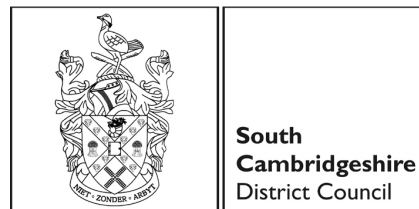


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20 December 2013

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, 8 JANUARY 2014 at 10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

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

AGENDA

PAGES

PUBLIC 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. General Declarations of Interest** **1 - 2**
- 3. Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held on 4 December 2013 as a correct record. The minutes can be

viewed by visiting www.scambs.gov.uk and following the links from 'Your Council'.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

4.	Hildersham: Article 4 direction to remove permitted development rights for change of use from Class A4 (drinking establishments) to other uses within Class A, including retail, at The Pear Tree Public House Report to follow.	To Follow
5.	S/2080/13/FL- Thriplow (Land to the East of Church Street)	3 - 28
6.	S/1066/13/OL- Fulbourn (Ida Darwin and Fulbourn Hospitals, Fulbourn Old Drift)	29 - 42
7.	S/2092/13/OL - Waterbeach (Land to the east of Cody Road and North of Bannold Road)	43 - 58
8.	S/1428/13/LB - Ickleton (Norman Hall, 21 Church St)	59 - 66
9.	S/1427/13/FL - Ickleton (Norman Hall, 21 Church St)	67 - 74
10.	S/2285/13/FL- Whittlesford (1 Burma Road)	75 - 86
11.	S/2131/13/FL-Cottenham (Land adj to 89 Coolidge Gardens)	87 - 94

INFORMATION ITEMS

12.	Enforcement Action Update	95 - 98
13.	Appeals against Planning Decisions and Enforcement Action	99 - 100

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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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.

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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'.

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 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2080/13/FL
Parish(es):	Thriplow
Proposal:	Solar Farm and Associated Equipment
Site address:	Land to the East of Church Street
Applicant(s):	G.R. Smith
Recommendation:	Delegated Refusal
Key material considerations:	Green Belt/Countryside Landscape Character Heritage Assets Area of Archaeological Interest Biodiversity Flood Risk Rights of Way
Committee Site Visit:	No
Departure Application:	Yes
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	Major Application of Local Interest
Date by which decision due:	20 December 2013

Executive Summary

1. This proposal is for a new solar farm with associated equipment covering an area of 32 hectares to the east of the village of Thriplow and to the north west of the village of Heathfield. It is located in a very sensitive area of the district that has a significant number of important constraints. Whilst it is noted that the solar farm would have some public benefits through renewable energy technologies that would reduce carbon emissions within the District, the very special circumstances submitted are not considered to clearly outweigh the harm to the Green Belt through inappropriateness in policy terms and other harm identified in terms of the adverse impacts upon the Green Belt and landscape character, setting of designated heritage assets, and the importance of non-designated heritage assets.

Site and Proposal

2. The site is located outside of any village framework and within the Green Belt and countryside. It measures approximately 32 hectares in area and is situated on undulating agricultural land (four fields) belonging to Manor Farm to the east of Church Street. The fields are separated by hedges and a hedge runs along the southern boundary. The eastern edge of the site has a number of shallow depressions. A large area of woodland lies beyond. The northern and eastern boundaries are mainly open. The site is situated 600 metres to the east of the village of Thriplow that comprises a conservation area and a number of listed buildings including the grade II* listed St Georges Church, and 300 metres to the north west of the village of Heathfield and the North Camp of Duxford Imperial War Museum site that comprises a conservation area and a number of listed buildings. It lies immediately to the west of the Thriplow Peat Holes and Thriplow Hummocky Fields Sites of Special Scientific Interest. It also lies 175 metres to the west of the Roman Settlement South of Chronicle Hills Scheduled Ancient Monument and 750 metres to the south east of the Enclosures and Linear Trackways of Newton Scheduled Ancient Monument. Public rights of way (bridleways) run along The Drift through the centre of the site, along the southern boundary of the site, and along part of the eastern boundary of the site. The Hoffer Brook and Thriplow Pit angling pond is situated to the east. The site lies within flood zones 1, 2 and 3 (low, medium, and high risk). The land falls gently to the south east.
3. This full planning application, received on 20 September 2013, proposes the erection of a 14MW solar photovoltaic farm along with inverter houses and ancillary equipment, a security fence and CCTV cameras. The photovoltaic panels would be mounted on steel frames that are angled at 25 degrees and face south. There would be arrays of panels running east to west across the site that measure between 35 metres and 270 metres in length. Each panel would measure approximately 3.0 metres x 3.0 metres. They would have a maximum height of 2.5 metres and be set approximately 5 metres apart. The panels would be composed of modules with a dark blue/grey appearance. A 3 metre wide access track would run along the western boundary. Immediately to the east of the access track, 8 groups of two field transformers (6.1 metres length x 2.5 metres depth x 2.6 metres height) and three inverter stations (5.6 metres length x 1.3 metres depth x 2.3 metres height) would be erected at regular intervals to serve the panels. In the north west corner of the site, a DNO Meter Box (1.2 metres length x 0.8 metres depth x 1.6 metres height), DNO Building (4.0 metres length x 3.9 metres depth x 3 metres height), Client Switch Room (4.4 metres length x 3.9 metres depth x 3 metres height), Communications Room (7.2 metres length x 3.0 metres depth x 2.4 metres height), and Site Transformer (6.1 metres length x 2.5 metres depth x 2.6 metres height) would be erected. The security fence would surround the site. It would measure 2 metres in height and have a mesh design. 30 CCTV poles would be erected around the perimeter of the site that have a height of 3 metres. A 2 metre deep and one metre wide trench would be excavated to provide an underground route for the cable from the solar panels to connect to the National Grid power line close to Newton. Access to the site would be via the private driveway to KWS UK Ltd. off Gravel Pit Hill.
4. Amended plans and additional information, received on 27 November 2013, seek to address the concerns outlined in the consultation responses received to the original proposal. The amended plans have split the site into two sections and removed a number of the panels within field 3 to allow the retention of The Drift public right of way that runs through the site and views from this public right of way towards St Georges Church in the village of Thriplow. Landscaping has also been revised to include a new hedge along the southern boundary of the new layout to the north of

the public right of way. Additional information has been submitted in the form of a revised planning statement that expands upon the very special circumstances to justify the development in the Green Belt, a Statement of Community Involvement that includes responses to issues raised by local residents, a letter from Lightsource Renewable Energy Ltd. on the technical aspects of the scheme in relation to electromagnetic fields, noise and environmental pollution, and glint/glare, a letter from Plandescil Consulting Engineers that details the method of trenching and the impact upon flood risk and hydrology, and a response from The Landscape Partnership's ecologist in relation to the impact upon wildlife and plant species. Some information has also been submitted, direct to the Historic Environment Team at Cambridgeshire County Council to address the archaeological concerns.

Planning History

5. S/1883/13/EI - Screening Opinion for Solar Farm - EIA not required.

Planning Policy

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

ST/1 Green Belt

7. **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

GB/1 Development in the Green Belt

GB/2 Mitigating the Impact of Development in the Green Belt

NE/2 Renewable Energy

NE/4 Landscape Character Areas

NE/6 Biodiversity

NE/7 Sites of Biodiversity or Geological Importance

NE/11 Flood Risk

NE/14 Lighting Proposals

NE/15 Noise Pollution

NE/16 Emissions

NE/17 Protecting High Quality Agricultural Land

CH/2 Archaeological Sites

CH/4 Development Within the Setting of a Listed Building

CH/5 Conservation Areas

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

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

S/4 Cambridge Green Belt

S/7 Development Frameworks

HQ/1 Design Principles

NH/2 Protecting and Enhancing Landscape Character

NH/3 Protecting Agricultural Land

NH/4 Biodiversity

NH/5 Sites of Biodiversity or Geological Importance

NH/8 Mitigating the Impact of Development in and adjoining the Green Belt

NH/14 Heritage Assets

CC/2 Renewable and Low Carbon Energy Generation
CC/6 Construction Methods
CC/9 Managing Flood Risk
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

9. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Development Affecting Conservation Areas SPD - Adopted January 2009
Listed Buildings SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

Original Plans

10. **Thriplow Parish Council** – Has requested additional time to comment as further information is required to address residents' concerns in relation to the following: -
- "Majority of people were against the proposal as it is planned to be built on a green field site.
 - Land is 3A and 3B use which is good arable land.
 - Parishioner's concerned that after use this would then be a brown field site which could lead open to other development, i.e. housing.
 - Some parishioners concerned that there may be a magnetic field; we would like this question answered.
 - All parishioners want to know the decibels of noise from the transformers and other machinery.
 - Heathfield residents especially are very concerned that their only local amenity would cease to be as attractive.
 - The path was built by using S106 money given to the parish for the benefit of Heathfield, which would then become the benefit of a local business. This could possibly go against the use of the section 106 money under the terms of their agreements.
 - It is wrong to allow a public footpath which is used by children walking and on cycles, also to be used by industrial traffic.
 - This is a historic walkway.
 - Have the planners consulted with the Rambler Association?
 - It is unclear how agricultural and Green Belt could get planning for such a vast industrial use.
 - This area is used by Royston Angling Club.
 - The change from Green Belt needs to have an exceptional reason.
 - The parishioners feel there has been little information on health and safety regarding noise pollution and environmental pollution.
 - We need to know more of the effect on the wildlife in the area.
 - There needs to be an environmental agency assessment.
 - Some parishioners worried about the migration of birds, as we are on the edge of a RSPB site.
 - Thriplow Village residents are worried reference to extra traffic that would occur in the village during construction and routine maintenance should planning permission be given.
 - Some parishioners also concerned on the glare impact for our local Air show day which brings a lot of money into the community as well as jobs.

- Parishioners are asking that an environmental expert and the planning committee should have a site visit before a decision is made by the planning committee.
 - The parishioners feel that there was not a proper consultation.
 - Parishioners feel that there should have been greater notice as impact is “life changing” of this huge solar farm.
 - It is felt by all the period of time to respond is far too short, even for the December planning committee; we would ask for this to be postponed until the January planning committee for proper and concise information to be given to all parties.
 - Parishioners felt that no effort had been made by the developers to answer any technical questions on the evening of the exhibition of the 7th November.”
11. **Newton Parish Council** – Has no recommendation.
12. **Whittlesford Parish Council** – Makes no recommendation and has the following comments: -
 “The Parish Council is concerned at the proposed scale of development and if the panels will cause a nuisance value to aircraft flying to or from Duxford IWM.”
13. **Conservation Officer** – Comments that the development would have an adverse impact upon the setting of the grade II* listed church and setting of the conservation area in Thriplow when viewed from the public right of way along The Drift.
14. **Ecology Officer** – Comments that an ecological assessment of the site has been undertaken and much consideration appears to have been given to the conservation of the rare grass poly plant and the nationally rare fairy shrimp that exists on the land. Accepts that if the habitat creation measures are implemented then this application could, subject to the submission and approval of a site wide ecology management plan, deliver some degree of gain for these two notable species (plus some other aspects of biodiversity conservation through the creation of wildflower meadow habitats etc). However, objects to the indirect impact upon the local hydrology, which in turn feeds a number of local wetland features, such as the pingo ponds, and the Hoffer Brook. Having observed the ground water upwelling in these fields, there is no way to drain the land when the aquifer is at a very high level. Water flows out of the pingo ponds and into the brook. The Hoffer brook also suffers from abstraction with consequential low flows. The cracked nature of the geology below this area also enables the brook’s flows to go underground at certain points (such as the sink hole that can be observed at TL444 494 on the road between Newton and Whittlesford). There is much concern that if drainage trenches and cabling are put in place the natural drainage of this area could be altered with a detrimental impact upon flows in the Hoffer Brook (and potential water supply to the Thriplow Peat Holes SSSI although Natural England do not raise this as a concern). The size of this scheme set within a hydrologically sensitive headwaters is such that all doubt upon its likely impact on the local hydrology must be addressed prior to it being approved.
15. **Trees and Landscapes Officer** – Has no objections. Comments that the trees adjacent to the site are not afforded any statutory protection and would not be directly affected by the proposal as access would be via an existing agricultural track.
16. **Landscape Design Officer** – Comments that the site is split in two parts by a pedestrian footpath, bridleway, cycleway and access road. The development would have a significant impact upon all users. Objects to the development to the north of the footpath as it would be incompatible with the existing landscape qualities and insensitive to the character of the area. It would have a high visual impact to the residents of Thriplow to the east. Proposed hedgerow planting as a mitigation measure would be insignificant as Thriplow is set at a higher elevation. Has no

objections to the development to the south of the footpath as hedgerow and buffer planting would reduce the impact.

17. **Environmental Health Officer** – Comments are awaited.
18. **Air Quality Officer** – Comments that no concerns are raised in relation to the air quality on the site from the proposed development. Suggests a condition in relation to hours of use of power operated machinery, noisy works and construction related deliveries and informatives with regards to emission standards for vehicles, burning of waste and dust.
19. **Local Highway Authority** – Requires a condition in relation to the submission of a method statement in relation to the proposed access routes for the individual elements of the solar panels, the traffic management and delivery of the individual elements of the solar panels, the modifications to the public highway that may be required to enable the solar panels to be delivered to the site, the serving arrangements for the solar panels when they are installed. Also comments that the signs to be provided should not be placed on the public maintainable highway and that any damage to the highway verge should be repaired.
20. **Environment Agency** – Comments that additional information is required to demonstrate that the works will not adversely impact on a sensitive environmental location. The proposed site is immediately adjacent to the Site of Special Scientific Interest (SSSI) known as Thriplow Peat Holes.

In 2012, the Environment Agency was involved in enhancing our mitigation scheme, which has been ongoing since the 1970s, to protect the designated habitat of broadleaves, mixed and yew woodland at this SSSI. We extended our discharge pipe under the woodland site at the SSSI to deliver the water pumped from our mitigation scheme borehole to the area of the SSSI where Natural England wants the habitat to remain wet. Our pipeline cuts across the proposed site and we are currently involved with easement/access rights for access to our pipeline and piezometers for maintenance and monitoring purposes. We need assurances that the proposed works will not impact on our pipeline and our access is not compromised.

Any piling of the site or cabling at depth must not damage or interfere with this pipeline. The location of the pipeline is given on the attached drawing. It is known that the area of Thriplow Peat Holes SSSI and the surrounding land does get waterlogged by upwelling of groundwater in wet periods. We would discourage any drainage measures to prevent the flooding of groundwater as the SSSI relies on this groundwater for the ecology.

The Flood Risk Assessment (FRA) fails to demonstrate that there will be no detrimental impact on the surface and groundwater regime at this location. We also have concerns that any proposed cable trenches, if backfilled with porous material such as gravel, may effectively drain the upper part of the Chalk aquifer. The trenches must be at a level above the present drainage level of Thriplow Brook or Hoffer Brook, both of which are awarded to your authority for maintenance requirements, in order to prevent any increased drainage and impact on the natural wetness of the SSSI site (which relies on upwelling of Chalk groundwater to make it wet). It is known that the area of Thriplow Peat Holes SSSI and the surrounding land does get waterlogged by upwelling of groundwater in wet periods. We would discourage any drainage measures to prevent the flooding of groundwater as the SSSI relies on this groundwater for the ecology. It has not been made clear in the FRA why “a series of ponds” is being created on the site. These could have a

detrimental impact on the drainage regime locally and the construction and layout of any such ponds must be considered very carefully. We understand from Natural England that these ponds are proposed to be Pingos and there is a proposal to cultivate them every year to benefit a rare (Schedule 8) plant called grass-poly which grows on the site. These Pingos fill with water in the winter, which kills off rank vegetation and then the grass-poly (an annual) grows on the drying/dry mud left as they dry out in the summer. However, this must be presented in the FRA with full clarification. The FRA submitted with this application does not comply with the requirements set out in paragraph 9 the Technical Guide to the National Planning Policy Framework. There is therefore no suitable basis for assessment to be made of the flood risks and environmental impact arising from the proposed development.

The following concerns are from the groundwater resources perspective which reinforce those above. The plans indicate that the applicant intends to dig trenches for the cables. These trenches will be 2m deep according to the Cable Trench details; therefore there is a high risk that they will cut into the chalk aquifer below. These trenches are planned to be filled with permeable gravel, which will allow both water to flow into the aquifer and also groundwater to flow out of the aquifer depending on the groundwater levels. We have concerns that the permeable gravel fill in the trenches will either allow surface water from the adjacent Thriplow Peat Holes SSSI to drain into the aquifer thus drying the SSSI, or the groundwater will flow out of the trench and cause de-watering of the aquifer. We only have sparse data for the groundwater levels in the area; however of the data we do have it would indicate that groundwater levels fluctuate by up to 5m. This includes going above the ground level, indicating that the groundwater-surface water interaction will be highly sensitive in this area.

Following review of the Plandescil Contamination Report Desk Study of September 2013 (ref: 18304), there are no significant concerns specifically relating to contaminated land.

21. **English Heritage** – Comments that the proposal would cause harm to designated heritage assets within the vicinity, notably the development in Field 3 would have a significant impact on the currently interrupted view towards the church through the long established gap in the north side of the hedgerow on The Drift near to Hoffer Brook. The solar farm would be located within the setting of the scheduled Roman settlement, which is located on gently sloping ground to the east of Hoffer Brook. The development would result in a degree of harm to its setting. The development also has the potential to harm non-designated assets. The scheme is located in an area of high potential for significant prehistoric activity and Roman activity. A staged programme of archaeological assessment should be undertaken to understand the significance of the assets and the suitability of the proposal, including the consideration of an appropriate foundation type. The application should not be approved unless it can be demonstrated that the public benefits of the proposal would outweigh the harm caused to the setting of important heritage assets.
22. **Cambridgeshire County Council Historic Environment Team** – Comments that the site is within an area of high archaeological significance. The scheduled monument of a Roman villa, with a bathhouse and temple amongst its buildings, is located to the east of Hoffer Brook, which together with a plantation of trees bounds the proposal area on its eastern side (DCB 210, Cambridgeshire 255). Surrounding and within the area of the scheduled monument on the east side of the brook are 13 sites of Bronze Age, Iron Age and possibly Roman barrows - burial mounds that formed discrete cemeteries in these periods. These are mostly located on the east side of the brook, although two Bronze Age barrows and settlement sites of prehistoric to Roman date are located in fields on the eastern side of Thriplow village,

investigated by local community groups a decade ago. While cropmarks of undiagnostic form are known from the limits of the proposal area, the significance of these, and the continuation of occupation sites between Thriplow and Hoffers Brook is unknown. Should they prove to be of similar character to those investigated on the eastern side of the brook, their significance could be of equal ranking. The landscape here is likely to contain archaeological evidence of high significance that may lead to careful consideration of the foundation type for the solar array being required. Should further burial sites be present in the area, it would not be appropriate to subject these to impacts caused by the high density piling, recommending that a surface mounted system as the preferred mounting mechanism for the pv panels in such circumstances. Requires an archaeological investigation of the site to be carried out and the results submitted along with a mitigation strategy.

23. **Natural England** – Comments that the development would not damage or destroy the interest features of the Sites of Special Scientific Interest (SSSI's). Although Thriplow Peat Holes SSSI borders the site to the east, a 75 metre buffer is likely to ensure that works would not adversely affect the interest features. A plant (grass poly) listed under Schedule 8 of the Wildlife and Countryside Act 1981, as amended, associated with the Thriplow Hummocky fields SSSI is present on the site. The mitigation measures appear well considered and would be likely to result in a minor beneficial situation for this species through the improvement of its habitat. However, there are issues that need to be clarified in relation to the law and licensing. There are no concerns in relation to the fairy shrimp which were not found during the survey, but the mitigation measures would support the species if its moves onto the site in the future. The Phase 1 survey carried out in accordance with best practice guidelines and there are no concerns in relation to breeding or farmland birds, great crested newts, bats, reptiles or other protected species providing all mitigation is carried out as suggested. The application may provide opportunity to incorporate features into the design that are beneficial to wildlife such as bird and bat boxes.
24. **Cambridgeshire County Council Rights of Way Team** – Comments that public Bridleway No. 4 runs directly through the site, Public Bridleway No. 8 runs along the south edge of the site and Public Bridleway No. 7 runs along part of the eastern edge of the site. These are very popular routes for local walkers and horse riders as they provide a circular route to and from the village of Thriplow and to Whittlesford and Heathfield beyond. Welcomes the planting of additional hedges to reduce the visual impact of the development but requests that temporary netting with shielding should be erected before the plants reach an adequate height to protect horses from glare. Gives details of the recorded width of the rights of way and requests planting at least 1.5 metres from the edge of the rights of way. Also request informatives in relation to points of law with regards to the public rights of way.
25. **Cambridge Ramblers Group** – Objects to the application on the grounds that there appears to be no provision to maintain the right of way at 5 yards wide and it is important not to have fences of a non-intimidating scale. Concerned as this is a joint footpath and bridleway as walkers need good escape routes if horses go out of control. The scale of the fence appears disproportionate to the footpaths and would close off large areas of open farmland.
26. **British Horse Society** – Comments are awaited.
27. **IWM Duxford** – Comments that although the potential glare risk is low, surface water on the panels with a combination of the autumnal low lying sun could cause a distraction to pilots when operating on runway 24.

