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25 March 2014

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, 2 APRIL 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

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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

PROCEDURAL ITEMS

- 1. Apologies**
To receive apologies for absence from committee members.
- 2. General Declarations of Interest** **1 - 2**
- 3. Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held on 5 March 2014 as a correct record. Minutes have been circulated

and are on the Council's website.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

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OUR LONG-TERM VISION

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

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

OUR VALUES

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

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

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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

Disturbance by Public

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

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Vending machines and a water dispenser are available on the ground floor near the lifts at the front of the building. You are not allowed to bring food or drink into the meeting room.

EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

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Agenda Item 2

Planning Committee

Declarations of Interest

1. Disclosable pecuniary interests (“DPI”)

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

2. Non-disclosable pecuniary interests

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

3. Non-pecuniary interests

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

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

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

Address/ Location of land where applicable

Signature:

Name Date

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2725/13/FL
Parish(es):	Little Eversden
Proposal:	Outline consent (access) for the erection of two detached residential units.
Site address:	The Elms, 23 High Street, Little Eversden, Cambridge, CB23 1HE
Applicant(s):	Mr Harri AP Rees
Recommendation:	Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees.
Key material considerations:	Principle of development; Character and Appearance; Residential Amenity; Affordable Housing Contributions; Highway Safety and Other Considerations
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	7 March 2014

Planning History

1. SC/0302/59 Erection of garage and fuel store
2. SC/1107/73/F Single storey rear extension

Planning Policies

3. *National*

4. National Planning Policy Framework
5. *South Cambridgeshire LDF Core Strategy DPD, 2007*
ST/7 Infill Villages
6. *Adopted Local Development Framework, Development Control Policies*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
NE/6 Biodiversity
NE/15 Noise Pollution
SF/10 – Outdoor Play Space, Informal Open Space and New Developments
SF/11 – Open Space Standards
TR/2 - Car and Cycle Parking Standards
7. *Draft Local Plan*
S/5 Provision of new jobs and homes
S/11 Infill Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
H/11 Residential Space Standards for Market Housing
NH/4 Biodiversity
TI/2 Planning for Sustainable Transport
TI/3 Parking Provision
8. *Supplementary Planning Document(s)*
District Design Guide SPD – adopted 2010

Consultations

9. **Eversdens Parish Council** - Recommend refusal.

The Council are of the opinion that this is over-development of the site. It will directly impact on many homes in the immediate area and it not in keeping with the surrounding properties. The development is also against South Cambs own backland policy. The issues of concern were;

- This is backland development which will affect a number of householders in Wheeler's Way and Finch's Field
- Several letters of objection have been received from residents e.g. the property at 13a Finches Field is not shown as a separate dwelling on the plans. There is only 18ft from the edge of the dwelling to the boundary fence, a 6ft close-boarded fence would be required if the development were to be given the go ahead.
- Protecting the ditch at the boundary with the gardens in Whelers Way

- 2 smaller homes would be preferred as opposed to larger houses or given the scale of the properties, one house may be better
- There is concern that there may be Crested Newts in the ponds; does an investigation need to be carried out?
- A bat statement is not apparent on the plans. There is said to be a number of bats in the garden
- Would like to see the trees/shrubbery maintained on the Wheelers Way side.

Following discussion the Council voted on the application and the majority vote, with one abstention, was that outline plans be refused.

10. **Local Highway Authority** – No objection. Recommend conditions requiring provision of 2m x 2m pedestrian visibility splays, construction of the driveway to prevent private water draining onto the public highway, the driveway be constructed from bound material and the vehicular access be constructed using dropped kerbs.

