases per enforcement officer for the same period.

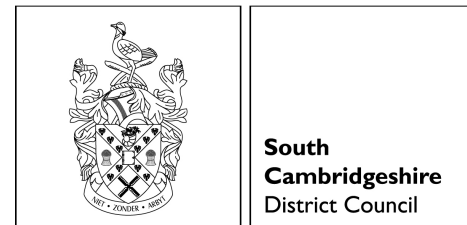
11. One planning enforcement case was referred to Cambridge Magistrates for summons
- 45 Church Lane Sawston – Failed to comply with s215 Amenity Notice served under the Town & Country Planning Act 1990, for failing to maintain the land contrary to s215 Town & Country planning act 1990. The case was proven in the owner's absence before D.J Sheraton at Cambridge Magistrates Court on Thursday 19th September 2013. The owner Mr Brian Potter was fined £400 with costs totalling £360 and £40 victim's surcharge.
 - Mr Potter has since appealed to the court to set aside the decision and will now return to court on the 14th November 2013 to hear legal arguments
12. 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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Agenda Item 16



South
Cambridgeshire
District Council

REPORT TO: Planning Committee
LEAD OFFICER: Planning and new Communities Director

6 November 2013

Appeals against Planning Decisions and Enforcement Action

Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as 25 October 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/2341/12/FL	Mrs A Hurley 12 Little Lane Melbourn New roof attic conversion, demolition of no 12 and new house and garden	Dismissed	16/09/13
S/0033/13/FL	Mr & Mrs E Wiseman 37 South Road Gt Abington Two storey rear and side extension	Allowed	17/09/13
S/0956/13/FL	Mr G Fenn 42 High Street Over Extensions demolition of existing extension	Allowed	23/09/13
S/1950/12/FL	Mr I Pearson Church Green Cottage Church Green Hinxtton Extension, demolition of shelter	Dismissed	01/10/13
S/1951/12/LB	Mr I Pearson Church Green Cottage Church Green Hinxtton Extension, demolition of shelter	Dismissed	01/10/13
S/1952/12/FL	Mr I Pearson Church Green Cottage	Allowed	01/10/13

	Church Green Hinxtton Demolition of garage & replacement garage workshop with playroom above, new gates		
S/1896/12/FL	Mr C Taylor Rear of 36 High Street, Bassingbourn Erection of Binstore/cycle shed and graveled parking area	Dismissed	01/10/13
S/0518/12/FL	Mrs L Brown 3 Beaumont Place Meadow Road Willingham	Allowed	03/10/13
S/1188/12/FL	Mrs L Holmes 2 Cadwin Field Schole Road Willingham	Allowed	03/10/13
S/0198/12/VC	Mr & Mrs Lee 7 Belsars Field Schole Road Willingham	Allowed	03/10/13
S/1621/12/VC	Mr T Buckley The Oaks Meadow Road Willingham	Dismissed	03/10/13
S/0552/12/FL	Falck Renewables Wind Ltd, Ermine Way Arrington Mast	Dismissed	08/10/13
S/0639/12/FL	Mr S Pearson 11 Ermine Way Arrington Car sales, valeting & general repairs. (retrospective application)	Dismissed	17/10/13
S/2600/12/OL	Mr A Bareham 15 Ivatt Street Cottenham Dwelling and garage	Allowed	17/10/13
S/0824/12/FL	Mrs Saunders & Miss Wisson, Land adj To Meridian Court Comberton Road Toft Erection of building & conversion of barn to provide 3 dwellings and demolition of	Allowed	18/10/13

	workshop sore and pro shop.		
S/1220/13/FL	Mr & Mrs Farrow 18 Birds Close Ickleton Demolish existing outbuilding and replace with a two storey extension	Dismissed	18/10/13
S/1335/13/FL	Mr & Mrs Hurst 4 The Green Thriplow Erection of detached annexe building	Allowed	18/10/13
S/0562/13/FL	Mr & Mrs F Monmont Land adj to 311 St Neots Road Hardwick New Dwelling	Withdrawn	22/10/13
S/0840/12	Mr P O'Keeffe Sawston Storage Depot, Mill Lane Sawston 6 no B1 small business units with car & cycle parking	Dismissed	22/10/13

Appeals received

3.

Ref. no.	Details	Decision	Decision Date
S/1113/13/FL	Mr G Cambridge 22 Rampton Road Cottenham Single Storey Side Extension	Refused	08/10/13
S/1450/13/FL	Mr & Mrs R Kitley The Elms, Gatley End Steeple Morden Alterations & extensions to existing detached dwelling	Refused	15/10/13
S/0825-13-FL	Mr P Pickering Alwyns Park Over Road Willingham Cof U of Land to Gypsy and Travellers Site(3 pitches)	Refused	17/10/13
S/1064/13/FL	Mr & Mrs A Frost 67 Whitton Close Swavesey Bungalow	Refused	17/10/13
S/0320/13/FL	Mr G Newton Land r/o 151-155	Refused	22/10/13

	High Street Melbourn Detached House		
S/1493/13/FL	Mr S England 45 South End Bassingbourn Extension	Refused	23/10/13

Local Inquiry and Informal Hearing dates scheduled before the next meeting on 6 November 2013.

4.

Ref. no.	Name	Address	Hearing
S/0041/12/FL	Mrs K O'Brien	Water Lane Smithy Fen, Cottenham	December 2013 Offered

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

Report Author: Sara James- Appeals Admin
Telephone: (01954) 713201