Amended Plans and Additional Information

28. **Thriplow Parish Council** – Comments are awaited.
29. **Newton Parish Council** – Comments are awaited.
30. **Whittlesford Parish Council** – Comments are awaited.
31. **Conservation Officer** – Comments are awaited.
32. **Ecology Officer** – Comments are awaited.
33. **Trees and Landscapes Officer** – Comments are awaited.
34. **Landscape Design Officer** – Comments are awaited.
35. **Environmental Health Officer** – Comments are awaited.
36. **Air Quality Officer** – Has no further comments.
37. **Local Highway Authority** – Comments are awaited.
38. **Environment Agency** – Comments that the recent addendum to the original Flood Risk Assessment is now satisfactory and its objection on these grounds is withdrawn.

It has been explained that ‘ponds that previously raised concerns are pingo type features.

The intention is to fill the cable trenches with the excavated natural material except for a thin band of sand around the cables themselves. With this in mind the concerns on the grounds of the risks posed to groundwater levels and water levels in the nearby Site of Special Scientific Interest (SSSI) are withdrawn. The natural excavated material will ensure the current drainage conditions prevail and there is now little risk of the SSSI draining in to groundwater or of groundwater escaping the aquifer.

Fisheries and Biodiversity have no objection to the development of this solar farm providing all of the mitigation and enhancement measures suggested in the Ecological Appraisal report are put in place.

If the security fencing is around the site boundary as given in the plan “Thriplow Site Layout” Drawing number “Thriplow_01_REV_D”, it will cross the line of our existing pipeline and new pipeline in several places. There is a statement from Lightsource that has advised that at the points where the security fence crosses the route of the pipe, this can be done so to ensure there is no fixture or intrusive piling of fence posts in those locations. Therefore, has no objections providing a condition is attached to any planning permission. In addition, the valve chamber should remain outside of the security fencing. The statement also suggests that Lightsource would be willing to accept a condition where the EA is in attendance when the development is built in the vicinity of the pipe. This idea is supported to ensure the construction of the security fencing does not affect the pipe and the valve chamber remains outside of the fencing. Access to the valve chamber needs to be maintained at all times, which is located in a manhole and the EA is currently negotiating with the landowners an access route to the valve chamber from the southern side of the development. A route along the access road (which also leads to the reservoir) and between the

security fencing and the brook should be left to allow vehicular access (suggests a width of 4 m).

39. **English Heritage** – Comments are awaited.
40. **Cambridgeshire County Council Historic Environment Team** – Comments are awaited.
41. **Natural England** – Has no further comments.
42. **Cambridgeshire County Council Rights of Way Team** – Comments are awaited.
43. **Cambridge Ramblers Group** – Comments are awaited.
44. **British Horse Society** – Comments are awaited.
45. **IWM Duxford** – Comments are awaited.

Representations by members of the public

Original Plans

46. Approximately 50 letters of objection have been received from local residents and groups raising the following issues: -
 - i) Scale and height of development;
 - ii) Principle of development in the Green Belt and exceptional circumstances;
 - iii) Visual impact, encroachment and loss of openness to Green Belt and landscape;
 - iv) Amenity of footpaths and bridleways;
 - v) Safety issues from access via footpath and bridleway and obstruction;
 - vi) Impact upon surface of public rights of way;
 - vii) Hazard to the safety of horses using bridleway through noise and flooding;
 - viii) Construction traffic through village with narrow roads and no footpaths;
 - ix) Loss of moderate/high grade agricultural land;
 - x) Electricity output small;
 - xi) Would save little CO₂;
 - xii) Increase in energy prices;
 - xiii) Health impact- no reports into noise, air pollution or electromagnetic fields;
 - xiv) Light pollution;
 - xv) Contamination to water supply;
 - xvi) No environmental assessment submitted with application;
 - xvii) Glare to aircraft from Duxford airfield and vehicular traffic on the A505;
 - xviii) Reflection and impact upon birds;
 - xix) Impact upon heritage assets particularly the church in Thriplow;
 - xx) Impact upon wildlife and Sites of Special Scientific Interest;
 - xxi) Landscaping would take time to mature;
 - xxii) Detriment to nearby properties;
 - xxiii) Future state of site if development ceases to be used and responsibility;
 - xxiv) Maintenance programme;
 - xxv) Brownfield sites and buildings more appropriate for development;
 - xxvi) Better sites under same ownership;
 - xxvii) Location- prone to vandalism and theft;
 - xxviii) Higher crime risk in area;
 - xxix) No financial benefit to local community;

- xxx) Commercial benefit to landowner;
- xxxii) Lack of information;
- xxxiii) Inadequate consultation by developers; and,
- xxxiiii) Loss of value to properties.

47. 1 letter of support has been received raising the following issues: -

- i) Green energy with carbon footprint;
- ii) Sustainable and helps the environment for future generations;
- iii) Modern innovative technology;
- iv) Lower visual impact and more efficient than wind turbines; and,
- v) Contribution to power needs on a local level.

Amended Plans and Additional Information

48. A number of letters of objection have been received from local residents and groups that continue to reiterate the concerns outlined in paragraph 46 above.

Material Planning Considerations

49. The key issues to consider in the determination of this application are whether the proposal would represent appropriate development in the Green Belt; whether the proposal would cause any other harm in terms of its impact upon the character and appearance of the Green Belt and countryside, heritage assets, biodiversity, flood risk, highway safety or other matters; and, whether any very special circumstances have been demonstrated that would outweigh any harm to the Green Belt through inappropriateness or other harm identified.

Principle of Development in the Green Belt

50. Paragraph 91 of the National Planning Policy Framework 2012 states that elements of many renewable energy projects will comprise inappropriate development. In such cases, developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources. The development would therefore represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms.

Other Harm

51. Paragraph 98 of the National Planning Policy Framework 2012 states that when determining planning applications, local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and approve the application if its impacts are (or can be made) acceptable.

Character and Appearance of the Green Belt and Countryside

52. The site currently consists of open undulating agricultural land. The scale and height of the development would significantly change the character and appearance of the landscape and result in a visually intrusive development that would detract from the openness and rural character and appearance of the Green Belt and countryside. Whilst it is acknowledged that new planting is proposed along the boundaries of the site that are currently open and infill and strengthening planting is proposed within existing gaps to mitigate the impact of the development upon the landscape, this is

not considered to adequately screen the development from viewpoints on the public rights of way on and surrounding the site, given the close proximity and that the planting would take time to mature.

Landscape Character Area

53. The site is located within the East Anglian Chalk Landscape Character Area. The distinctive features of this area are the gently undulating arable landscape with large fields bounded by hedges and occasional small groups of woodland. The development is considered to be incompatible with the existing landscape qualities and insensitive to the character of the area as it would result in the erosion of these features.

Loss of Agricultural Land

54. The site covers 32 hectares of arable land. Natural England states that the site has an agricultural land classification of grade 2 (good quality). However, this was based upon data from 1988 and an agricultural land classification report has been submitted with the application where the soil has been tested on the site in 2013 and has determined the site to have an agricultural land classification of grades 3a and 3b (good to moderate quality). This land has moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. The proposal is not considered to result in the irreversible loss of this land given that it could be returned to its original agricultural use when there is no further need for the development. Notwithstanding the above, it is of moderate value and a large part of the site has not been in agricultural production for a number of years due to waterlogging.

Heritage Assets

55. The site is located within the setting of a number of listed buildings and conservation areas in the village of Thriplow and the North Camp of the Duxford Imperial War Museum. The proposed development is considered to damage the setting of the most important heritage asset, the grade II* Church of St George that is situated to the north east of the village of Thriplow and the conservation area. The significance of the church is enhanced by its setting on a topographically prominent plateau and creates a visual landmark when viewed from the surrounding public rights of way. The significance of the conservation area is its open landscape setting that gives links between the village and church. The existing public right of way along 'The Drift' gives uninterrupted views towards the church across an open and undulating attractive rural landscape. The development would introduce an urban and industrial feature that would result in a visually dominant and incongruous development when viewed from 'The Drift' that would detract from the natural rural landscape setting of the church. The development would also have an adverse impact upon the setting of other listed buildings and the setting of the conservation areas. However, this impact is considered to be mitigated by the proposed planting scheme which is to an acceptable standard.
56. The site is located within the setting of the Roman Settlement South of Chronicle Hills Scheduled Ancient Monument and the Enclosures and Linear Trackways of Newton Scheduled Ancient Monument. The development will result in a degree of harm to the setting of the Roman Settlement South of Chronicle Hills Scheduled Ancient Monument that is of national interest due to its archaeology, although it is acknowledged that it is screened by mature planting.

57. The site is located within an area of high archaeological potential and it has the potential to harm undesignated heritage assets of historic interest through excavation in connection with the development. Due to the proximity of the site to the Roman settlement south of the Chronicle Hills Scheduled Ancient Monument and that there may be archaeological remains of equal importance also in this area, further investigation needs to be carried out to determine whether the proposal is acceptable. An aerial photographic assessment and written scheme of investigation has been submitted direct to the Historic Environment Team at Cambridgeshire County Council to try and resolve this issue.

Biodiversity

58. The site comprises a grass poly that is protected under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) and is located close to the Thriplow Peat Holes and Thriplow Hummocky Fields Sites of Special Scientific Interest. The development is not considered to result in the loss of species of grass poly or damage the interest features of the designated areas and could provide biodiversity gain through an ecology management plan and planting of a wildflower meadow providing the proposed mitigation measures are attached as a condition to any consent. The need for a license to do this is not a planning consideration that can be considered in the determination of this application.
59. The development would not result in the loss of any important trees or hedges that contribute to the visual amenity of the area. A significant landscaping scheme would be attached as a condition of any consent in order to mitigate the impact of the development upon its surroundings.
60. There are a number of pingo ponds on the site and the site is located adjacent to Hoffer Brook. Further details of the drainage of the site have been submitted that demonstrates that the development would not have an adverse impact upon the local hydrology of the area and the ecology of the Thriplow Peat Holes Site of Special Scientific Interest.

Flood Risk

61. The site is located within Flood Zones 1, 2 and 3 (low, medium, and high risk). The submitted Flood Risk Assessment demonstrates that the development would not increase the risk of flooding to the site and the surrounding area.

Highway Safety

62. Access to the site during and after construction would be via the private access track serving KWS Ltd. off Gravel Pit Hill. Gravel Pit Hill is a long straight road with a speed limit of 60 miles per hour. The access width of 3 metres and visibility splays of 2.4 metres x 215 metres in each direction from the access on to Gravel Pit Hill is acceptable and the development would not result in a significant increase in traffic generation to and from the site that would be detrimental to highway safety. The Traffic Management Plan submitted with the application shows the access route to the site during construction and demonstrates that vehicles would not need to travel through the village of Thriplow. A condition would be attached to any consent to agree a traffic management plan for access to the site for delivery of the panels and servicing the development.

Residential Amenity

63. The site is located close to a number of residential properties within the villages of Thriplow and Heathfield. The development is not considered to result in a significant increase in noise and disturbance, environmental pollution, or electromagnetic fields that would seriously harm the amenities of the occupiers of these properties. Noise pollution would be limited to that from fans used to cool the inverter buildings in the day and a hum from the transformers. These noise levels would be in the daytime only and would not be audible to receptors 100 metres away that is significantly closer than the nearest residential properties. The development would meet the International Commission on Non-Ionizing Radiation Protection (ICNIRP) 1998 guidelines in relation to electromagnetic fields and the panels would not lead to any harmful emissions. The development is not considered to result in an unduly overbearing impact or loss of outlook that would adversely affect the amenities of occupiers of these properties. This is due to the low height of the development and distance from the residential properties. The loss of a private view is not a planning consideration.

Rights of Way

64. There is a bridleway (no. 4) that runs across and bridleways (nos. 7 and 8) that run along part of the eastern boundary and the southern boundary of the site. The development would be highly visible from the public rights of way that cross and surround the site. This visual prominence would have a negative impact upon the views and surroundings of the countryside that contribute to the enjoyment of the walkers and horseriders that use the public rights of way. However, the impact upon The Drift public right of way has been reduced significantly through the revised layout that maintains the most important views and would be reduced further from landscaping over time. The impact upon the public right of way from Heathfield would be reduced through landscaping only over time. These measures are considered to adequately mitigate the impact of the development upon the public rights of way providing a condition is attached to any consent to secure the landscaping. A temporary fence has been requested to shield users of the public rights of way from glare as a result of the development. However, this is not considered reasonable as the panels are unlikely to cause glare that would affect horses as they are constructed from non-reflective material.
65. The access to the site would run along part of a bridleway (no. 8). This is an existing hard surfaced access that has a width of approximately 3 metres and a speed limit of 30 miles per hour. Although it is noted that there would be an increase in the level of traffic using the access particularly during the construction period, the development is not considered to adversely affect the safety of the users of the public right of way as vehicles would be travelling at low speeds, there is a grass verge either side of the access that would provide a safe refuge for the users of the public right of way, and passing places would be provided for vehicular traffic using the access. Permission is required from Cambridgeshire County Council Rights of Way Team to use a public right of way as a means of access.

Other Matters

66. The site is not situated on land that is subject to contamination and the development is not considered to lead to land or water contamination that would cause a risk to the health of nearby receptors.

67. The development would not result in the emission of energy radiation that would affect the health of residents in the village of Heathfield and Thriplow.
68. Duxford Airfield is located to the south of the site and has a runway that is orientated east to west. The development would be unlikely to result in a significant amount of glint or glare that would cause a risk to aircraft given that the panels would be dark blue in colour and designed to be non-reflective to maximise solar gain through absorption (less than 9% would be reflected and glass and water have higher reflection rates), they would be situated a significant distance away, and any rainwater would be likely to run off the panels given their angle. There would not be any glint or glare to traffic or residential properties as this is reflected skywards.
69. The development is not considered to have an unacceptable impact upon wildlife and protected species in the area.
70. The Environment Agency has a discharge pipeline that runs under the site and provides an important supply of water to the Thriplow Peat Holes Site of Special Scientific Interest. The applicant has agreed to work with the EA to ensure that the development would not damage the pipeline and this would be a condition of any consent.
71. A condition would be attached to any consent to agree any external lighting scheme to ensure that it would not harm the amenity of the Green Belt.
72. An Environmental Impact Assessment Screening Opinion was submitted to the Local Planning Authority prior to the submission of the application. It was determined that the impacts of the development would not be sufficiently significant to require an Environmental Statement to be submitted with the application.
73. Whilst the output from the development may be less than from a power station, it is considered a cleaner form of energy that would reduce the impact of climate change.
74. The impact upon energy prices that may provide a financial benefit to the local community is not known.
75. The Ecology Officer has not raised any objection to the impact of the development upon protected species or wildlife.
76. The development would not impact upon the use of the nearby lake by the angling club.
77. Given the above objections in relation to the impact of the development upon the character and appearance of the Green Belt and countryside, the setting of designated heritage assets, and the important archaeological remains in the area, the development is considered to result in other harm.

Very Special Circumstances

78. The development would provide a source of renewable energy that would contribute to the reduction of carbon emissions that would benefit future sustainability. The potential capacity of the development is 14MW that would provide power for approximately 3500 homes. This would contribute towards the urgent need to address climate change at local, national, and global levels. It would particularly contribute to local needs within the county of Cambridgeshire, as the district of South

Cambridgeshire currently provides a lower level of renewable energy sources than surrounding rural districts.

79. The applicants have stated that it is necessary to locate the development on this site in the Green Belt due to land availability and for an efficient connection to the National Grid. This specific site was selected to minimise the impacts upon the purposes of including land within the Green Belt. The impact upon the openness of the Green Belt is not considered unduly harmful given the long narrow north to south orientation that is situated adjacent a woodland to the east. Other land owned by the applicants has constraints in relation to the siting within the setting of a Scheduled Ancient Monument and area of high archaeological potential, current use for farming, closer proximity to residential properties, and greater visual impact. The site is available immediately and a connection has been made to the national grid.
80. There is no disputing that there is need for renewable energy schemes locally and nationally in order to address the issue of climate change. However, the very special circumstances put forward are not considered to demonstrate that the development has to be located on this specific site. Whilst it is acknowledged that the site is located on the part of the land under the ownership of the applicant with the least number of constraints, the site is available immediately, and there is an existing connection to the National Grid, it is considered that there are more appropriate sites for such developments within and outside the Green Belt in the district and elsewhere in the county that are less sensitive in nature and likely to be available in the short term that would contribute to the need. It should also be noted that the district of South Cambridgeshire provided more than half of the renewable energy schemes across the county in 2012-2013 and a number of enquiries have been received for future schemes. It is not therefore considered that very special circumstances exist in this case that would outweigh the harm to the Green Belt through inappropriateness and other harm identified above to justify approval of the development as a departure to local and national planning policies.

Recommendation

81. It is recommended that the Planning Committee grants officers delegated powers to refuse the application as amended for the following reasons unless the objections from English Heritage and Cambridgeshire County Council Historic Environment Team are withdrawn: -
- i) The proposed solar farm and associated equipment would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms. The proposal is therefore contrary to Policy ST/1 of the South Cambridgeshire Local Development Framework Core Strategy DPD 2007, Policy GB/1 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007, and paragraphs 87 and 91 of the National Planning Policy Framework 2012 that seek to resist inappropriate development in the Green Belt unless there are very special circumstances to justify such a development. The very special circumstances put forward for the development would not outweigh the harm to the Green Belt through inappropriateness.
 - ii) The proposed solar farm and associated equipment would also result in other harm as it would adversely affect the character and appearance of the Green Belt, countryside and Landscape Character Area through the introduction of a visually intrusive development that would result in encroachment into the countryside and lead to a loss of openness and rural character. The proposal

is therefore contrary to Policy ST/1 of the South Cambridgeshire Local Development Framework Core Strategy DPD 2007, Policy GB/1 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007, and paragraphs 79 and 80 of the National Planning Policy Framework 2012 that seek to resist development that would affect the openness of the Green Belt and conflict with the purposes of including land within the Green Belt; and, Policies DP/3 and EN/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 that seek to protect the countryside and landscape character. The very special circumstances put forward for the development would not outweigh the visual harm to the Green Belt.

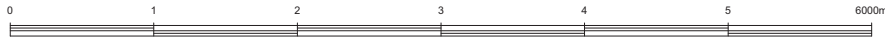
- iii) The proposed solar farm would also result in other harm as it would significantly damage the settings of the grade II* listed church and Thriplow conservation area through the introduction of a visually dominant development when viewed within from the public right of way along The Drift. The proposal is therefore contrary to Policies CH/4 and CH/5 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 and paragraph 133 of the National Planning Policy Framework 2012 that seek to resist developments that would result in substantial harm to the significance of designated heritage assets unless public benefits would outweigh that harm. The very special circumstances put forward for the development would not outweigh the harm to the designated heritage assets identified.
- iv) Insufficient information has been submitted to demonstrate that the proposal would not cause harm to features of significant archaeological interest in the area. The proposal is therefore contrary to Policy CH/2 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 and paragraph 135 of the National Planning Policy Framework 2012 that seeks to resist developments that would harm non-designated heritage assets.