Representations

11. 5 letters of representation have been received from neighbouring residents opposing the application for the following reasons;

- The application will result in a loss of privacy
- Result in the devaluation of my property
- The properties will cause overshadowing/loss of light
- Recommend the use of obscure glazing to the windows
- The gardens serving the new properties are too small
- The increased density will be akin to an inner city housing development rather than village life
- Questions whether building two houses in a garden between two rows of houses meets the local or regional planning policies
- Building two private executive houses will do nothing to provide extra affordable housing for local residents
- Result in the loss of trees
- Noise and pollution will result in a loss of amenity
- The development will set a precedent with further urbanising of the village
- Will be out of keeping with the existing cottage at The Elms

Planning Comments

12. The application site comprises some 1677sqm of relatively flat garden land to the side and rear of the host dwelling, which lies to the west of High Street within the village of Little Eversden. To the south-east of the site lies the host, a two-storey detached dwelling of gaunt brick construction set below a slate roof with single storey rear extension and garage outbuilding. The site is adjoined to the north and south by a mix of dwellings and bungalows fronting Finch's Field and Wheeler's Way.
13. This application seeks outline permission (access only) for the construction of 2no. dwellings with appearance, landscaping, layout and scale all reserved matters. Indicative drawings show the footprints of the dwellings set into their plots, with plot 1 being two storeys in height and positioned directly behind The

Elms with plot 2 positioned at approximately a 45 degree angle and being 1½ storeys in height.

14. The access point to the site would be set in from the northern site boundary.
15. The site lies within the village framework as defined by the Local Development Framework (LDF) inset map for Little Eversden, whilst the settlement is identified as an 'Infill Village' in the LDF Core Strategy.

The principle of development on this site

16. One of the core planning principles contained in the NPPF is that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. It states that housing proposals should be considered in the context of the presumption in favour of sustainable development.
17. In relation to local policies, the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies Little Eversden as an 'Infill Village' which is described as having a basic range of services and where the principle of residential development is considered acceptable where this involves the sub-division of an existing residential curtilage and does not result in an increase in more than two dwellings.
18. As such, the development of this site for housing, which lies within the established development boundary for Little Eversden and would help towards the provision of local services, is considered acceptable in land use terms subject to the other key considerations being satisfied

Character and Appearance

19. The western side of High Street is characterised by a varied mix of housing styles that are mainly two-storey in scale and evenly spaced on their plots. Further residential properties can be found along Finches Field and Wheelers Way which lead off High Street, and the built form to the western side of High Street is as such consolidated and more suburban in character. To the east of High Street the development is less dense and concentrated to the roadside frontage, with little development at depth. Open fields can be found to the south no. 8 High Street and here the character is rural.
20. The site is some 1677m²sqm in size and considered of adequate proportions to construct 2no. dwellings whilst still providing for a reasonable curtilage to each property. The indicative layout plan indicates the possible siting of plot 1 on a north-south axis directly behind the host dwelling, with plot 2 set at approximately a 45 degree angle to the rear of the site and separated from plot 1 by garaging/turning head. The indicative layout also suggests that the plots could be served by rear gardens extending up to a maximum of 15m in depth.
21. The scale and design of the dwellings should take into account the locality and should be constructed in sympathy with each other, whilst the indicative elevations indicate that their ridge heights would not exceed the host property; however outline consent is only sought for access and layout. Appearance, scale and landscaping would be addressed at reserved matters stage.

22. It is therefore considered that in principle the construction of two residential dwellings in this location would not have any significant adverse effects and can be designed in harmony with the form and character of the area.

Residential Amenity

23. The indicative site plan and elevations submitted with this application indicates that plot 1 would be two storeys in height with the first floor north facing windows serving two bedrooms and a bathroom and the single window to the south elevation serving a bedroom. These windows would be 10m and 11m from the site boundaries. Plot 2 would be lower in height and set at an angle to neighbouring properties again with bedroom windows at first floor level.
24. The potential impact upon the residential amenity of adjoining dwellings would mainly be addressed within the reserved matters submission, although it is considered that appropriate window arrangements and boundary screening could reasonably mitigate any issues of overlooking, especially given the size of the site. Furthermore, the plots overall size ensures the positioning of the dwellings would provide a reasonable buffer to the neighbours such that there would not be any unreasonable levels of shadowing, whilst the reduced host plot would retain a reasonable amount of amenity space to its rear.

Highway Safety

25. The application seeks outline consent for the means of access which is to be provided via private drive extending along the boundary to the north of the host property, which is to retain an access to its southern side.
26. The Highways Authority considers this access arrangement suitable as appropriate visibility splays can be provided. Conditions are recommend requiring the provision and permanent retention of 2m x 2m pedestrian visibility splays, details of the driveway construction to prevent surface water run-off and debris spilling onto the public highway and a requirement that the access be provided with dropped kerbs.
27. The indicative details of the parking and turning arrangements are suitable; however this will be assessed in full at the reserved matters stage when the siting of the units is considered. As such the development is considered to provide a suitable and safe means of vehicular access onto the public highway.