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
- National Planning Policy Framework 2012
- Planning File Reference S/2080/13/FL

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

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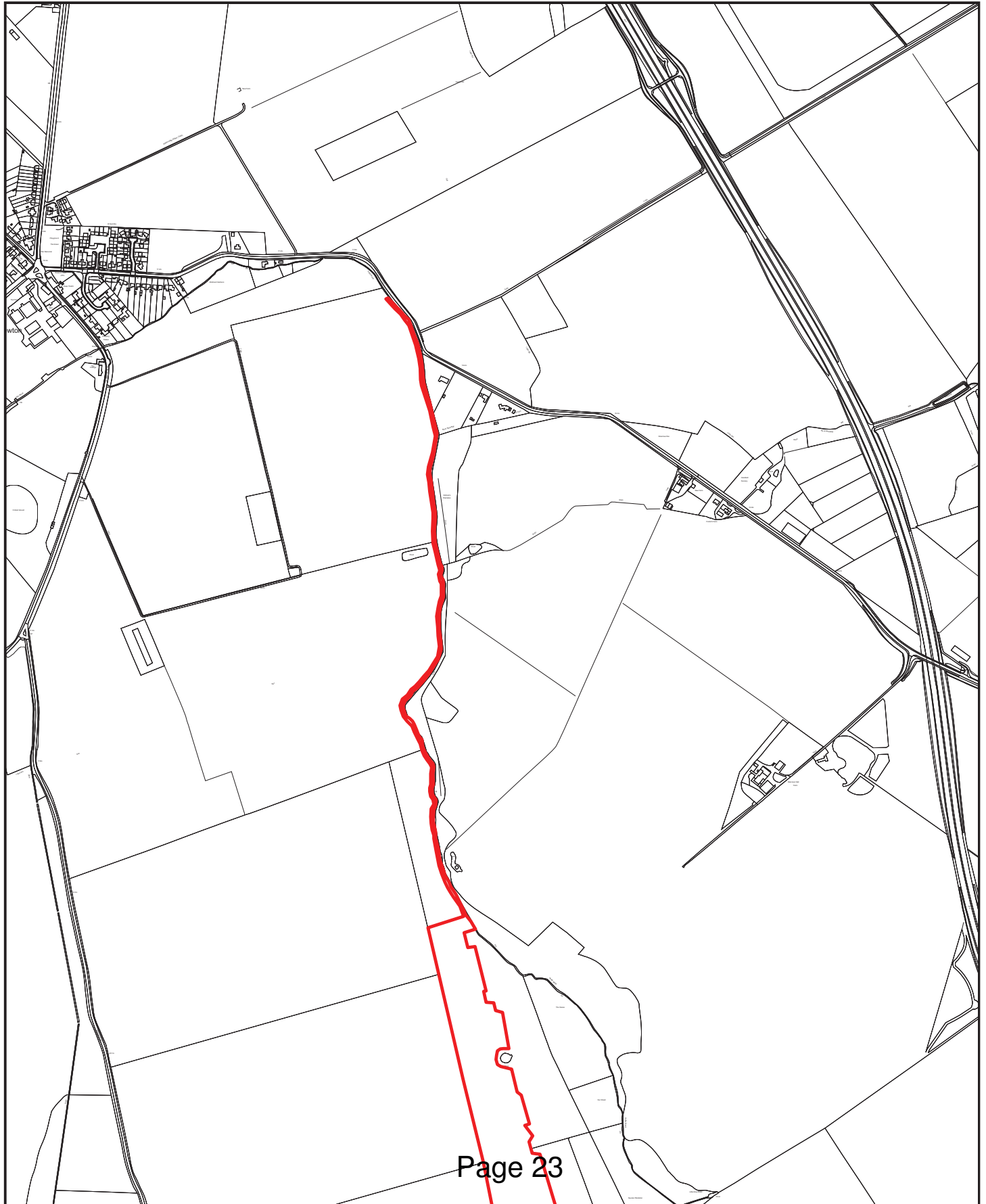
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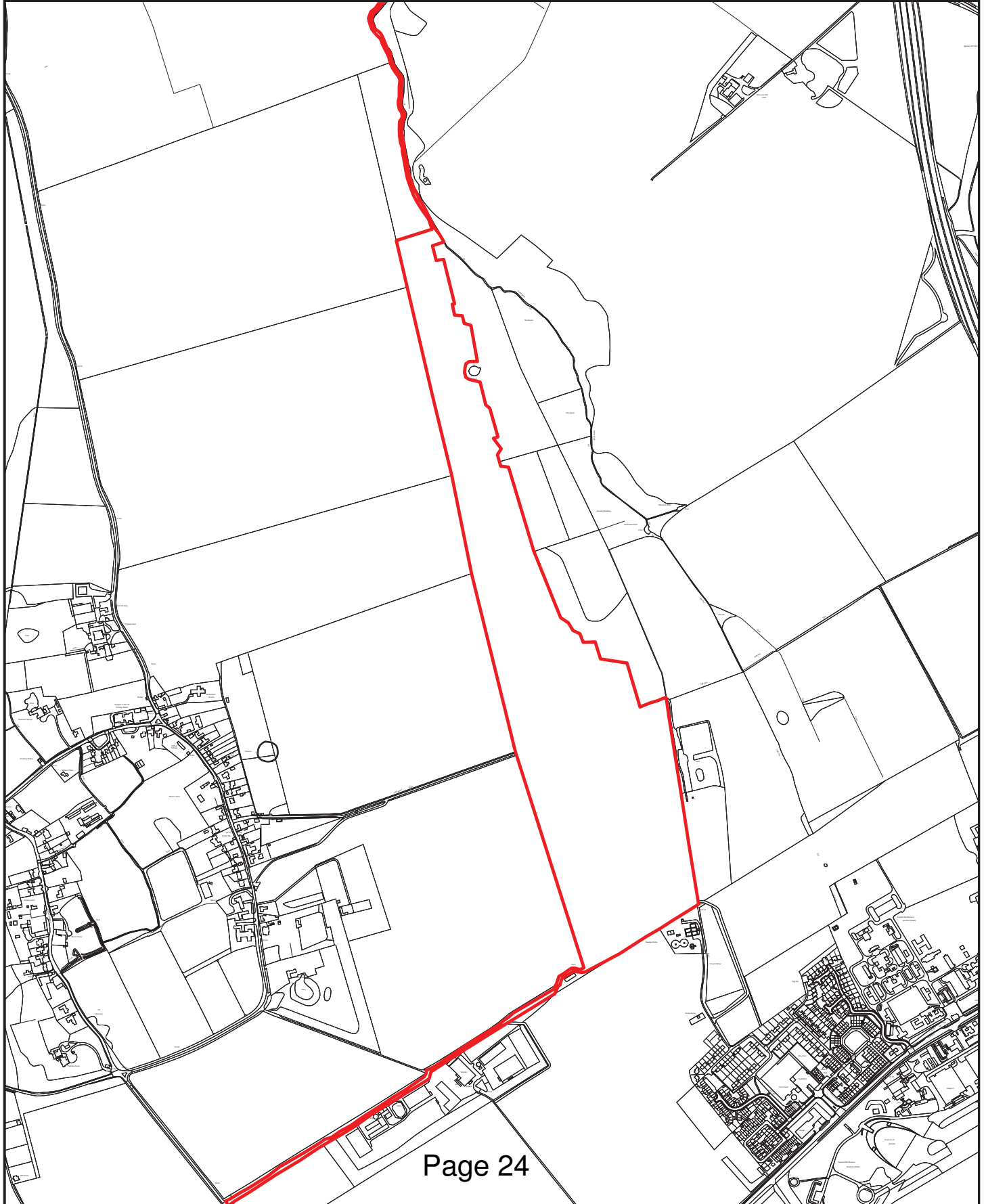
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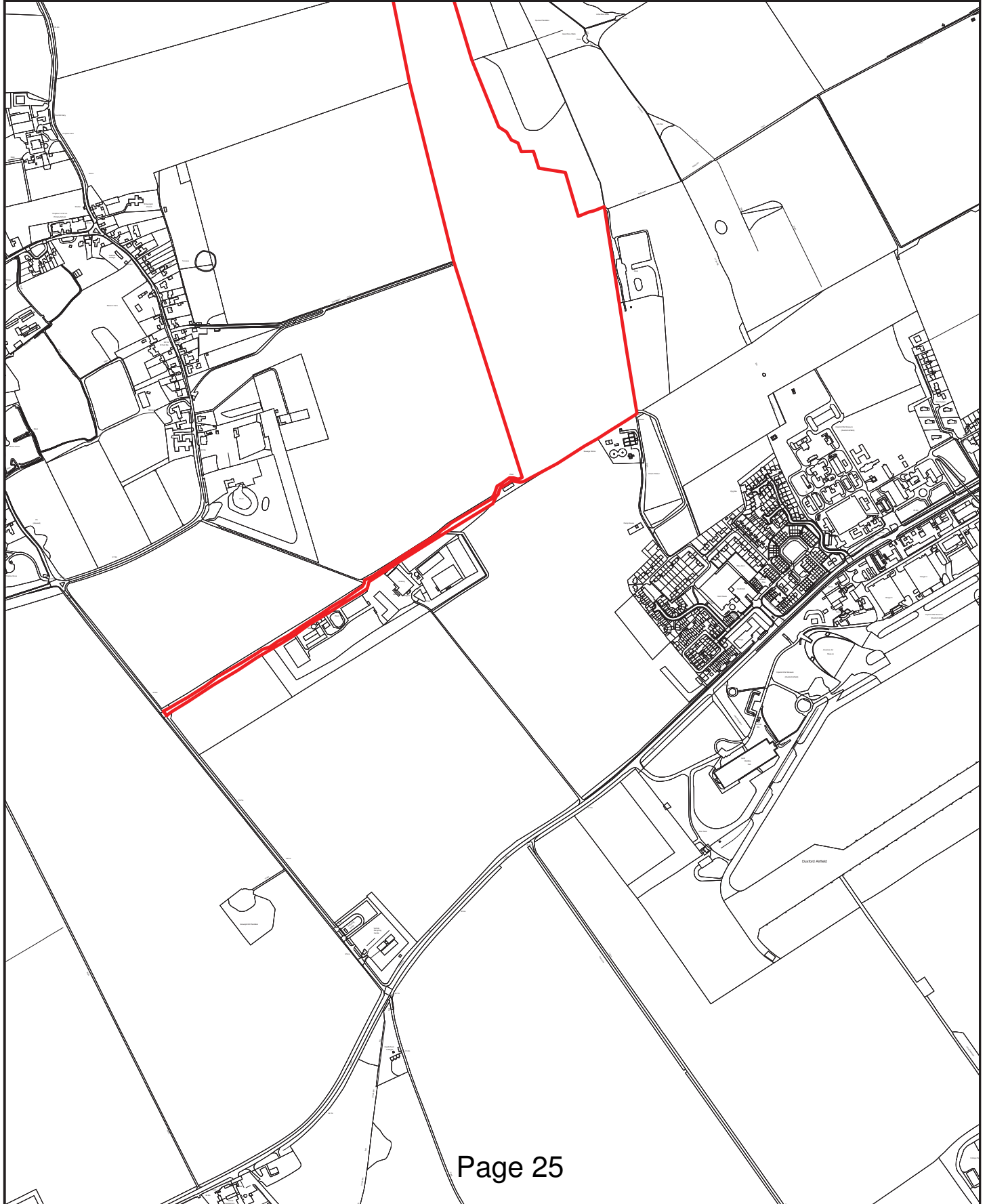
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1066/13/OL
Parish(es):	Fulbourn
Proposal:	Development Brief for the redevelopment of the Fulbourn Hospital and Ida Darwin Hospital.
Site address:	Ida Darwin Hospital and Fulbourn Hospital, Fulbourn Old Drift, Fulbourn, Cambridge, CB21 5EE
Applicant(s):	Cambridge and Peterborough NHS Foundation
Recommendation:	Endorsement of the Development Brief
Key material considerations:	Impact on the Openness of the Green Belt and on the Listed Building and the Conservation Area.
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Katie Parry
Application brought to Committee because:	It relates to an outline application for a major site and the officers recommendation conflicts with that of the Parish Council.
Date by which decision due:	15 th August 2013

Executive Summary

1. The sites are located in Fulbourn Parish and have been identified through the Development Control Policies as a Major Developed Site in the Green Belt. This allows for the re-development of the sites subject to a set of criteria. A Development Brief has been submitted as part of the outline application for the redevelopment of the Ida Darwin Hospital site. Members are asked to consider the Development Brief only at this stage; the outline application will be brought before the planning committee at a later stage, subject to the decision on the Development Brief.

2. The Development Brief outlines the principles which, it is proposed, will guide the development of the Fulbourn and Ida Darwin Hospital sites. The Development Brief will form a material consideration when subsequent planning applications are considered. The Development Brief will not form part of the Development Plan, which is the legal starting point for decision taking but will be recommended as a condition on any subsequent outline planning permission, if granted. The Members are asked to endorse the Development Brief for the Fulbourn and Ida Darwin Hospital sites.

Planning History

3. **S/1066/13/OL** – Approval is sought for a. A development brief for the Fulbourn and Ida Darwin hospital sites and b. Outline Planning Permission for the redevelopment of the Ida Darwin Hospital site with up to 180 dwellings (C3) including affordable housing, a 70 unit Extra Care facility (C2) with access and associated works, open space and landscaping, following the demolition of existing buildings on site. – PENDING CONSIDERATION
4. In addition there is extensive planning history relating to the sites use as a health facility. It is not considered that these are relevant to the Development Brief.

Planning Policies

National Planning Policy Framework

5. Paragraphs 18 to 22 – Building a strong, competitive economy
Significant weight should be placed on the need to support economic growth through the planning system. To achieve economic growth, local planning authorities should plan proactively to meet the needs of business.
6. Paragraph 79- 92 Protecting Green Belt land
The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Inappropriate development is by definition harmful to the Green Belt. Exceptions to inappropriate development include the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within than the existing development.
7. Paragraphs 126 to 141 Conserving and enhancing the historic environment
Local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Local Development Framework

8. Core Strategy DPD (Adopted January 2007):
ST/1 – Green Belt
ST/2 – Housing Provision
ST/3 – Re-Using Previously Development Land and Buildings

9. Local Development Framework Site Specific Policies (Adopted January 2010):
SP/9 – Fulbourn and Ida Darwin Hospitals
10. Development Control Policies DPD (Adopted July 2007):
DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/5 – Cumulative Development
DP/7 – Development Framework
GB/1 – Development in the Green Belt
GB/2 – Mitigating the Impact of Development in the Green Belt
GB/4 – Major Developed Sites in the Green Belt
CH/1 – Historic Landscapes
CH/5 – Conservation Areas
11. Proposed Submission – Local Plan (July 2013):
S/4 – Cambridge Green Belt
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/9 Redevelopment of Previously Developed Sites and Infilling in the Green Belt
NH/14 – Heritage Assets
E/7 – Fulbourn and Ida Darwin Hospitals
12. Supplementary Planning Documents:
Development Affecting Conservation Areas – adopted 15 January 2009
District Design Guide – adopted 2 March 2010

Consultations

13. **Conservation Manager** – Comments relate to the Development Brief dated October 2013. The building to the North West of the Lodge and the Cranked Building have a higher level of interest than the Development Brief acknowledges. Views across the site and the Green Belt have been underplayed through the Development Brief. Concern raised regarding the transition from the parkland to the development (figure 21, Page 42) will have harmful impacts on the conservation area. It encroaches on the open area in the southern part of the site through the position of its potential redevelopment plots and the car parking areas. The open sweep of parkland across the southern part of the conservation area will be affected and the sense of separation from Cherry Hinton will be reduced.
14. **Principal Urban Designer** – Comments relate to Development Brief dated October 2013. Concern raised regarding the lack of detail on the masterplan (figure 21, Page 42) An indication of the building heights, building mass and car parking should in the different zones should be shown as part of the masterplan. Car parking should preferably be located within the building groups, any car parking within the parkland frontage and side should be small, with cars beneath trees to protect the parkland setting.
15. **Fulbourn Parish Council** – Recommends Refusal – Objections are specific to the Outline Application. Concern has been raised regarding the potential contamination of the land, it considers that the desktop survey is insufficient and that insufficient attention has been given to drainage issues.
16. **Fulbourn Forum** – Objection to:
- The demarcation line for the proposed new housing;

- The proposed redevelopment will significantly reduce the openness of the Green Belt and the purposes of the Green Belt are not maintained;
 - The number of houses proposed on the site should be significantly reduced;
 - The density proposed is too high for the rural, edge of village location;
 - Concern about the level of car parking provided on site and that this will lead to on-street parking and informal parking on open space;
 - The proposed gardens are too small;
 - The services in Fulbourn village do not have sufficient capacity to cope with the additional needs of the Ida Darwin Development;
 - Inappropriate location for the Extra Care facility, due to the distance from shops, health centre, library, churches, chemist, recreation ground and social events etc. and its proximity to the railway line; concern regarding the increased traffic generation; proposed development is too large, the number of houses proposed should be reduced;
 - The site is unsustainable as it is too far away from the facilities in the village;
 - Cycle parking provision is insufficient;
 - Concerned that the proposed SUDs drainage system will be ineffective due to site levels and blockages that will occur;
 - Provision of household bins and recycling containers has not been fully considered through the application;
17. The following supportive comments and suggestions were made:
- The provision of allotments is supported however concern is raised regarding their location, due to soil quality, water retention and access;
 - Support the opportunities for biodiversity enhancements and would like to see this extended to the gardens and streets;
 - Provision should be made for a community orchard and or the inclusion of fruit and nut bearing trees within the site.

Representations

18. 28 no. responses have been received these predominately relate to the outline planning application and will be summarised as part of the report for the outline application for Ida Darwin Hospital site. 23 no. responses were received which supported the Fulbourn Forum. Comments which are relevant to the Development Brief are summarised below:
- The proposed 'Green gap' is insufficient;
 - Impact on the openness of the Green Belt;
 - The extra care facility is located too far from village services, the building is too large and high;
 - Urbanisation of a rural village;
 - Other more suitable sites should be explored in the village for development rather than the Ida Darwin site;

Planning Comments

Site

19. Both the Ida Darwin Hospital site and the Fulbourn Hospital site are located outside of the Development Framework of Fulbourn in the countryside and are also located within the Cambridge Green Belt. They are designated as Major Developed Sites in the Green Belt under the Local Development Framework policy GB/4 and are the subject of site specific policy SP/9.

20. The Ida Darwin hospital site is located directly to the West of the Village of Fulbourn and between Fulbourn Old Drift to the South and the railway to the North. An Award Drain bisects the site from North to South broadly on the line of the existing access into the site.
21. The Fulbourn hospital site is located to the North of Cambridge Road and to the South of the same railway line. It is adjacent to Cherry Hinton to the West including the Tesco store situated at its North West corner. It is separated from the Ida Darwin site by Capital Park office development and the Victoria House hospital building. The entire site is within the Fulbourn Hospital Conservation Area with the Southern portion of the site largely undeveloped and laid to grass. There are a number of mature trees on site primarily towards the perimeter and in a band running North to South down the centre of the site.

Policy Background

22. The Fulbourn and Ida Darwin Hospital Site have been identified through the existing and emerging Local Planning Policies as Major Developed Sites in the Green Belt. The Development Plan currently consists of the Core Strategy DPD (adopted January 2007), Development Control Policies DPD (adopted July 2007) and Site Specific Policies DPD (adopted January 2010).
23. The National Planning Policy Framework (March 2012) and the Proposed Submission Local Plan (July 2013) are material planning considerations in decision taking.
24. Policy GB/4 includes the Fulbourn and Ida Darwin Hospital site as a Major Developed Site in the Green Belt. Para 3.11 requires that a Development Brief, adopted as a Supplementary Planning Document, is required for this site.

Status of the Development Brief

25. The Development Brief has been prepared by the applicant in consultation with the Local Planning Authority. However, there is a legal process for the adoption of SPDs, in this case, this has not been followed. It is not considered appropriate to adopt the Development Brief as an SPD; however the purpose of policy GB/4 has not been harmed as there has been public consultation on the document. Additionally, it sets the criteria against which the sites can be redeveloped. It will be used to ensure that development is acceptable and will be used in assessing any future outline, reserved matters and full planning applications. The Development Brief is being considered by members before the grant of planning permission.
26. The Development Brief is not submitted as a planning application and therefore is not presented to Members for 'determination'. It cannot be 'approved' for the purposes of permitting development and its endorsement would not confer in itself any right to use the land for the purposes proposed or for any development to start on site. It could however be a condition of any subsequent planning permission granted that its principles are adhered to.

Summary of the Development Brief

27. The Development Brief summarises the main constraints and opportunities for both the Ida Darwin and Fulbourn Hospital Sites. The main environmental constraints and opportunities for the Ida Darwin site are:
 - The Green Belt views across and into the site
 - Existing trees on the site and their retention where possible

- The railway line to the north of the site and the associated noise impact
 - The awarded drain and gas main which run south to north through the centre of the site
 - Biodiversity enhancement of the site
28. The main environmental constraints and opportunities for the Fulbourn Hospital Site are:
- It is located within the Fulbourn Conservation Area
 - The Green Belt views across and into the site
 - The open parkland to the south of the site
 - Existing trees on the site which should be retained where possible
 - Surface water management
29. The future hospital uses for both the sites will be consolidated onto the Fulbourn Hospital site, whilst retaining the parkland setting and character to the south. The Ida Darwin site is proposed to be redeveloped for residential development; the development is to be concentrated to the east of the site adjacent to the existing Fulbourn village.
30. All the buildings on the Ida Darwin site are proposed to be demolished. Some buildings on the Fulbourn site which are no longer fit for purpose and are not capable of economic adoption are also proposed to be demolished. The buildings which are proposed to be demolished are: Windsor, Cedars, Burnet and PGME Leisure and potentially the Energy Centre and Beechcroft. The Development Brief indicates that The Trust will require circa 40% of the Ida Darwin footprint to be reallocated to the Fulbourn site to meet the needs of the health provision.
31. The Development Brief sets the following design principles for the Fulbourn Hospital site:
- Maintain the park like ambience of the whole site;
 - Maintain the largely undeveloped character to the south of the site and connection to the green space beyond the site near Cherry Hinton;
 - Enhance parkland character;
 - Provide clearer circulation;
 - Reduce the dominance of traffic within the healthcare environment;
 - Maintain and enhance the important open spaces within the site;
 - Protect the most important trees;
 - Carefully consider the transition between the built development and the Parkland to the south;
 - Enhance the biodiversity potential of the site;
 - Substantially enhance the tree belt along the western boundary to provide separation with Cherry Hinton;
 - Open up views and access at eye level between the east and west sides of the hospital along the historic western boundary of the asylum;
 - Ensure new buildings are of appropriate scale and maintain view of the Water Tower of Victoria House;
 - Explore opportunities for greater physical and visual connection with Capital Park.
32. The Development Brief sets the following design principles for the Ida Darwin Hospital site:
- Establish a clear and visual open green wedge at the western end of the site;
 - Maintain the well treed character of the site;

- Provide clear circulation, and legibility;
- Provide “outward” looking housing that relates to the area around it, and forms part of the village;
- Locate any larger scale built elements appropriately;
- Avoid overlooking /overshadowing the neighbouring residential areas;
- Extra Care provision to be at the heart of the development, as an integral part of the new community;
- Enhance the biodiversity value of the site.

Assessment of the Development Brief

33. The Development Brief sets out the quantum of development currently on both sites and gives an indication of the percentage of space which The Trust will require to be consolidated to the Fulbourn site of 40%. The remaining footprint will be used for the residential development on the Ida Darwin site, in accordance with policy GB/4 and SP/9.
34. The Development Brief sets out a number of design principles which will inform the future Masterplanning process for the Fulbourn Hospital site and the Outline and Reserved Matters applications for the Ida Darwin Hospital site. These can be found in section 6.0 of the Development Brief and are detailed above. The Design Principles established here are generally supported by the Urban Design consultee, however it is felt that figure 21 pg 42 does not reflect some of the design principles. The Council and the applicants are working together to address the concerns raised and an update will be provided to members.
35. The Conservation Manager’s comments highlight a difference in professional opinion regarding some of the buildings on the Fulbourn Hospital site which are proposed to be demolished. Concern was also raised in relation to the impact on the Parkland to the south of the Fulbourn site; this is also a matter of concern from the Principal Urban Designer. Planning and specialist officers are currently working with the applicants to address the concerns that have been raised. The concerns that are being addressed are the height of the buildings for the redevelopment plots and the impact that the redevelopment might have on the parkland to the south.
36. Objections have been raised to the inclusion of the Extra Care Facility on the site, this forms a design principle for the Ida Darwin site. The Extra Care Facility has been included due to the large level of demand for such facilities in this area of the district, and this provision is supported by the Housing Officers.
37. This report is seeking the endorsement of the Development Brief for the Fulbourn hospital and Ida Darwin hospital sites. The document will inform the future development of the site and will be a material consideration in the determination of future planning applications for both the Ida Darwin and Fulbourn Hospital sites. Officers would expect to recommend a planning condition on any subsequent permission, if granted, to ensure the principles endorsed are carried through to reserved matters details.

Conclusion

38. The Development Brief for Ida Darwin Hospital and Fulbourn Hospital provides guidance for the consideration of future applications for both the Fulbourn Hospital and Ida Darwin Hospital sites. This document will not form part of the development

plan but will be a material consideration on future planning applications. Additionally it will be recommended as a condition on any future outline applications.

- 39.** The document sets the framework for how the two sites will be developed in the future within the constraints of its location as a Major Developed Site in the Green Belt. The Development Brief demonstrates that the health uses will be consolidated on the Fulbourn Hospital; including the re-development and replacement of several buildings, the parkland setting to the south of the site should be retained and the building heights should allow views to the Listed Building and preserve the openness of the Green Belt. The Ida Darwin site is proposed to be redeveloped for residential use; this is the subject of an outline application which will be considered by the Planning Committee at a later date, notwithstanding the outcome of this report.

Recommendation

- 40. Members are invited to endorse the Development Brief as a material consideration for all subsequent planning applications.**

Background Papers

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy DPD (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies DPD (Adopted July 2007)
- South Cambridgeshire Local Development Framework Site Specific Policies DPD (Adopted January 2010)
- Planning File Ref: S/1066/13/OL
- Documents referred to in the report including appendices on the website only and reports to previous meetings.

Report Author: Katie Parry – Senior Planning Officer
Telephone: (01954) 713379



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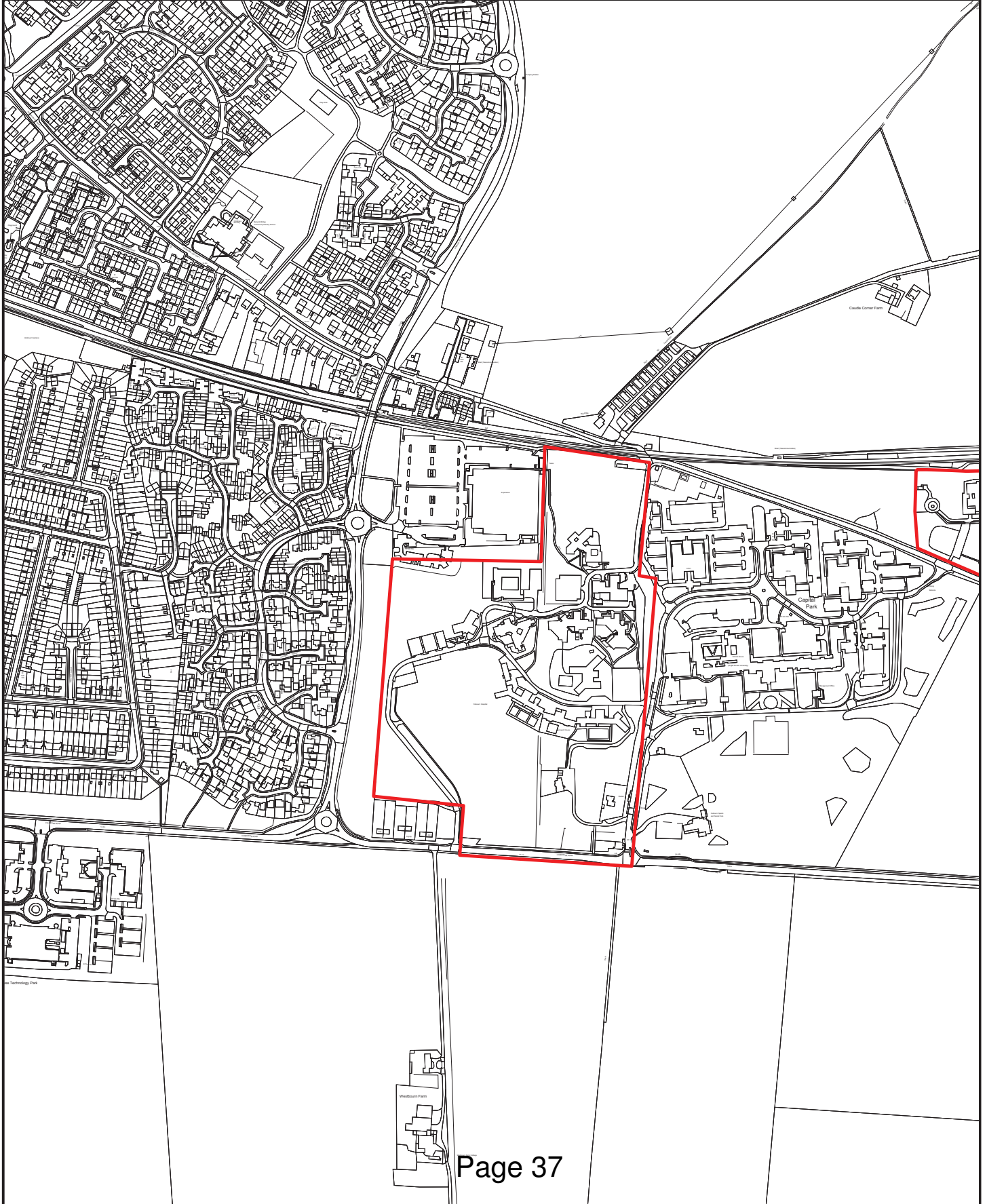
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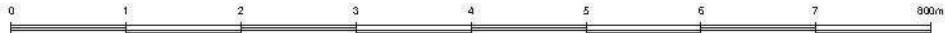


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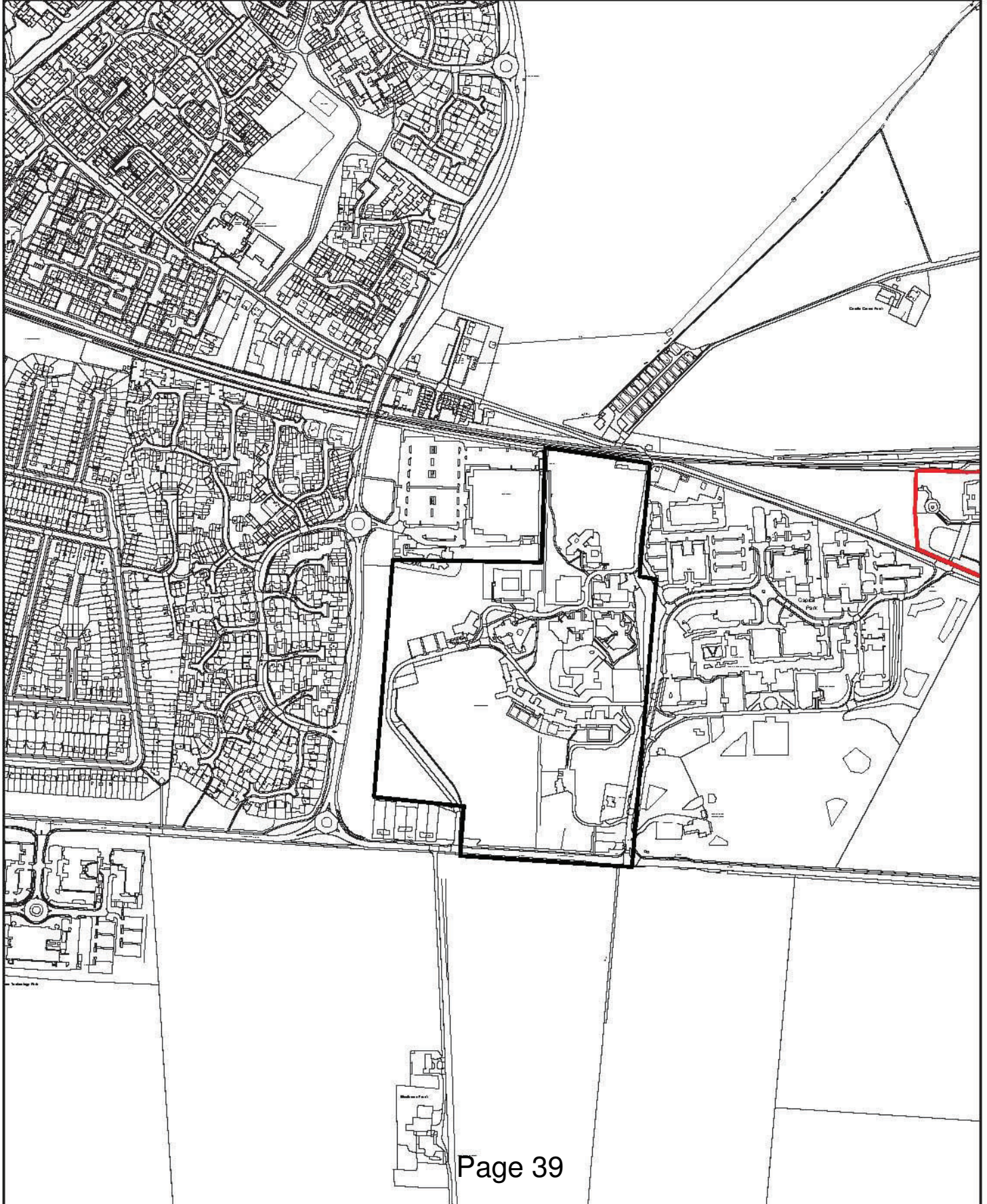
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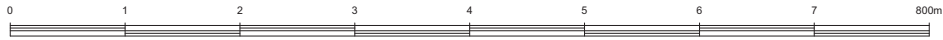


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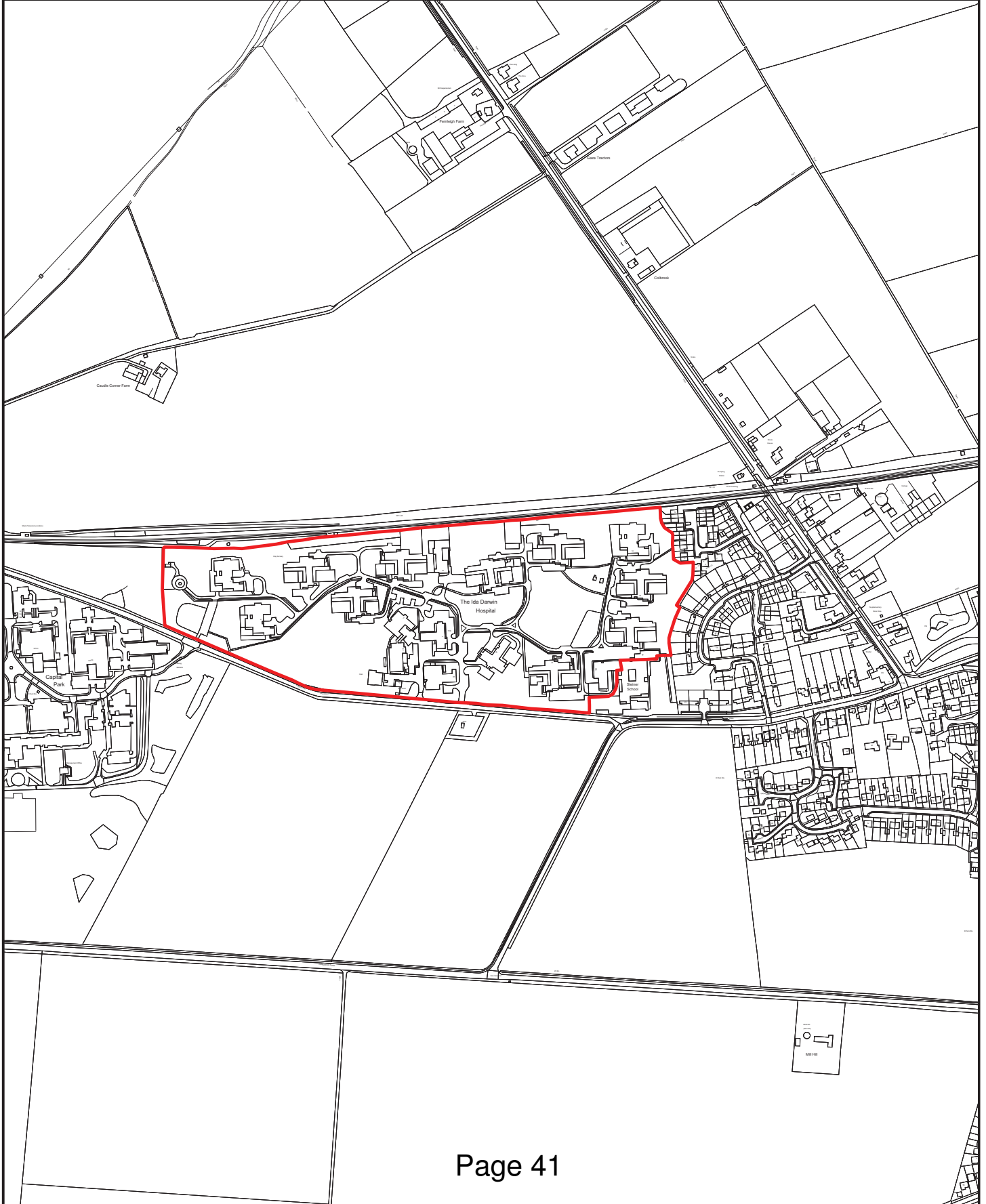
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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2092/13/OL
Parish(es):	Waterbeach
Proposal:	Residential Development of up to 36 Dwellings and Formation of Accesses
Site address:	Land to the East of Cody Road and North of Bannold Road, Waterbeach
Applicant(s):	Manor Oak Homes
Recommendation:	Refusal
Key material considerations:	Principle of Development Housing Land Supply
Committee Site Visit:	No
Departure Application:	Yes
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	Strategic Significance
Date by which decision due:	29 January 2014

Executive Summary

1. This application proposes 36 dwellings on land that is currently situated outside the Waterbeach village framework and in the countryside. The site is designated as an Extension to the Green Belt in the South Cambridgeshire Local Plan Proposed Submission July 2013 in order separate the village of Waterbeach from the Barracks and allocated Waterbeach New Town to the north. The key issues to consider in the determination of this application relate to the principle of the development, density, housing land supply, emerging local plan policy, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, trees, landscaping, biodiversity, highway safety, neighbour amenity, and flood risk. Officers recommend refusal of the application on the grounds of the prematurity of the proposal in relation to the consideration of the Draft Local Plan in relation to the designation of the site as an Extension to the Green Belt and the allocation of the Waterbeach New Town to the north, loss of an important landscape buffer between the village of Waterbeach and the Barracks, and the sustainability of the location for the number of new dwellings as proposed.

Site and Proposal

2. The site is located to the east of Cody Road and to the north of Bannold Road, outside the Waterbeach village framework and within the countryside. It measures 1.44 hectares in area and currently comprises open agricultural land. The village of Waterbeach is situated to the south within the framework and Waterbeach Barracks is situated to the north within the countryside. The site forms part of the Landscape Character Area known as 'The Fens' and is generally level ground. The northern boundary is well landscaped and the western boundary adjacent to Cody Road and the southern boundary adjacent Bannold Road have sporadic landscaping. The eastern boundary is open. The site lies within a Flood Zone 1 (low risk) area. There are drainage ditches on the southern and western boundaries of the site.
3. This outline planning application, received on 30 October 2013, as amended, proposes the erection of a residential development of 36 dwellings and the formation of accesses. 14 of the 36 dwellings (39%) would be affordable to comply with local needs. 4 dwellings would have one bedroom, 8 dwellings would have two bedrooms, and 2 dwellings would have three bedrooms. The tenure split would be 70% social rented and 30% shared ownership. 22 of the 36 dwellings (61%) would be available for sale on the open market. 2 dwellings would have two bedrooms, 8 dwellings would have three bedrooms, and 12 dwellings would have four or more bedrooms. The dwellings would be two storeys to two and a half storeys in height. The materials of construction would include brick, render and timber. 72 parking spaces are proposed to serve the development that range from one parking space for the smaller units to three parking spaces for the larger units. Two main accesses and a number of single accesses are proposed off Cody Road to serve 34 dwellings within the development and a shared access is proposed off Bannold Road to serve two dwellings within the development. An area of 0.14 of a hectare of public open space in a linear form would be provided on the eastern side of the site.

Planning History

Application Site

4. *None exists.*

East of the Site

5. **S/1359/13/OL** - Residential Development up to 90 Dwellings with access to Bannold Road - Refused
6. The application was refused under delegated powers for the following reasons: -
 - "i) 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).

- ii) The development would result in the loss of an important landscape buffer area between Waterbeach and Waterbeach Barracks, to the harm of the landscaped setting of each, and would represent an undesirable coalescence of the village and Barracks contrary to the adopted Local Development Framework 2007 at Policy DP/3, which seeks to prevent development that would have an unacceptable adverse impact on the countryside and landscape character; at Policy DP/7, which states that outside village frameworks only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted: the aims of the policy seek the protection of the countryside from gradual encroachment and to help guard against incremental growth in unsustainable locations: and at Policy NE/4, which seeks to preserve the local character and distinctiveness of the District's landscape.
- iii) The proposal to erect up to 90 dwellings on the application site adjacent to the adopted development framework boundary for Waterbeach represents development which is unsustainable in scale and location because it fails to accord with the adopted intentions of the Local Planning Authority for the provision of housing in the District as set out in Policy ST/2, which provides a strategy for the location of new housing in the District, and Policy ST/5, which includes Waterbeach as a Minor Rural Centre with more limited services where residential development up to an indicative maximum of 30 dwellings will be permitted, in the South Cambridgeshire Adopted Core Strategy Development Plan Document 2007.
- iv) The application site is located in an area of high archaeological value where any surviving assets would be severely damaged or destroyed by the proposed development as illustrated in the submitted Concept Masterplan. The application has not been supported with sufficient information to enable an assessment of the need for suitable mitigation, which may include the preservation of archaeological assets in situ, to be made prior to the issue of any planning permission for the development of the site. The application as submitted fails to comply with Policy CH/2 of the Adopted Local Development Framework 2007 which seeks to ensure protection for archaeological sites from unnecessary damage by development.
- v) The application as submitted does not provide sufficient information in the Transport Assessment and supporting documentation to enable the potential impact upon the local road network and any necessary mitigation to be properly assessed. The proposal fails to comply with Policy DP/3 of the Adopted Local Development Framework 2007 which seeks to ensure no unacceptable adverse impact from traffic generated by new development."

7. **S/1432/85/O** - Five Dwellings and Garages - Appeal Dismissed

8. The Inspector commented as follows: -
 "Waterbeach is a varied and characterful village which has succeeded in absorbing a large number of new houses without losing its compact and attractive appearance. It is separated from Waterbeach Barracks by a strip of arable land only some 200 m wide and the barracks itself is as extensive as a large village. It seems to me highly desirable that a wedge of open land should be retained between the two settlements to prevent their coalescence. Bannold Road, with its grass verges, mature trees and generally rural appearance, forms a natural northern boundary to the village, providing open views of farmland with the barracks beyond... If the appeal site were also to be built on this would further reduce the visual impact of the green wedge and

it might be difficult to resist pressure for more house building on the land to the east of the site.”

West of the Site

9. **S/0645/13/FL** - Erection of 60 dwellings Including Affordable Housing, Access, Car Parking & Associated Works, Open Space, Landscaping & Children's Play Area - Pending Decision
10. The planning committee resolved to refuse the application at the meeting on 2 October 2013 but an appeal was submitted on non-determination prior to the decision notice being formally issued. The reason for refusal was as follows: -
“The implementation of the proposed development, if approved, would prejudice the consideration of submitted 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 put forward for consideration in the submitted designation and would harm the effectiveness of the submitted proposal, if it is to be 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).”