Affordable Housing Contribution

28. Planning applications are required to be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted development plan requires the provision of 40% affordable housing on sites where there is a net gain of two or more dwellings. This scheme seeks permission for two residential units and does not propose any affordable dwellings, contrary to the requirements of adopted policy.
29. Paragraph 216 of the NPPF advises that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies

(the less significant the unresolved objections, the greater the weight that may be given); and

- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

30. The current development plan is proposed to be replaced by the emerging Local Plan, where draft policy H/9 relates to affordable housing and seeks to raise the threshold of affordable housing provision to sites of three or more dwellings.
31. The draft Local Plan has been approved by council for submission to the Planning Inspectorate for 'Examination in Public' and is therefore at an advanced stage in its preparation. In respect of unresolved objections four representations have been received on draft policy H/9, with three of these opposing the policy and the fourth supporting and offering comment. Notably all the representations consider the proposed threshold of three dwellings too low (and seek to raise this). No representations seek to maintain (or lower) the current threshold of two dwellings and as such there are no unresolved objections to this draft policy as far as it relates to this application.
32. Turning to the consistency of the relevant plans with the NPPF. Although no detailed advice is provided on the threshold of affordable housing provision within the NPPF, it advises local planning authorities to approach decision-taking in a positive way to foster the delivery of sustainable development, and look for solutions and to approve applications for sustainable development where possible.
33. For these reasons officers are of the view that sufficient weight can be attributed to draft policy H/9 of the emerging Local Plan that approval of the application without affordable housing contributions would be acceptable in planning terms, assisting the delivery of small housing sites that would otherwise not come forward in the short term.

Other Considerations

34. The development will result in loss of a number of trees, most notably the Beech tree positioned to the front of the site at the point of the vehicular access. The application is accompanied by an Arboricultural Report which classifies trees according to British Standard BS5837:2012, and which categorises the Beech Tree in the 'retention is desirable' category. The applicant advises this tree is required to be removed irrespective of the outcome of the application in order to safeguard the property although no evidence of this is provided. Whilst the loss of the Beech tree is regrettable, the tree is not protected and its loss is not so significant so as to justify refusal of consent.
35. No specific issues are raised with regards to Crime and Disorder.
36. The Parish Council oppose the application expressing a view this is overdevelopment of the site, will directly impact on many homes and is not in keeping with the surrounding properties. Several further concerns are also cited.
37. In terms of housing density adopted policy HG/1 advises average net densities of 30 dwellings per hectare, with this site delivering a lower density, more reflective of the established built form. The concerns relating to the impact on neighbouring

residents and the properties being in keeping with the surroundings are addressed in paragraphs 23-24 and 19-22. The Habitat Survey accompanying the application did not identify any adverse impact on protected species.

38. A number of third party representations have been received from local residents, raising a variety of concerns chiefly relating to the impact on neighbour amenity through overlooking. This issue is addressed in paragraphs 23-24. The other concerns raised by neighbours do not alter the view the development is acceptable in planning terms.
39. The application is accompanied by S106 Heads of Terms with the applicant prepared to pay the councils contributions in respect of open space provision, community facilities and waste receptacles. This agreement has not been completed and therefore delegated powers are sought for officers to approve the application upon completion of this agreement.

Conclusions

40. It is considered that two detached dwellings can be adequately accommodated on the site and be designed such that they would be in harmony with the surrounding area without causing harm to neighbouring amenity in terms of over shadowing or loss of privacy. The Highways Authority is satisfied that the provision of a new access is suitable subject to conditions, with the loss of the Beech tree not so significant so as to justify refusal of consent.
41. The lack of affordable provision, contrary to the requirements of adopted policy, is justified on the basis of the stage of preparation of the emerging Local Plan, lack of unresolved objections to draft policy H/9 and thrust of the NPPF which seeks to support the delivery of sustainable development.
42. The proposal therefore complies with the provisions of the development plan and national planning policies contained within the NPPF and as such it is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

Recommendation

43. Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees, subject to the following conditions –
44. Approval of the details of the means of layout, scale, appearance and landscaping of the site (hereinafter called ‘the reserved matters’) shall be obtained from the Local Planning Authority before any development is commenced.
(Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.)
45. Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
(Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.)

46. Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.)
47. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
(Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.)
48. Prior to the first occupation of the development hereby permitted pedestrian visibility splays measuring 2m x 2m shall be provided at the sites access with the public highway. The splays shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained thereafter in perpetuity.
(Reason: In the interest of highway safety)
49. The driveway shall be constructed so that its falls and levels are such that no surface water from the site shall drain onto the adopted public highway.
(Reason: In the interests of highway safety)
50. The driveway shall be constructed using a bound material for the first 10m when measured back from the public highway.
(Reason: in the interests of highway safety)

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 or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scams.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scams.gov.uk/localplan>

Report Author: Andrew Fillmore – Senior Planning Officer
Telephone: (01954) 713180



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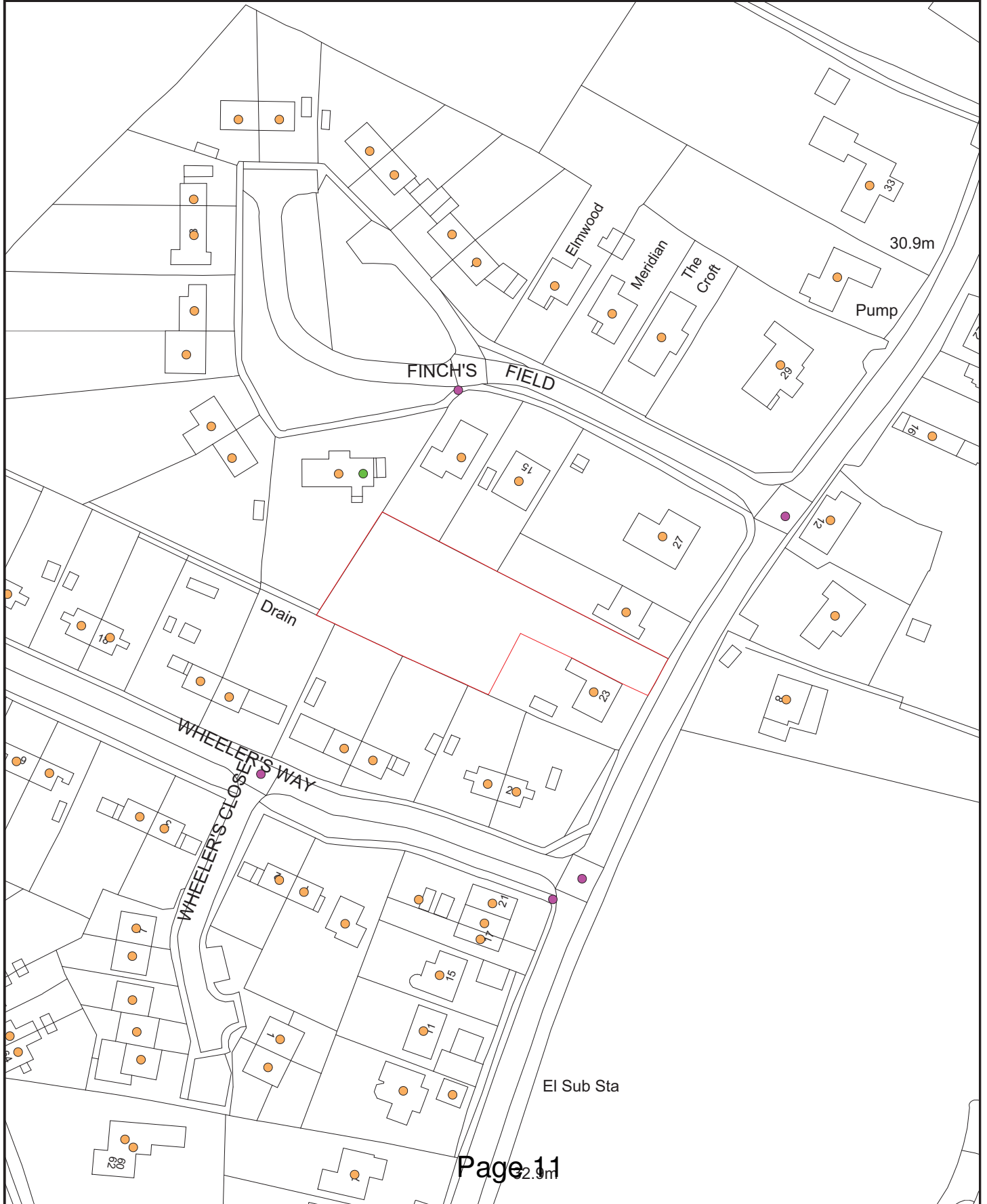
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Cambridgeshire
District Council