Planning Policy

11. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
ST/10 Phasing of Housing Land
ST/11 Plan Monitor and Manage
12. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy in New Developments
NE/4 Landscape Character
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/17 Protecting High Quality Agricultural Land
SF/6 Public Art
SF/10 Outdoor Playspace, Informal Open Space, and New Developments

- SF/11 Open Space Standards
 - TR/1 Planning for More Sustainable Travel
 - TR/2 Car and Cycle Parking Standards
 - TR/3 Mitigating Travel Impact
 - TR/4 Non-Motorised Modes
13. **Proposed Submission Local Plan (July 2013)**
- SS/5 Waterbeach New Town
 - S/3 Presumption in Favour of Sustainable Development
 - S/4 Cambridge Green Belt
 - S/7 Development Frameworks
 - S/9 Minor Rural Centres
 - HQ/1 Design Principles
 - HQ/2 Public Art and New Development
 - H/7 Housing Density
 - H/8 Housing Mix
 - H/9 Affordable Housing
 - H/11 Residential Space Standards for Market Housing
 - NH/2 Protecting and Enhancing Landscape Character
 - NH/4 Biodiversity
 - NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt
 - NH/14 Heritage Assets
 - CC/1 Mitigation and Adaption to Climate Change
 - 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
 - SC/2 Health Impact Assessment
 - SC/6 Indoor Community Facilities
 - SC/7 Outdoor Play Space, Informal Open Space and New Developments
 - SC/8 Open Space Standards
 - SC/10 Lighting Proposals
 - TI/2 Planning for Sustainable Travel
 - TI/3 Parking Provision
 - TI/8 Infrastructure and New Developments
- Policies Map Inset No.104 : Waterbeach– the application site together with agricultural land to the east of Cody Road lies in the Green Belt Extension (Policy S/4) between Waterbeach village and the new town.
- Policies Map Inset H: Waterbeach New Town. The northern boundary of the application site adjoins the southern boundary of the proposed New Town (Policy SS/5)
14. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
- Open Space in New Developments SPD - Adopted January 2009
 - Biodiversity SPD - Adopted July 2009
 - Trees & Development Sites SPD - Adopted January 2009
 - Landscape in New Developments SPD - Adopted March 2010
 - District Design Guide SPD - Adopted March 2010
 - Affordable Housing SPD – Adopted March 2010
 - Public Art SPD - Adopted January 2009
 - Health Impact Assessment SPD – Adopted March 2011
15. **South Cambridgeshire LDF Strategic Housing Land Availability Assessment ('SHLAA')**
- Site 089

16. **Cambridge Sub Region Strategic Housing Market Assessment May 2013** ('SHMA')
- Consultation by South Cambridgeshire District Council as Local Planning Authority**
17. **Waterbeach Parish Council** – Recommends refusal on the following grounds: -
- i) Flood risk because drainage is running at full capacity;
 - ii) The site is in the proposed new green belt;
 - iii) Parking in Cody Road and access for emergency vehicles;
 - iv) Not in accordance with the South District Council development plan; and,
 - v) Buffer zone between the village and the former military housing.
18. **Planning Policy Manager** – Comments are awaited.
19. **Housing Development Officer** – Comments are awaited.
20. **Drainage Manager** – Comments are awaited.
21. **Waterbeach Level Internal Drainage Board** – Objects to the application and comments that there needs to be holistic approach to drainage of the development sites in this area to ensure that a drainage system is put in place that would not increase flood risk to existing properties and land. Does not object to the proposal for surface water attenuation and the proposed routes from the Board's system. However, there are concerns in relation to Board's main drain. The proposed receiving watercourse is virtually non-existent and improvement works would need to be undertaken to improve its capacity. It is uncertain whether there is any connection between the watercourse and the proposed route along Bannold Road as there is no visible sign of a culvert under the access to the Doctor's Surgery.
22. **Trees and Landscapes Officer** – Comments that the site being an agricultural field does not have any significant trees within it. However, there are trees and sections of hedge on the boundaries that need to be retained and incorporated into the landscape scheme.
23. **Landscape Design Officer** – Comments that the site contributes towards the rural character of the village. It is not considered that there is any urgent physical, social or other need for the two parts of the village to be linked by development, and there is no justification for allocating land in this locality contrary to the general planning policies which apply. Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. The site is located in a relatively open area separating the village from the Barracks to the north. The open land creates a rural character and an appearance of the countryside entering the village. If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.
24. **Ecology Officer** – Comments that is willing to accept the conclusion that the agricultural land has limited ecological value and no semi-natural habitats would be lost as a consequence of the proposal. Welcomes the proposal for landscape planting to include areas of wildflower meadow as this would offer biodiversity gain but the agreement of its management would need to be clarified at reserved matters stage. Requests a condition to achieve a scheme of ecological enhancement.

25. **Local Highway Authority** – Recommends refusal on the following grounds: -
- i) The width of the two main accesses on to Cody Road should measure 5.5 metres in width; and,
 - ii) The proposal would lead to the creation of a number of accesses on a stretch of classified highway where the principal function is that of carrying traffic freely and safely between centres of population. The slowing and turning of vehicles associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principal function, and introduce a further points of possible traffic conflict, being detrimental to highway safety.
26. **Environmental Health Officer** – Comments are awaited.
27. **Contaminated Land Officer** – Comments that the site is a large plot of agricultural land with anecdotal proximity to former military land. Recommends a condition to be attached to any consent for a site investigation into contamination in order to minimise the risk of pollution to future occupiers of the site and existing occupiers in the surrounding area and controlled water and ecological systems.
28. **Environment Agency** – Comments are awaited.
29. **Anglian Water** – Comments are awaited.
30. **Section 106 Officer** – Comments are awaited.
31. **Cambridgeshire County Council Education Officer** – Comments are awaited.
32. **Cambridgeshire County Council Historic Environment Team** – Comments are awaited.

Representations by members of the public

33. 19 letters have been received from local residents that object to the proposal on the following grounds: -
- i) Greenfield land outside the village framework contrary to the Local Development Framework;
 - ii) Piecemeal development and should not be considered in isolation to two other applications on adjacent sites;
 - iii) Land designated as Green Belt in the Draft Local Plan to provide valuable separation between the village and land on the Barracks and to the north allocated for the Waterbeach New Town;
 - iv) Loss of good quality agricultural land when there are brownfield sites available;
 - v) Adverse effect upon landscape setting and identity of village as it provides a green buffer between the village and Barracks that would result in the merging of the new town and Waterbeach if this is lost;
 - vi) Waterbeach is a special case in relation to housing land supply as it would provide a substantial amount of housing when the new town is developed and additional housing on the Barracks site;
 - vii) The route of surface water drainage to the ditch along Bannold Road and Cody Road is not suitable and would result in flood risk;

- viii) Cody Road is narrow and the only vehicular access to Hailing Place and on-street parking from the development would restrict access and cause a hazard traffic using this route;
- ix) Traffic generation from the amount of proposed developments in this area at the impact upon the Bannold Road/Way Lane/Cody Road junctions and congestion along Way Lane and St Andrews Hill and accesses opposite the junction of Way lane and more vehicles turning right into Denny End Road would cause a hazard;
- x) Inadequate bus service;
- xi) Previous appeal dismissed on the land by an Inspector;
- xii) The development would restrict expansion of the Doctors Surgery; and,
- xiii) Loss of habitat to birds and wildlife.

Material Planning Considerations

34. The key issues to consider in the determination of this application relate to the principle of the development, density, housing land supply, emerging local plan policy, density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, trees, landscaping, biodiversity, highway safety, neighbour amenity, and flood risk.

Principle of Development

35. The site lies outside but adjoining the development framework, where new housing development would normally be resisted. The concerns of principle relate to the harm to the appearance of the countryside and the loss of a rural separation between the existing village and the former barracks. Although landscaping proposals within the development itself are considered generally to be acceptable, the loss of countryside in this sensitive location would be a significant harm and would form a precedent for further such proposals on agricultural land to the east, to the progressive harm to the countryside. This would be contrary Policies DP/3, DP/7 and NE/4 of the LDF.
36. Policy ST/2 of the Core Strategy sets out a hierarchy of provision of new housing in the district. The provision of new housing in the rural area outside the edge of Cambridge or in the new town of Northstowe is given the least preference in this policy, and in Policy ST/5 Waterbeach is classified as a Minor Rural Centre where development should be limited to an indicative maximum scheme size of 30 dwellings within the village framework. Taking these parameters into account it is considered that the proposal complies with the adopted strategic vision for the location of new housing in the District and represents a sustainable form of development.

Housing Supply

37. The NPPF has introduced the principle that a Local Plan/LDF be considered to be out of date if the Local Planning Authority cannot demonstrate a deliverable five-year supply of housing land in its area with an additional buffer of 5%. Where the Local Plan/LDF is out of date for this reason, the LPA must consider housing applications in the context of the presumption in favour of sustainable development.
38. The applicant is strongly of the view that the Council's figures on housing supply do not meet this test and that accordingly the application should be assessed on its merits. In an appeal decision in October 2013, the Inspector agreed with the Council and that the Cambridge Sub-Region Strategic Housing Market Assessment (SHMA) "contains a more up-to date and thus more reliable assessment of housing need in the district than the housing target contained within the LDF".

39. The Inspector raised three issues about the Council’s approach to calculating its land supply against the SHMA target, which led him to conclude that the Council had not at that time demonstrated a 5-year supply for 2013-2018 on the basis of the information before him. The issues were whether a 5% buffer was appropriate, that limited weight should be given to the Proposed Submission Local Plan as the Council will not consider representations until early 2014, and that even on the basis of the Proposed Submission Local Plan there remained a 0.1 year shortfall in housing land for 2013-2018. Those matters have been satisfactorily addressed as follows:

- i) The Council’s audit trail for the Proposed Submission Local Plan explains why a 5% buffer is appropriate.
- ii) The Proposed Submission Local Plan trajectory is an up to date and comprehensive understanding of housing delivery on known housing commitments and is appropriate for calculating 5-year supply. Even if the Council or the Local Plan Inspector were to conclude that changes to the plan were necessary, it is reasonable to assume that new sites would be added which would not affect the trajectory in an adverse way because the plan would not be sound if it did not demonstrate a 5-year supply.
- iii) The 0.1 year shortfall based on the Proposed Submission Local Plan trajectory equates to 117 homes for 2013-2018. This shortfall is already more than made up by 131 additional homes on windfall sites with planning permission or resolution to grant permission in the first 6 months of 2013-2014 that would have been included in the Local Plan trajectory had they been known at the time the plan was published.

40. The Council can now demonstrate a 5.0 year supply of housing land for the period 2013-2018 and more than a 5-year supply for every subsequent 5-year period to 2031, the period covered by the Proposed Submission Local Plan, as shown in the following table:

Calculation of 5-year housing land supply for ...	5 year supply (including 5% buffer)
2013 - 2018	5.0
2014 - 2019	5.5
2015 - 2020	6.1
2016 - 2021	6.8
2017 - 2022	7.1
2018 - 2023	7.0
2019 - 2024	6.6
2020 - 2025	6.2
2021 - 2026	5.6
2022 - 2027	5.5
2023 - 2028	5.6
2024 - 2029	5.9
2025 - 2030	6.0
2026 - 2031	6.3

It follows that other relevant LDF policies can be considered as up to date and can be applied to the current application.

41. It is considered that the proposal represents unsustainable development as it does not accord with the Council’s adopted strategic vision for development in the District, and that it would result in demonstrable harm to the appearance and function of the

countryside leading to and setting a precedence for further coalescence with Waterbeach Barracks, the site of a proposed new town in the draft Local Plan.

Emerging Local Plan

42. The draft policies proposals as set out in the Local Plan Proposed Submission are at an early stage of progression through to adoption. The Government's guidance in the NPPF indicates that they carry little weight at this stage except in exceptional circumstances. The proposal to designate the site as Green Belt Extension (which the NPPF only permits in exceptional circumstances such as the planning of a new settlement), would be significantly harmed if the current proposal were to be implemented, as it represents approximately 18% of the proposed Green Belt area. In order for the draft Green Belt Extension proposal to be considered fully, and not to be prejudiced by incremental development, it is considered that the current application should be rejected on the grounds that to grant approval for development on such a significant scale would be premature at this time and harm the possibility of the Green belt extension coming forwards.

43. The draft NPPG (new National Planning Policy Guidance which will replace the previous and still valid guidance notes which were attached to the former PPS documents that were replaced by the NPPF) provides emerging guidance when considering whether a development proposal is premature. It states:

'While emerging plans may acquire weight during the plan-making process, in the context of the National Planning Policy Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in exceptional circumstances (where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account). Such circumstances are likely to be limited to situations where both: -

- i) The development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or neighbourhood plan; and,
- ii) The emerging plan is at an advanced stage but has not yet been adopted (or, in the case of a neighbourhood plan, been made).

'Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a neighbourhood plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.'

44. It is considered that such exceptional circumstances are present. The proposed extension to the Green Belt is integral to the new town proposal in order to retain essential visual separation between the two settlements and which is a matter the NPPF says should be considered when allocating a new town. As a result, to grant permission here would fundamentally harm the future planning of the new town and maintaining separation with the village in the long term. The emerging Local Plan has been the subject of two rounds of consultation and the new town and its extended Green Belt are central components of the Draft Submission Local Plan.

Surface Water Disposal

45. Surface water is proposed to be discharged into the drainage ditch on the southern boundary of the site that connects to the internal drainage board's watercourse. The Waterbeach Level Internal Drainage Board has commented that the ditch is virtually non-existent and improvement works are required to improve its capacity. This matter needs to be considered further by the Land Drainage Manager.

Highway Matters

46. The proposed increase in traffic generation from the development is not considered satisfactory in relation to the capacity of the nearby roads.
47. The width of the two main accesses off Cody Road serving the development would not accord with Local Highway Authority standards that require the access to be at least 5.5m in width. The vehicular and pedestrian visibility splays are acceptable and would accord with Local Highways Authority standards. The proliferation of single accesses on to Cody Road with no on-site turning would result in manoeuvring on to the public highway that would cause a hazard to the free flow of traffic along Cody Road and be detrimental to highway safety.

Detailed Matters

48. The site measures 1.44 hectares in area. The erection of 36 dwellings would equate to a density of 25 dwellings per hectare. Whilst this density would not comply with Policy HG/1 of the LDF that seeks densities of at least 30 dwellings per hectare, it is considered acceptable in this case given that a greater number of dwellings would not represent a sustainable form of development in relation to the size of the settlement as a Minor Rural Centre and it is a sensitive site outside the village framework and within the countryside.
49. 14 of the 36 dwellings provided would be affordable in nature to comply with local needs (39%). This would comply with the requirement of at least 40% affordable housing provision of developments of more than two dwellings as set out under Policy HG/3 of the LDF when undertaking the calculation set out in the Affordable Housing SPD and rounding down (i.e. $36 \text{ dwelling} \times 0.40 \% = 14.4 \text{ affordable dwellings}$).
50. 22 of the 36 dwellings would be available on the open market. The development proposes an indicative mix of 2 x two bedroom dwellings, 8 x three bedroom dwellings, and 12 x four plus bedroom dwellings. This mix is not considered to comply with Policy HG/2 of the LDF where the starting point is at least 40% one or two bedroom units, 25% three bedroom units and 25% four bedroom units unless the scheme is not economically viable, the proposal is more in context with the sites or the need to secure a more balanced community. It would also not comply with Policy H/8 of the Local Plan that seeks at least 30% one or two bedroom units, 30% three bedroom units and 30% four bedroom units with 10% flexibility added. However, as this proposal is in outline form, it is not considered appropriate to address this issue at this stage as the applicant has not requested that this matter is to be considered as part of the outline application that has been submitted. Therefore it is more appropriate for this issue to be considered further and addressed at the reserved matters stage if outline planning permission is granted for this scheme.
51. The layout, scale, form, designs, and materials of dwellings are likely to be appropriate and these issues will be considered further at the reserved matters stage.

52. The landscaping of the site is not considered acceptable in its current form but this issue can be conditioned for appropriate landscaping to come forwards should the scheme be supported.
53. Contributions have been agreed towards sport facilities, formal and informal children's playspace, informal open space, community facilities, education, strategic waste, library and lifelong learning, waste receptacles, and public art. The exact amounts will be determined at the reserved matters stage.

Other Matters

54. The proposal would not adversely affect biodiversity interests or result in the loss of any important wildlife habitats. The management of the wildflower meadow can be controlled via a condition attached to any consent to secure that a scheme of ecological enhancements occurs on site.
55. A condition would be attached to any consent to secure an investigation into contamination to ensure that the development would not adversely affect any nearby receptors.

Conclusion

56. 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

57. It is recommended that the application be REFUSED for the following reasons:
- i) The implementation of the proposed development, if approved, would prejudice the consideration of submitted 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 put forward for consideration in the submitted designation and would harm the effectiveness of the submitted proposal, if it is to be 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).
 - ii) The development would result in the loss of an important landscape buffer area between Waterbeach and Waterbeach Barracks, to the harm of the landscaped setting of each, and would represent an undesirable coalescence of the village and Barracks contrary to the adopted Local Development Framework 2007 at Policy DP/3, which seeks to prevent development that would have an unacceptable adverse impact on the countryside and landscape character; at Policy DP/7, which states that outside village frameworks only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted: the aims of the policy seek the protection of the countryside from gradual encroachment and to help guard against incremental growth in

unsustainable locations: and at Policy NE/4, which seeks to preserve the local character and distinctiveness of the District's landscape.

- iii) The width of the two main accesses off Cody Road serving the development would not accord with Local Highway Authority standards that require the access to be at least 5.5 metres in width and the proliferation of single accesses on to Cody Road with no on-site turning would result in manoeuvring on to the public highway that would cause a hazard to the free flow of traffic along Cody Road and be detrimental to highway safety contrary to the adopted Local Development Framework 2007 at Policy DP/3, which states that all development proposal should provide appropriate access from the highway network that does not compromise safety.

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
- National Planning Policy Framework 2012
- Planning File References: S/2092/13/OL, S/1359/13/OL, S/0645/13/FL, and S/1432/85/O.

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

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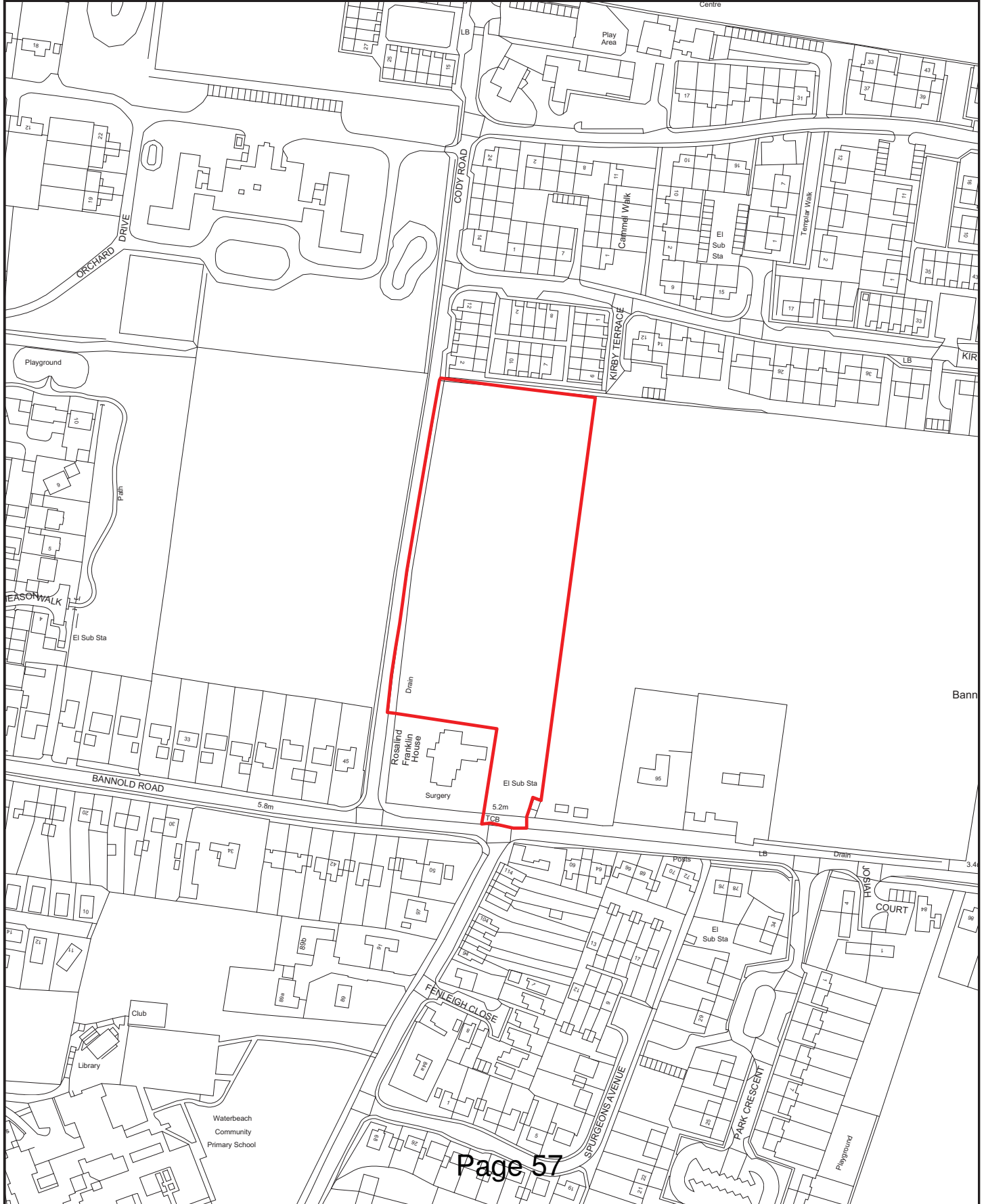
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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1428/13/LB
Parish(es):	Ickleton
Proposal:	Proposed New Boundary Wall Following Collapse of Existing Wall
Site address:	Norman Hall, 21 Church Street, Ickleton, CB10 1SL
Applicant(s):	Mr Owen
Recommendation:	Refusal
Key material considerations:	Loss of historic features, associated character impacts upon the wider Norman Hall environment and associated Listed structures
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Dan Smith
Application brought to Committee:	At the request of Councillor Mick Martin
Date by which decision due:	26 th August 2013

Executive Summary

1. The application seeks approval of a replacement boundary wall, following the collapse of a historic (Curtilage Listed) wall on the Eastern side of Norman Hall, alongside an access running from Mill Lane. The concerns relate to the proposed construction methodology for the wall, with the Local Authority detailing that insufficient evidence and justification has been provided to detail that the rebuilding of the wall in a traditional fashion would be structurally unsound, and therefore that the works fail to comply with adopted Local and National Policy in relation to works to historic buildings and associated structures, resulting in a loss of important aspects of its significance, and the harm to its long-term future.

Planning History

2. S/2039/12/FL – Erection of timber boundary fence - Refused
S/2310/12/LB - Erection of timber boundary fence & removal of remaining section of existing wall following collapse of existing boundary wall – Pending Determination
S/2484/11/F – Two Storey Dwelling and Garage - Approved
S/0704/11/F – Dwelling and Garage - Refused
S/2214/07/F - Alteration and rebuilding of boundary wall and erection of tennis court fencing – Approved
S/2213/07/LB - Alterations to Mill Lane boundary wall to create temporary access and subsequent rebuilding of wall to original height in flint. - Approved
S/1562/07/LB - Alterations to Mill Lane Boundary Wall to Create Access with Pair of Boarded Timber Gates - Refused
S/1563/07/F - Access Gates and Tennis Court Fencing - Refused
S/0047/05/LB - Reconstruction of Collapsed Flint Wall with Flint Faced Blockwork Wall - Approved
S/1105/04/LB - Alterations - Reduction in Height (by 1.2 Metres) of Flint Boundary Wall - Approved
S/2504/03/F – Fence - Refused
S/2503/03/LB - Alterations - Replacement of Collapsed Flint Wall by Closeboarded Fence 2 Metres High - Refused
S/1651/01/F – Walls - Approved
S/1650/01/LB - Alterations - Demolition of Internal Flint Wall to Garden, Section of Flint Wall to Mill Lane and Area of Flint Wall off Mill Lane to Rear of Garden (Retrospective) and Replace with Flint Faced Block work Walls and Fence.
Replacement of Remaining Flint Wall to Mill Lane and Flint Wall to Church Street (adjoining House with Flint Faced Block work Wall - Approved

National Planning Policies

3. *National Planning Policy Framework*

129, 131, 132, 133, 134

Local Development Framework

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

CH/3 Listed Buildings

CH/4 Development Within the Curtilage or Affecting the Setting of Listed Buildings

CH/5 Conservation Areas

District Design Guide SPD – Adopted March 2010

Development Affecting Conservation Areas SPD – Adopted January 2009

Listed Building SPD – Adopted July 2009

Consultations

4. **Ickleton Parish Council** - Recommends Approval, “Although the Parish Council decided to recommend Approval of the application, Councillors had a strong preference for the wall to be rebuilt to its original height. To clarify – not the height of the wall prior to its immediate collapse, but to its original height. The wall would then be equal in height to the adjacent section of wooden fencing and to the rebuilt wall on the other side of that fencing. We fully support the use of modern methodology to

create a stable flint faced wall on both sides. The original wall was reduced in height following fears as to its safety, but these fears would not exist in relation to the rebuild currently planned, and it would in our view be highly desirable to see the structure reinstated to its original height.”

5. **Conservation** – The boundary wall is listed in association with Norman Hall. The proposal involves the permanent loss of historic materials, replacement with unsympathetic materials and methods, loss of continuity and relationship of the substantial flint boundary wall to the listed building and confusion with the historically lowered wall detail.
6. The contribution of the wall to heritage significance is notable. English Heritage’s advice makes clear that important aspects of its significance and its long term future will be harmed by the proposals.
7. The proposals need to be justified because of their harmful impact but the justifications provided are not accepted for the reasons given. A request for further information to support the structural case has been made and a meeting to discuss the issues with Building Control suggested. These have not been followed up by the applicant who has asked for the application to be determined.
8. There are no heritage, or other public, benefits that balance the harm and therefore the conservation objection is sustained

Representations

9. None Received

Planning Comments

10. The area of wall in question forms the eastern boundary of the original Norman Hall curtilage, located directly to the south of Mill Lane, in the village of Ickleton. The wider Norman Hall site has a series of prominent flint boundary walls, which provide a significant and notable contribution to the character of the local built environment, and the wider Conservation Area.
11. Norman Hall itself is a former farmhouse, and is a grade II listed building. It dates from 15th century and was altered in the 16th, 18th and 19th centuries. To the south-west of the building is the grade I listed Parish Church of St Mary Magdalene and its listed churchyard wall. It is also considered that the close relationship between Norman Hall and the Parish Church is an important part of the history, hierarchy and appearance of the village. There are a series of listed buildings to the north-west and south-east.
12. The section of flint wall which is the subject of the applications is part of the north-east boundary of the original plot. It is likely that this part of the wall dates from the 18th century. The wall, associated building, and neighbouring Listed Buildings are within the Ickleton Conservation Area. The conservation area boundary follows the north-east boundary of the wall, and includes the section of wall covered by the applications.
13. The boundary wall of the site is considered to be within the curtilage of the listed building and therefore the wall constitutes a ‘listed structure’ and is subject to listed building control. This is because it was in the same ownership as Norman Hall at the

time of listing, has a historic functional relationship with it and was not divided from it. The wall is also physically connected to Norman Hall.

14. The key issues to consider in relation to this Listed Building application are: Setting of the Listed Building & Conservation Area Impacts.
15. The area of wall which is proposed for replacement has limited external visibility, and forms the link between an area of the Norman Hall curtilage which has been subject to recent modification, and a small area of more modern wooden fencing, intended to reference a former opening as detailed within the paragraphs below. The wall faces simple metal security fencing on the opposing side of the access towards 12 Mill Lane. That notwithstanding, it is considered that the wall is an important feature within the streetscene, offsetting the less attractive modern fencing and providing an important visual link to the more historic arrangement of Norman Hall and the bold walling which form large areas of its perimeter. It is also noted that the visibility (albeit glancing) from Mill Lane enables the wall to have a positive contribution to the character of the Conservation Area.
16. It is noted that within the supporting documentation the applicant cites the recently approved dwelling within the Norman Hall grounds, and suggests that the wall would effectively serve this dwelling and therefore any argument for retention on the basis of the role the wall serves in relation to Norman Hall itself is inaccurate. It is not considered however that this argument is sufficient to remove the need for the retention of the wall, and the contribution this wall makes to the character of the Norman Hall curtilage and wider Conservation Area. It is also not considered that an argument for rebuilding in a more modern fashion is appropriate, as the wall remains one of the key character elements of the boundary treatment to the Listed Building, and a visually prominent and important feature within the Conservation Area.
17. The element of fencing in existence on site closes off a former viewpoint from Norman Hall, and was approved on the basis that the contrast would highlight the former opening, whilst enabling the character contribution of the neighbouring walling to remain. It is not considered that a wall of modern construction would offer a suitable replacement nor would it result in a comparable contribution to local character.
18. The proposal would mean that the historic wall would be rebuilt, re-using some of the materials, with a blockwork core and concrete foundations. It is noted that the Parish Council supports the application, and detail a desire for the reinstatement of the wall to its original height, utilising modern methodology.
19. Such an approach has been used with some historic flint walls, including previously being accepted by the Local Authority on other walls around the site, as evidenced in the letter submitted by the applicant as part of the application. That notwithstanding, it is considered that the works must be assessed in relation to current legislation.
20. In a recent case, such a method of construction was not supported by English Heritage's Inspector and Structural Engineer. Following this, advice was sought from English Heritage's Historic Buildings Architect, who detailed that English Heritage does not support the 'modern method' of rebuilding using blockwork. This is because of the loss of authenticity with the replacement of traditional materials and construction with modern, and the impact on the preservation of the wall because of the incompatibility of materials. It was detailed that modern forms of conservation repairs should only be used where they are not damaging and where they are the only solution or will save more of the historic fabric than a traditional approach.

21. In this instance it is not considered that sufficient evidence has been provided to highlight that the proposed methodology is the only solution, nor evidence to detail that such an approach will save more of the historic fabric of the former boundary wall. It is not therefore considered that the works proposed would be in accordance with the guidance received from English Heritage, and that important elements of significance and preservation, and therefore its contribution to the Conservation Area and local built environment, will be detrimentally harmed as a result of the works proposed.
22. It is therefore considered that the loss of this wall would result in an unacceptable detrimental impact upon the character of the Conservation Area, and considered that the design and construction of the proposed replacement wall fails to respect the character of the site, and the importance of the historic walling in relation to the Listed Building. It is therefore considered that the works proposed would neither preserve nor enhance the wider Conservation Area, and will fail to comply with the requirements of applicable local and national Planning Policy.

Recommendation

23. Refusal, for the following reasons:

Reasons for refusal

The proposed replacement wall, by virtue of the use of modern materials, construction methods, and the resultant permanent loss of original features would result in a detrimental impact upon the character of the Conservation Area and the setting of Norman Hall. The wall has a significant contribution to the character of the Conservation Area, and is a consistent feature throughout the immediate local built environment. The loss of this character and continuity will unacceptably impact upon the Conservation Area, and the established relationship with the surrounding built environment. Insufficient evidence has been submitted to justify this loss and the associated impacts, and the works are therefore considered to be contrary to the requirements of Local Development Framework 2007 policies CH/3, CH/4, and CH/5, to advice detailed within the Listed Buildings Supplementary Planning Document 2009, and to advice provided by English Heritage.

Suggested conditions if minded to approve

None detailed

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author: James D'Arcy – Planning Officer
Telephone: (01954) 713250



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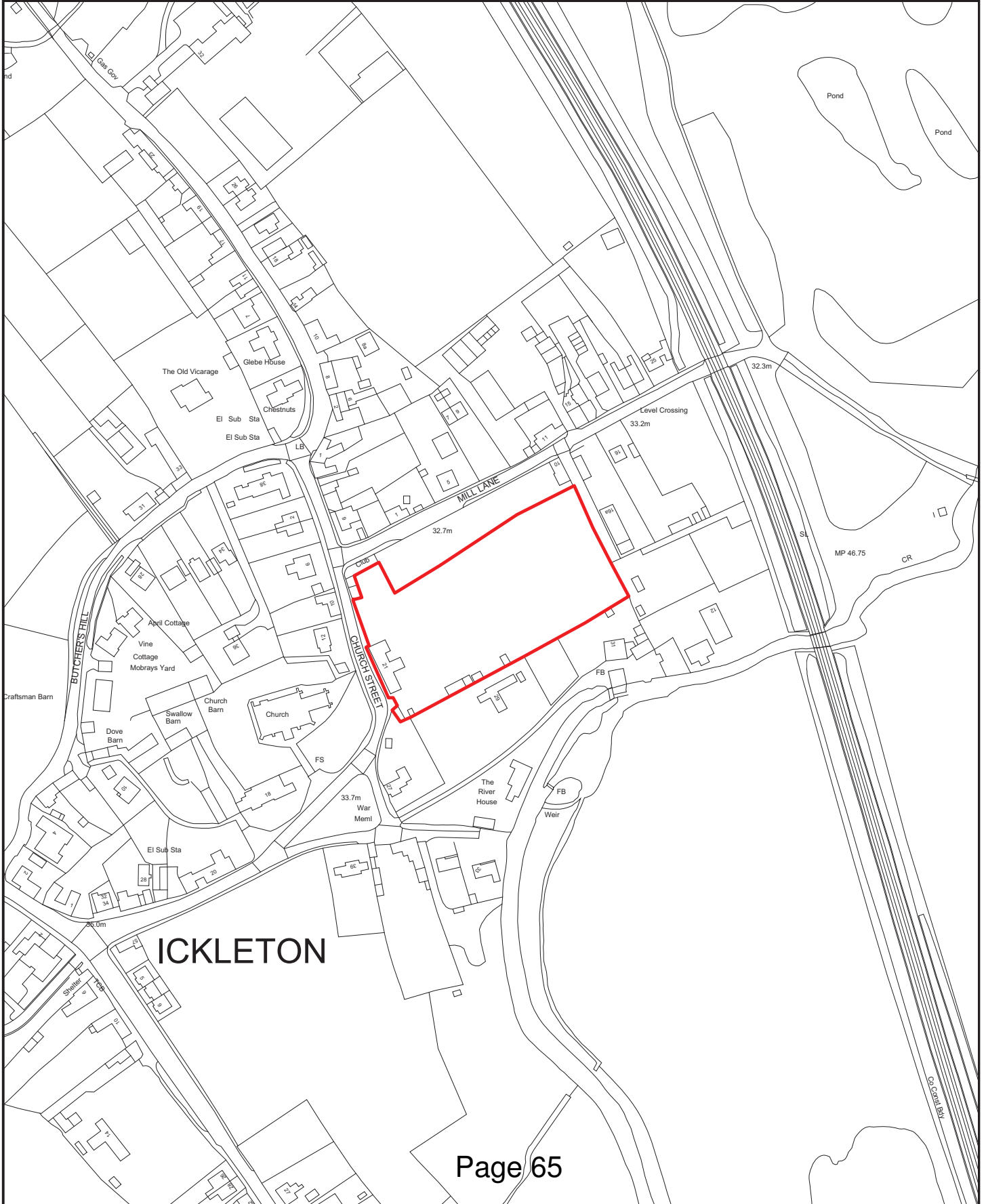
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1427/13/FL
Parish(es):	Ickleton
Proposal:	Proposed New Boundary Wall
Site address:	Norman Hall, 21 Church Street, Ickleton, CB10 1SL
Applicant(s):	Mr Owen
Recommendation:	Refusal
Key material considerations:	Loss of historic features, associated character impacts upon the wider Norman Hall environment.
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Dan Smith
Application brought to Committee:	At the request of Councillor Mick Martin
Date by which decision due:	9 th July 2013

Executive Summary

1. The application seeks approval of a replacement boundary wall, following the collapse of a historic (Curtilage Listed) wall on the Eastern side of Norman Hall, alongside an access running from Mill Lane. The concerns relate to the proposed construction methodology for the wall, with the Local Authority detailing that insufficient evidence and justification has been provided to detail that the rebuilding of the wall in a traditional fashion would be structurally unsound, and therefore that the works fail to comply with adopted Local and National Policy in relation to works to historic buildings and associated structures, resulting in a loss of important aspects of its significance, and the harm to its long-term future.

Planning History

2. S/2039/12/FL – Erection of timber boundary fence - Refused
S/2310/12/LB - Erection of timber boundary fence & removal of remaining section of existing wall following collapse of existing boundary wall – Pending Determination
S/2484/11/F – Two Storey Dwelling and Garage - Approved

S/0704/11/F – Dwelling and Garage - Refused
 S/2214/07/F - Alteration and rebuilding of boundary wall and erection of tennis court fencing – Approved
 S/2213/07/LB - Alterations to Mill Lane boundary wall to create temporary access and subsequent rebuilding of wall to original height in flint. - Approved
 S/1562/07/LB - Alterations to Mill Lane Boundary Wall to Create Access with Pair of Boarded Timber Gates - Refused
 S/1563/07/F - Access Gates and Tennis Court Fencing - Refused
 S/0047/05/LB - Reconstruction of Collapsed Flint Wall with Flint Faced Blockwork Wall - Approved
 S/1105/04/LB - Alterations - Reduction in Height (by 1.2 Metres) of Flint Boundary Wall - Approved
 S/2504/03/F – Fence - Refused
 S/2503/03/LB - Alterations - Replacement of Collapsed Flint Wall by Close-boarded Fence 2 Metres High - Refused
 S/1651/01/F – Walls - Approved
 S/1650/01/LB - Alterations - Demolition of Internal Flint Wall to Garden, Section of Flint Wall to Mill Lane and Area of Flint Wall off Mill Lane to Rear of Garden (Retrospective) and Replace with Flint Faced Block work Walls and Fence. Replacement of Remaining Flint Wall to Mill Lane and Flint Wall to Church Street (adjoining House with Flint Faced Block work Wall - Approved

National Planning Policies

3. *National Planning Policy Framework*

129, 131, 132, 133, 134

Local Development Framework

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

CH/3 Listed Buildings

CH/4 Development Within the Curtilage or Affecting the Setting of Listed Buildings

CH/5 Conservation Areas

District Design Guide SPD – Adopted March 2010

Development Affecting Conservation Areas SPD – Adopted January 2009

Listed Building SPD – Adopted July 2009

Consultations

4. **Ickleton Parish Council** - Recommends Approval, detailing support for the applicant's wish to reconstruct using modern techniques in accordance with similar works conducted elsewhere, and stating it would be unreasonable to insist on the use of traditional techniques and materials. Comments also detail a recommendation to rebuild the wall to its full original height.
5. **Conservation** – The boundary wall is listed in association with Norman Hall. The proposal involves the permanent loss of historic materials, replacement with unsympathetic materials and methods, loss of continuity and relationship of the substantial flint boundary wall to the listed building and confusion with the historically lowered wall detail.

The contribution of the wall to heritage significance is notable. English Heritage's advice makes clear that important aspects of its significance and its long term future will be harmed by the proposals.

The proposals need to be justified because of their harmful impact but the justifications provided are not accepted for the reasons given. A request for further information to support the structural case has been made and a meeting to discuss the issues with Building Control suggested. These have not been followed up by the applicant who has asked for the application to be determined.

There are no heritage, or other public, benefits that balance the harm and therefore the conservation objection is sustained

Representations

6. None Received

Planning Comments

7. The area of wall in question forms the eastern boundary of the original Norman Hall curtilage, located directly to the south of Mill Lane, in the village of Ickleton. The wider Norman Hall site has a series of prominent flint boundary walls, which provide a significant and notable contribution to the character of the local built environment, and the wider Conservation Area.
8. Norman Hall itself is a former farmhouse, and is a grade II listed building. It dates from 15th century and was altered in the 16th, 18th and 19th centuries. To the south-west of the building is the grade I listed Parish Church of St Mary Magdalene and its listed churchyard wall. It is also considered that the close relationship between Norman Hall and the Parish Church is an important part of the history, hierarchy and appearance of the village. There are a series of listed buildings to the north-west and south-east.
9. The section of flint wall which is the subject of the applications is part of the north-east boundary of the original plot. It is likely that this part of the wall dates from the 18th century. The wall, associated building, and neighbouring Listed Buildings are within the Ickleton Conservation Area. The conservation area boundary follows the north-east boundary of the wall, and includes the section of wall covered by the applications.
10. The boundary wall of the site is considered to be within the curtilage of the listed building and therefore the wall constitutes a 'listed structure' and is subject to listed building control. This is because it was in the same ownership as Norman Hall at the time of listing, has a historic functional relationship with it and was not divided from it. The wall is also physically connected to Norman Hall.
11. The key issues to consider in relation to this, Full Planning, application are: Design & Conservation Area Impacts.
12. The area of wall which is proposed for replacement has limited external visibility, and forms the link between an area of the Norman Hall curtilage which has been subject to recent modification, and a small area of more modern wooden fencing, intended to reference a former opening as detailed within the paragraphs below. The wall faces simple metal security fencing on the opposing side of the access towards 12 Mill Lane. That notwithstanding, it is considered that the wall is an important feature within

the streetscene, offsetting the less attractive modern fencing and providing an important visual link to the more historic arrangement of Norman Hall and the bold walling which form large areas of its perimeter. It is also noted that the visibility (albeit glancing) from Mill Lane enables the wall to have a positive contribution to the character of the Conservation Area.

13. It is noted that within the supporting documentation the applicant cites the recently approved dwelling within the Norman Hall grounds, and suggests that the wall would effectively serve this dwelling and therefore any argument for retention on the basis of the role the wall serves in relation to Norman Hall itself is inaccurate. It is not considered however that this argument is sufficient to remove the need for the retention of the wall, and the contribution this wall makes to the character of the Norman Hall curtilage and wider Conservation Area. It is also not considered that an argument for rebuilding in a more modern fashion is appropriate, as the wall remains one of the key character elements of the boundary treatment to the Listed Building, and a visually prominent and important feature within the Conservation Area.
14. The element of fencing in existence on site closes off a former viewpoint from Norman Hall, and was approved on the basis that the contrast would highlight the former opening, whilst enabling the character contribution of the neighbouring walling to remain. It is not considered that a wall of modern construction would offer a suitable replacement nor would it result in a comparable contribution to local character.
15. The proposal would mean that the historic wall would be rebuilt, re-using some of the materials, with a blockwork core and concrete foundations.
16. Such an approach has been used with some historic flint walls, including previously being accepted by the Local Authority on other walls around the site, as evidenced in the letter submitted by the applicant as part of the application. That notwithstanding, it is considered that the works must be assessed in relation to current legislation.
17. In a recent case, such a method of construction was not supported by English Heritage's Inspector and Structural Engineer. Following this, advice was sought from English Heritage's Historic Buildings Architect, who detailed that English Heritage does not support the 'modern method' of rebuilding using blockwork. This is because of the loss of authenticity with the replacement of traditional materials and construction with modern, and the impact on the preservation of the wall because of the incompatibility of materials. It was detailed that modern forms of conservation repairs should only be used where they are not damaging and where they are the only solution or will save more of the historic fabric than a traditional approach.
18. In this instance it is not considered that sufficient evidence has been provided to highlight that the proposed methodology is the only solution, nor evidence to detail that such an approach will save more of the historic fabric of the former boundary wall. It is not therefore considered that the works proposed would be in accordance with the guidance received from English Heritage, and that important elements of significance and preservation, and therefore its contribution to the Conservation Area and local built environment, will be detrimentally harmed as a result of the works proposed.
19. It is therefore considered that the loss of this wall would result in an unacceptable detrimental impact upon the character of the Conservation Area, and considered that the design and construction of the proposed replacement wall fails to respect the character of the site, and the importance of the historic walling in relation to the Listed

Building. It is therefore considered that the works proposed would neither preserve nor enhance the wider Conservation Area, and will fail to comply with the requirements of applicable local and national Planning Policy.

Recommendation

20. Refusal, for the following reasons:

Reasons for refusal

The proposed replacement wall, by virtue of the use of modern materials, construction methods, and the resultant permanent loss of original features would result in a detrimental impact upon the character of the Conservation Area and the setting of Norman Hall. The wall has a significant contribution to the character of the Conservation Area, and is a consistent feature throughout the immediate local built environment. The loss of this character and continuity will unacceptably impact upon the Conservation Area, and the established relationship with the surrounding built environment. Insufficient evidence has been submitted to justify this loss and the associated impacts, and the works are therefore considered to be contrary to the requirements of Local Development Framework 2007 policies CH/3, CH/4, and CH/5, to advice detailed within the Listed Buildings Supplementary Planning Document 2009, and to advice provided by English Heritage.

Suggested conditions if minded to approve

None detailed

Background Papers

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author: James D'Arcy – Planning Officer
Telephone: (01954) 713250

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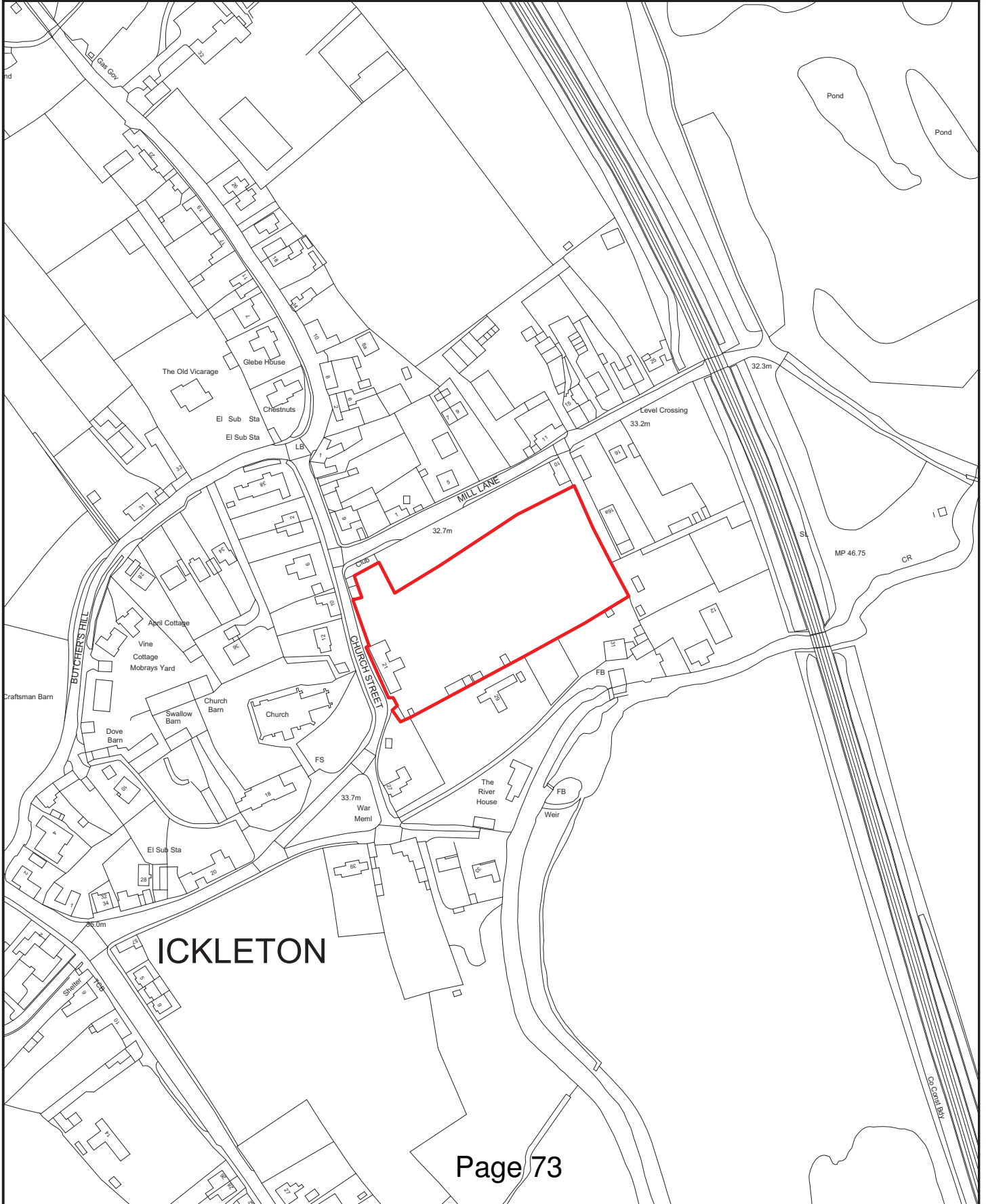
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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2285/13/FL
Parish(es):	Whittlesford
Proposal:	Dwelling
Site address:	1 Burma Road
Applicant(s):	M. Mcloughlin
Recommendation:	Approval
Key material considerations:	Heritage Assets Trees and Landscaping Highway Safety Neighbour Amenity
Committee Site Visit:	7 January 2014
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	Officer recommendation conflicts with recommendation of Parish Council
Date by which decision due:	20 December 2013

Executive Summary

1. This proposal seeks permission for a detached, single storey two bedroom dwelling on a site that is situated within the village framework of an infill village and adjacent to a conservation area and a number of listed buildings. The development is acceptable in policy terms and is considered to preserve the setting of the conservation area and, not adversely affect highway safety, the amenities of neighbours or important trees and landscaping. Officers therefore recommend approval of the application.

Site and Proposal

2. The site is located within the Heathfield village framework. It lies in close proximity to the boundary of the conservation area and adjacent to a group of grade II listed buildings on Ledo Road and the North Camp of the Duxford Imperial War Museum site. The site measures 0.05 of a hectare in area and currently forms the side garden to No. 1 Burma Road. The land comprises an area of lawn with a mature Beech tree that is subject to a

Tree Preservation Order and a parking area. A 1.8 metre high fence with landscaping to the front aligns the northern and western boundaries.

3. This full planning application, received on 25 October 2013, proposes the erection of a single storey two bedroom dwelling. The building would be sited on the eastern side of the site. The main element of the building would measure 18.2 metres in length, 5.2 metres in width and have a height of 2.2 metres to the eaves and 4.7 metres to the ridge. A subservient entrance hall would be attached to the northern end. The materials of construction would be timber weatherboarding above a red brick plinth for the walls and pantiles or natural slate for the roof. Two parking spaces would be provided to the north of the dwelling with access on to Burma Road. The existing Beech tree subject to a TPO has permission to be removed. A new tree would be planted within the garden of the dwelling to replace the existing TPO tree and the existing fruit tree and landscaping along the boundaries would be retained. A new close boarded fence is proposed along the northern and western boundaries to enclose the garden.

Planning History

4. **S/0920/13/FL** - Dwelling - Refused
S/2324/12/FL - Two Dwellings - Refused
S/0226/91/F - One Dwelling - Approved
S/0780/90/O - Two Houses - Refused
S/2288/89/O - Two Houses - Refused
S/2287/89/O - Extension - Approved
S/1230/89/O - Four Houses - Refused
S/0644/89/O - One Dwelling - Approved
S/1922/83/F - Boundary fence - Appeal Dismissed

Planning Policy

5. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**
ST/7 Infill Villages
6. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
CH/4 Development Within the Setting of a Listed Building
CH/5 Conservation Areas
NE/6 Biodiversity
NE/11 Flood Risk
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
7. **Proposed Submission Local Plan (July 2013)**
S/7 Development Frameworks
S/11 Infill Villages
HQ/1 Design Principles

H/7 Housing Density
 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
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space and New Developments
 SC/8 Open Space Standards
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments

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

Open Space in New Developments SPD - Adopted January 2009
 Biodiversity SPD - Adopted July 2009
 Trees & Development Sites SPD - Adopted January 2009
 Landscape in New Developments SPD - Adopted March 2010
 Listed Buildings SPD - Adopted July 2009
 Development Affecting Conservation Areas SPD - Adopted January 2009
 District Design Guide SPD - Adopted March 2010
 Affordable Housing SPD – Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

9. **Whittlesford Parish Council** – Recommends refusal and has the following comments: -

“The Parish Council rejects this application on the following grounds;

- i) The proposed bungalow is architecturally unsympathetic to the neighbouring listed buildings;
- ii) Burma Road and The Drive leading up to it are extremely narrow and there will be road safety issues during construction of the bungalow. Parking space for contractors lorries and workers cars is virtually non-existent; and,
- iii) Access to the finished property for vehicular traffic is immediately adjacent to the 3 way junction of The Drive, Ledo Road, and Burma Road and again raises road safety issues.”

10. **Conservation Officer** – Has no objections subject to conditions in relation to samples of roofing materials, stain/paint finish of weatherboarding, details of windows, doors, roof lights, verge, and removal of permitted development rights.

11. **Trees and Landscapes Officer** – Comments that there is a protected TPO Beech tree present on the site. However, following the submission of an arboricultural report that identified internal cracking, the tree cannot be retained and permission has been granted to fell the tree. Has no objections providing a replacement specimen tree is included as part of the landscaping proposals.

12. **Landscape Design Officer** – Has concerns in relation to the impact of a close boarded fence and ornamental planting and the negative landscape character effect upon adjacent listed buildings. Requests conditions to be attached to any consent to agree a landscaping scheme and boundary treatment details.

13. **Local Highway Authority** – Comments that the proposal would not have a significant adverse effect upon the public highway.

14. **Environmental Health Officer** – Suggests conditions in relation to the hours of use of power operated machinery or hand tools and informatives with regards to pile driven foundations and the burning of waste on site.

Representations by members of the public

15. Nine letters have been received from local residents that have the following objections: -
- i) Impact upon setting of listed buildings and conservation area;
 - ii) Additional access on to road in close proximity to junction with limited visibility;
 - iii) Increase in traffic on road of narrow width with no footpath and dangerous access on to A505;
 - iv) Lack of visitor parking on site;
 - v) Obstruction to access from contractors vehicles;
 - vi) Impact upon protected tree;
 - vii) Scale of dwelling;
 - viii) Cramped layout and overcrowding of estate;
 - ix) Poor design and visual impact of dwelling out of keeping with area;
 - x) Loss of important open and rural landscaped space and garden grabbing;
 - xi) Overlooking of No. 1 Burma Road;
 - xii) Extensions to dwelling if allowed would result in the same size building as that previously refused;
 - xiii) Previous approval for a single storey application on the site not relevant;
 - xiv) Previous refusal for single storey building on site opposite;
 - xv) The whole estate could be included in the conservation area as it all forms part of RAF Duxford;
 - xvi) Impact of development upon capacity of drains and road surface;
 - xvii) Lack of support from neighbours apart from No. 1 Burma Road who is the vendor of the site; and,
 - xviii) Occupation of annexe to No. 1 Burma Road as a separate dwelling;

Material Planning Considerations

16. The key issues to consider in the determination of this application relate to the principle of the development, density, developer contributions and the impacts of the development upon the character and appearance of the area, setting of adjacent listed buildings and the character and appearance of the conservation area, trees, landscaping, highway safety, and the amenities of neighbours.

Principle of Development

17. The site is located within the village framework of an 'Infill Village' where residential developments of up to two dwellings are acceptable in principle subject to all other material planning considerations. The erection of one dwelling is therefore supported in policy terms.

Housing Density

18. The site measures 0.05 of a hectare in area. The erection of one dwelling would equate to a density of 20 dwellings per hectare. Whilst it is acknowledged that this would not meet the density requirements of at least 30 dwellings per hectare as set out under Policy HG/1 of the LDF, it is considered appropriate in this case given the sensitive character and appearance of the area.

Character and Appearance of the Area

19. Burma Road comprises a linear pattern of residential development that consists of semi-detached and detached two-storey dwellings fronting but set back from the road within plots of similar size. Ledo Road comprises a group of six large detached, two storey, listed buildings at right angles to the road within spacious plots. The Drive that currently provides access to Burma Road and Ledo Road is a narrow road that has a rural character and appearance as a result of the presence of mature trees and landscaping that align each side of the road.
20. The Officers Mess on the North Camp of the Duxford Imperial War Museum site and Nos. 20 and 31 Ledo Road were listed grade II in October 2002. A conservation area covering Duxford Airfield south of the A505 and the North Camp and part of Ledo Road was designated in May 2007. Therefore, these changes in circumstances need to be considered in relation to the previous approval of a single dwelling on the site in 1991.
21. The site is currently open garden apart from the boundary fence and provides a landscaped and rural setting to the conservation area and listed buildings. The siting, scale and design of the proposed dwelling is considered to retain this important character that positively contributes to the setting of the listed buildings through views on the approach from the A505 and its backdrop when viewed from Ledo Road, and the setting of the conservation area when viewed towards Burma Road. The scale of the dwelling would be proportionate to the size of the plot and not result in a cramped development. The building would have a simple form and design and traditional materials that would reflect that of a historic linear style outbuilding
22. Whilst it is acknowledged that the immediate area comprises two-storey dwellings, the height of the proposed single storey dwelling is not considered to be unacceptable within the context of the site and would preserve the setting of the adjacent conservation area and listed buildings. A condition would be attached to any consent to remove permitted development rights for extensions and alterations to the dwelling and outbuildings to ensure that the character and appearance of the area is protected.

Trees and Landscaping

23. A significant Beech tree is situated on the site that is protected by a Tree Preservation Order. It makes a positive contribution to the visual amenity of the area and the canopy covers a significant part of the plot. A tree application was submitted to the Council supported by an arboricultural report and permission was subsequently granted for removal of the tree for health and safety reasons. The proposal would not therefore result in the loss of this important tree providing a new tree is secured via a landscaping scheme.
24. Whilst the comments of the Landscape Design Officer are noted and agreed, boundary treatment and landscape conditions would be attached to any consent to ensure the position and style of any fences and planting are appropriate to the character and appearance of the area.

Highway Safety and Parking

25. Whilst it is noted that the development would result in an increase in traffic generation along a narrow single width carriageway close to the junction of The Drive, Burma Road and Ledo Road, is not considered to be detrimental to highway safety. The access on to the A505 is heavily used by the existing 21 dwellings and the proposal is not considered to result in an unacceptable level of additional traffic movements. The Local Highways Authority supports the application.
26. Although it is acknowledged that the new access would be positioned close to the junction of The Drive, Burma Road, and Ledo Road, it is not considered to result in an unacceptable level of visibility to traffic entering the estate given that vehicles would be travelling at low speeds from The Drive into Burma Road due to a right hand turn and vehicular visibility splays are not required for points of access serving single dwellings.
27. Pedestrian visibility splays up to Local Highway Authority standards would be provided on both sides of each access and this would be a condition of any consent.
28. A condition would be attached to any consent to agree the provision of contractors parking area within the development site to ensure that vehicles could park clear of the access road.
29. The new dwelling and No. 1 Burma Road would have two on-site vehicle parking spaces that would comply with the standards of an average of 1.5 spaces residents parking and 0.25 spaces visitors parking set out under Policy TR/2 of the LDF. Although it is acknowledged that there would be inadequate space for vehicles to turn on site and this would result in vehicles reversing and manoeuvring on the road, this is not considered to result in a significant hazard given the level of use and speeds of vehicles using the road.

Neighbour Amenity

30. No. 1 Burma Road has a main ground floor living room window and main first floor bedroom window in its rear elevation and a secondary ground floor living room window and secondary first floor bedroom window in its side elevation facing the site. The dwelling is not considered to seriously harm the amenities of this property through being unduly overbearing mass when viewed from, or a significant loss of light to, the windows in the rear elevation given that the dwelling would not obstruct the 45 degree/25 degree angle of view from the centre of the windows and that they are orientated to the south. It is also not considered to seriously harm the amenities of this property through being unduly overbearing in mass when viewed from, or a significant loss of light to, the windows in the side elevation or garden given that the windows are secondary in nature and the garden is orientated to the south and the dwelling is of a low scale with the roof sloping away from the boundary.
31. The windows in the side elevation and roof slope of the dwelling facing No. 1 Burma Road are not considered to result in overlooking that would lead to a loss of privacy to the amenities of this property given that the ground floor windows would be obscured by boundary fencing and the roof lights would be high level.

Developer Contributions

32. The South Cambridgeshire Recreation Study 2005 identified a shortage of playspace within Thriplow and Heathfield. No sport or public open space is shown within the development. The increase in demand for sport space as a result of the development requires a financial contribution of £2,244.90 (index linked) towards the improvement of existing open space in

the village to comply with Policy SF/10 of the LDF. This would be secured via a legal agreement that would be a condition of any consent. The applicant has agreed to this contribution through the submission of a Heads of Terms that would form the basis of a legal agreement. This is currently under preparation.

33. The South Cambridgeshire Community Facilities Assessment 2009 states that Thriplow has an excellent level of community facilities. However, due to the increase in the demand for the use of this space from the development, a financial contribution of £371.00 (index-linked) is sought towards the provision of new facilities or the improvement of existing facilities in order to comply with Policy DP/4 of the LDF. The applicant has agreed to this contribution through the submission of a Heads of Terms that would form the basis of a legal agreement. This is currently under preparation.
34. South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide which outlines the basis for planning conditions and obligations. In accordance with the guide, developers are requested to provide for the household waste receptacles as part of a scheme. The fee for the provision of appropriate waste containers is £69.50 per dwelling. The applicant has agreed to this contribution through the submission of a Heads of Terms that would form the basis of a legal agreement. This is currently under preparation.

Other Matters

35. The previous approval for a dwelling on the site is a material planning consideration that has to be taken into account in the determination of this application subject to any material change in circumstances.
36. The previous refusal for a dwelling on the site opposite has been taken into account but is not considered to warrant refusal of an application on this site as every site has different characteristics and each application needs to be determined upon its own merits.
37. The possible use of the existing dwelling as two separate dwellings would not affect the outcome of this application but will be investigated further.
38. Any temporary obstruction to the access by construction vehicles would be a police matter.
39. The impact of the development upon the capacity of the sewers could be controlled by the imposition of a foul drainage condition to any consent.
40. Any damage to the road surface is a civil matter between the applicant and the owners of the land.
41. The inclusion of the whole estate within the conservation area is not an issue that can be dealt with or progressed as part of this application.

Conclusion

42. 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

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

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: Drawing numbers P(0-) 210, P(0-) 212, and P (P-)210.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) No development shall take place until samples of the materials to be used in the construction of the roof of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development preserves the setting of the conservation area and listed buildings in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)
- iv) No development shall take place until details of the stain/paint finish to the weatherboarding for the walls of the dwelling hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development preserves the setting of the conservation area and listed buildings in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)
- v) No development shall take place until precise details (section drawings at a scale of 1:5) of the windows, doors, roof lights and verges of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure that the development preserves the setting of the conservation area and listed buildings in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)
- vi) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within All Classes of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall take place unless**

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

(Reason - To ensure that the development preserves the setting of the conservation area and listed buildings in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)

- vii) **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.**
(Reason - To ensure that the development preserves the setting of the conservation area and listed buildings in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)
- viii) **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.)
- ix) **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.)
- x) **The dwelling, hereby permitted, shall not be occupied until the parking area has been laid out within the site in accordance with the approved plans. Thereafter, the parking spaces shall be retained for those purposes, and shall not be used for any other purpose without the prior written consent of the Local Planning Authority.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- xi) **Visibility splays shall be provided on both sides of the access before the occupation of the dwelling and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0 metres x 2.0 metres measured from and along respectively the edge of the carriageway and thereafter retained.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- xii) **No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:**
- **Contractors' access arrangements for vehicles, plant and personnel;**
 - **Contractors' site storage area(s) and compounds(s);**
 - **Parking for contractors' vehicles and contractors' personnel vehicles;**
- Development shall not be carried out other than in accordance with the approved details.**
(Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)
- xiii) **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.)

Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated (to be completed).
2. No power operated machinery or noisy works should be carried out 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.
3. During construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
4. 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.

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
- National Planning Policy Framework 2012
- Planning File References: S/2285/13/FL, S/0920/13/FL, S/2324/12/FL, S/0226/91/F, S/0780/90/O, S/2287/89/O, S/1230/89/O, S/0644/89/O, and S/1922/83/F.

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



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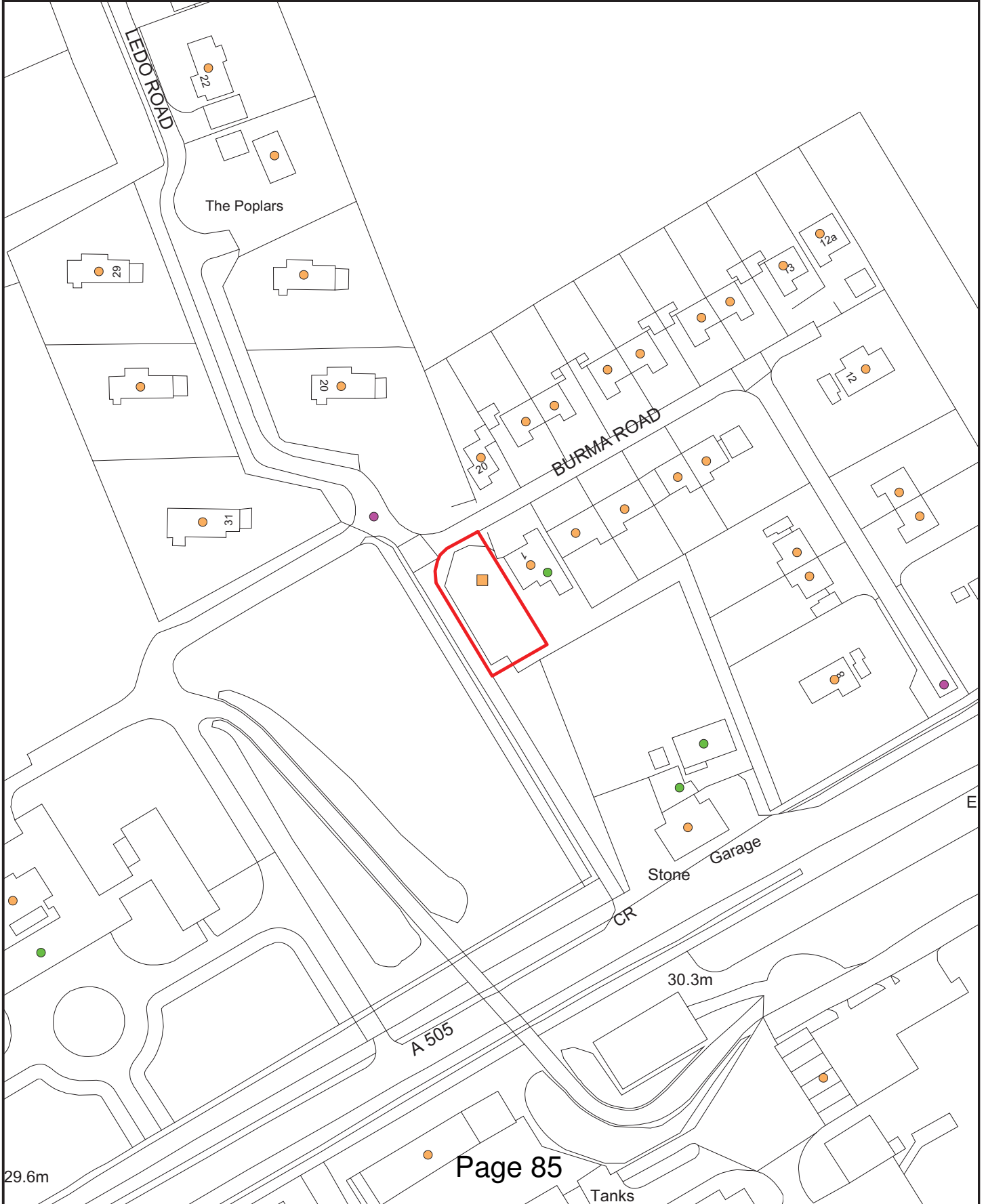
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Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 January 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/2131/13/FL

Parish(es): COTTENHAM

Proposal: Proposed Dwelling

Site address: Land adjacent to 89 Coolidge Gardens

Applicant(s): Mrs Susan Neville

Recommendation: Approval

Key material considerations: Principle of development
Visual impact
Neighbour Amenity
Highway Safety/Parking Provision
Trees & Landscaping
Green Belt Impact
Developer Contributions

Committee Site Visit: None

Departure Application: No

Presenting Officer: Katie Christodoulides

Application brought to Committee because: The recommendation of Cottenham Parish Council's differs to that of officers.

Date by which decision due: 18 December 2013

Planning History

1. None.

Planning Policies

2. **National Planning Policy**
National Planning Policy Framework (NPPF) - March 2012
3. **South Cambridgeshire Local Development Framework Core Strategy
DPD 2007:**
Policy ST/5: Minor Rural Centres
4. **Local Development Framework Development Control Policies 2007:**

Policy DP/1: Sustainable Development
 Policy DP/2: Design of New Development
 Policy DP/3: Development Criteria
 Policy DP/4: Infrastructure and New Developments
 Policy HG/1: Housing Density
 Policy HG/2: Housing Mix
 Policy GB/3: Mitigating the Impact of Development Adjoining the Green Belt
 Policy SF/10: Outdoor Playspace, Informal Open Space and New Developments
 Policy SF/11: Open Space Standards
 Policy NE/1: Energy Efficiency
 Policy NE/2: Renewable Energy
 Policy NE/6: Biodiversity
 Policy TR/2: Car and Cycle Parking Standards

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

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

Consultations

7. **Cottenham Parish Council**-Recommends refusal. Raises concern regarding the lack of parking, garden grabbing which is contrary to the NPPF and the Local Plan proposals which were rejected due to capacity issues at the primary school.

Local Highways Authority- The proposed dwelling would impose additional parking demands upon on-street parking on the surrounding streets. The proposal is unlikely to result in any significant adverse impact upon highway safety.

Environmental Health Officer-No Objections raised. Requests conditions are added to any consent granted in relation to hours of working and pile foundations and an informative in relation to no bonfires or burning of waste.

Tree Officer-No Objections, given no trees are on the site. A large tree lies within the neighbouring property at No.91 Coolidge Gardens. Requests an informative is added to any consent granted to advise that the British

Standards BS 5837 2005 Trees in Relation to Construction
Recommendations are read.

Cottenham Village Design Group_No comments received.

8. **Representations**

None received.

9. **Planning Comments**

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

10. **Principle of Development**

The site is located within the village framework of a 'Minor Rural Centre' where residential development and redevelopment of sites within the village framework of up to 30 dwellings will be permitted. The site has an area of 0.0218 hectares. The proposed dwelling would equate to a density of 45 dwellings per hectare. Whilst this density would be slightly higher than the minimum density of 30 dwellings per hectare and at least 40 dwellings per hectare in more sustainable locations, the development is considered to be an appropriate density given the residential character of the surrounding area.

11. **Character and Appearance of the Area**

The dwellings within Coolidge Gardens are characterized by two storey, semi-detached brick built facades, with a single storey side addition serving a side entrance and wc. The dwellings are all very similar in their design and layout, with a symmetrical front elevation. The design of the proposed dwelling, would partly match the design of the surrounding dwellings, with the addition of a subservient two storey addition. The proposed scale and layout of the dwelling would be appropriate to the site and surrounding area. Given the siting of the proposed dwelling within the corner adjacent to No.89 Coolidge Gardens, the proposal would not be prominent in street scene views and would not result in harm to the character and appearance of the area.

12. **Neighbour Amenity**

The neighbouring property at No.91 Coolidge Gardens lies to the south east of the site. No.91 Coolidge Gardens mirrors the layout and form of No.89 Coolidge Gardens with the main part of the dwelling, and the attached single storey side extension. A paved area lies to the side of No.91 with two large outbuildings. Given the siting of the proposed dwelling to the north west, the proposal is not considered to result in any loss of light to this neighbouring property. The proposal has been assessed in terms of loss of privacy, and given the proposed windows on the side (east) elevation of the dwelling would serve the stairwell and wc, the proposal is considered acceptable. At first floor level within the front elevation, a bedroom window is proposed. Given the position of this window, with oblique views to the east, which is not used as a private amenity area, this is not considered to result in significant loss of privacy to this neighbour. The proposal has been assessed in terms of overbearing impact and given the distance of the proposed dwelling from the neighbour, with the subservient side addition, the proposal is considered acceptable in terms of visual impact.

13. **Highway Safety/Parking Provision**
The proposal is not considered to result in any significant adverse impact upon the public highway. No parking space has been proposed for the dwelling. Given there is a large area of off street parking adjacent to the dwelling, the proposal is not considered to result any adverse impact.
14. **Trees and Landscaping**
There are no trees within the site which will be affected by the proposal. A large tree is sited within the neighbouring property at No.91 Coolidge Gardens. An informative shall be added to any consent granted to advise that the British Standards BS 5837 2012 Trees in Relation to Construction Recommendations are read. A planning condition will be added to the consent to require that details of both hard and soft landscaping works are carried out in accordance with the landscape plan submitted.
15. **Green Belt Impact**
The site is adjacent to the Green Belt which lies to the northeast. Policy GB/3 Mitigating the Impact of Development Adjoining the Green Belt of the LDF requires development to include careful landscaping and design measures of a high quality to protect the purposes of the Green Belt. A landscaping plan has been submitted in which the existing hedgerow along the northeast boundary is to be retained. Given this this would screen views of the proposed dwelling, reducing the visual impact, this is considered to be acceptable in terms of Green Belt impact.
16. **Developer Contributions**
The South Cambridgeshire Recreation Study 2005 identified a shortfall of sport and play space within Cottenham. No open space is shown within the development. The increase in demand for sport and play space as a result of the development required a financial contribution of approximately £ 2,244.90 (index linked) towards the provision and management of open space off and in the village to comply with Policy SF/10 of the LDF.
- The South Cambridgeshire Community Facilities Assessment 2009 states that Cottenham has a poor standard of facilities. Due to the increase in the demand for the use of this space from the development, a financial contribution of £371.00 (index-linked) is sought towards the provision of new facilities or the improvement of existing facilities in order to comply with Policy DP/4 of the LDF. The applicant has agreed to these contributions and a Section 106 Agreement is to be completed.

Other Matters

17. Cottenham Parish Council in their comments referred to the National Planning Policy Framework and the development of garden land. Paragraph 53 of the National Planning Policy Framework states that local planning authorities should consider setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. There are no policies on the development of residential gardens, and given the dwelling would not be prominent in street scene views, the proposal is considered appropriate.

Cottenham Parish Council additionally raised concern regarding the Local Plan Consultation and developments in Cottenham being rejected due to

capacity concerns at the primary school. Given this proposal is for one, two bedroom dwelling and the developments proposed under the Local Plan Consultation were for larger scale housing developments, this is not considered to be a significant planning consideration.

Conclusions

18. 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

19. Approval subject to the following conditions –

Conditions

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: 565.01 Rev A, 565.03 Rev A, 565.04 Rev A & 565.05 Rev B. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (4) The development shall commence in line with the landscape details submitted on plan number 565.05 Rev B, unless agreed in writing with the Local Planning Authority. The development 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) 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.)

Informatives

- (1) During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
- (2) The applicant is advised to read the British Standards BS 5837 2005 Trees in Relation to Construction Recommendations in regard to the large tree sited within the neighbouring property.
- (3) The application site is subject to a Planning Obligation Agreement under S106 of the Town and Country Planning Act 1990, (dated to be inserted).

Background Papers

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- 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 (NPPF), published March 2012.
- Local Plan 2011-2031: Issues and Options Report (July- September 2012).

Report Author: Katie Christodoulides – Planning Officer
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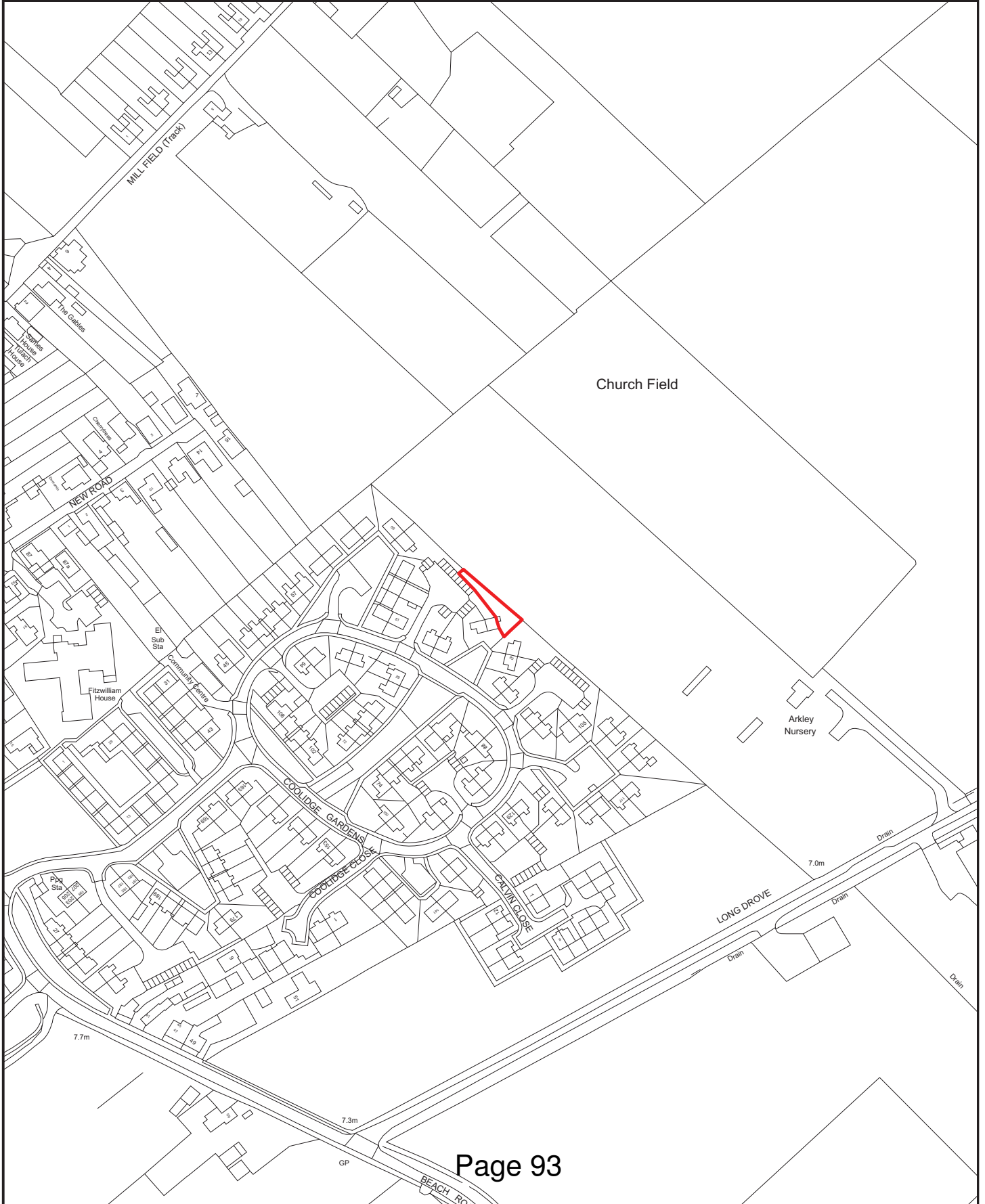
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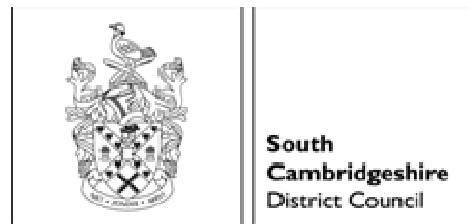
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Agenda Item 12



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

8 January 2014

Enforcement Action Update

Purpose

1. To inform Members about planning enforcement cases, as at 18th December 2013. Summaries of recent enforcement notices are also reported, for information.

Enforcement Cases Received and Closed

2.

Period	Cases Received	Cases Closed
1 st Qtr. (Jan – March) 2013	108	133
2 nd Qtr. (April – June) 2013	147	157
3 rd Qtr. (July – Sept) 2013	144	155
October 2013	49	44
November 2013	36	38
2013 YTD	484	527
1st Qtr. (Jan – March) 2013	127	107
2nd Qtr. (April – June) 2013	107	96
3rd Qtr. (July – Sept) 2013	98	148
4 th Qtr. (Oct – Dec) 2012	125	110
2012 YTD	457	461

Enforcement Cases on hand:

3. Target 150
4. Actual 92

Notices Served

5.

Type of Notice	Period	Year to date
	November 2013	2013
Enforcement	0	6
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	0	1
S215 – Amenity Notice	0	4
Planning Contravention Notice	0	19
Injunctions	0	0
High Hedge Remedial Notice	0	0

Notices issued since the last Committee Report

6.

Ref. no.	Village	Address	Notice issued
None Issued			

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 that are of particular note

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 noted 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

The Injunction statement has been prepared and is currently being considered by Counsel

b. Q8, Foxton

Planning application in preparation - No further update available at this time

c. 1-6 Pine Lane – Smithy Fen

Previously the subject of a planning consent resulting from an appeal decision 14th October 2003 under reference APP/W0530/C/03/1113679 The planning permission is no longer valid as the owners have failed to comply with their planning permission relating to conditions. Additionally a further permission granted at appeal for plots 4 & 5 Pine Lane 30th August 2012 under reference APP/W0530/A/12/2170121 has also lapsed due to planning conditions contained in the appeal decision not being complied with/met. A planning application for plots 4/5 has been submitted but not validated. An application for the remaining plots in Pine Lane, 1, 2, 3 & 6 is in the process of being submitted.

Valid planning applications relating to plots 1-6 inclusive have not been received as requested therefore a file has been submitted to legal requesting the issue of a planning enforcement notice.

d. Portelet High Street, Croydon

Complaint received regarding a statutory noise nuisance following a change of use at the property to a dog breeding business. Investigations so far have revealed that there is a change of use at Portelet but a statutory noise nuisance has not been substantiated. Retrospective planning application for the change of use has been submitted.

e. Buckinghamway Business Park, Swavesey

Complaint received regarding the stationing of buses belonging to Sun Fun Travel on land adjacent to the business park without the benefit of planning. Enquiries continue

f. Co-Op School lane Cambourne

Erection of two signs contrary to the Town & Country Planning (Control of Advertisements) (England) Regulations 2007. One of the signs erected had been the subject of a planning application but was refused prior to installation. Negotiations continue with the agent acting for the Co-Op for the signs to be removed.

Summary

10. The number of enforcement cases investigated during the November period showed a 9.1% increase when compared to the same month in 2012. Year to date 2012 revealed that the overall number of cases was down by approximately 1.51% which equates to 7 cases.

The numbers of cases on hand are 63% below the expected maximum number of cases per enforcement officer for the same period. Cases on hand have shown a reduction during the November period of 8.69%

11. The number of enforcement officer posts within the planning team has now reduced to two members of staff following the end of a fixed term position. Situation continues to be monitored.
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.

Effect on Strategic Aims

13. This report is helping the Council to deliver an effective enforcement service for Members, Parishes and members of the Public including businesses

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

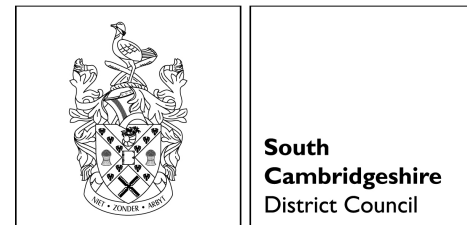
Aim 3 - We will make sure that South Cambridgeshire continues to offer an outstanding quality of life for our residents

Background Papers:

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

Report Author: Charles Swain – Principal Planning Enforcement Officer
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Agenda Item 13



South
Cambridgeshire
District Council

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

8 January 2014

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 19 December 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/2442/12/VC	Mrs C Richmond Adj 6 Main Street Caldecote Condition 9 re affordable housing	Dismissed	03/12/13
S/1450/13/FL	Mr & Mrs Kitely The Elms Gatley End Steeple Morden Alterations & extensions to existing dwelling	Allowed	03/12/13
S/2615/12/FL	Mr D Attle Field View Chitteringg Drove Waterbeach Dwellings, garage agricultural building	Dismissed	03/12/13
S/1113/13/FL	Mr G Cambridge 22 Rampton Road Cottenham Extension	Dismissed	04/12/13
S/0167/13/FL	Heddon Management Ltd West of 20 Church Street Ickleton Erection of dwelling and associated works	Dismissed	06/12/13
S/2300/12/FL	Mr & Mrs R Merrill Rear Or 7 Church Walk, Little Gransden Erection of a dwelling	Allowed	06/12/13

Appeals received

3.

Ref. no.	Details	Decision	Decision Date
S/1359/13/OL	Mr D Kirkland Land North of Bannold Road Waterbeach 90 Dwellings	Refused	20/11/13
S/0167/13/FL	Heddon Management Ltd West of 20 Church Street Ickleton Erection of dwelling and associated works	Dismissed	06/12/13

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	18-20 March 2014

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

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