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1152/13/F
Parish(es):	Histon and Impington
Proposal:	Erection of 29 one and two bedroom residential apartments (following demolition of existing buildings) together with associated infrastructure.
Site address:	Former Bishops Hardware Store, Cambridge Road, Impington. CB24 9NU
Applicant(s):	Mitre Property Development Ltd.
Recommendation:	Delegated Approval subject to S106 Agreement and Conditions
Key material considerations:	Principle of Development, Residential Amenity, Design.
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Emily Harvey
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	6 September 2013.

Planning History

1. There is no relevant planning history for this site.

Planning Policies

2. *National*
3. National Planning Policy Framework
4. National Planning Practice Guidance
5. *South Cambridgeshire LDF Core Strategy DPD, 2007*

6. *Adopted Local Development Framework, Development Control Policies*
- DP/1 Sustainable Development
 - DP/2 Design of New Development
 - DP/3 Development Criteria
 - DP/4 Infrastructure and New Development
 - DP/7 Development Frameworks
 - HG/1 Housing Density
 - HG/2 Housing Mix
 - HG/3 Affordable Housing
 - NE/1 Energy Efficiency
 - NE/6 Biodiversity
 - NE/9 Water and Drainage Infrastructure
 - NE/10 Foul Infrastructure
 - NE/14 Lighting Proposals
 - NE/15 Noise Pollution
 - NE/16 Air Pollution
 - SF/10 – Outdoor Play Space, Informal Open Space and New Developments
 - SF/11 – Open Space Standards
 - TR/2 - Car and Cycle Parking Standards

7. *Emerging South Cambridgeshire Local Plan 2013 Policies*

- S/3 Presumption in Favour of Sustainable Development
- CC/4 Sustainable Design and Construction
- HQ/1 Design Principles
- NH/2 Protecting and Enhancing Landscape Character
- NH/9 Redevelopment of Previously Developed Sites
- H/7 Housing density
- H/8 Housing Mix
- H/9 Affordable Housing
- H/11 Residential Space Standards for Market Housing
- E/8 Mixed Use Development in the Histon and Impington Station Area
- SC/10 Lighting Proposals
- SC/11 Noise Pollution
- SC/12 Contaminated Land
- SC/13 Air Quality

8. *Supplementary Planning Document(s)*

- District Design Guide SPD – adopted 2010
- Affordable Housing SPD – adopted 2010

Consultations

9. **Histon & Impington Parish Council** - Recommend refusal.
- Design
 - Parking
 - Affordable Housing
 - Preference for a Mixed Use Solution on this Site.

A full copy of the Parish Council's comments is included at Appendix A.

10. **Cambridge County Council Archaeology** – No Objections

11. **Environment Agency** – No Objections: Recommend Conditions
12. **Anglian Water** – No Objections: Recommend Conditions
13. **Police Architectural Liaison Officer** – No Objections
14. **South Cambridgeshire District Council Ecology** – No Objections
15. **Cambridgeshire County Council Planning Team** – No Objections
16. **South Cambridgeshire District Council Environmental Health** – No Objections: Recommends Conditions
17. **Cambridge County Council Highways** – No Objections

Representations

18. 71 Letters of Representation have been received. Of these letters 68 raised objections and 3 letters supported the proposals. Within the letters of objection 10 supported the principle of the development on this site. The comments have been summarised into categories as below.

Parking, Highway Safety & Transport: 43

Scale of Building: 22

Impact on Character of Village: 19

Design: 17

Conflicts with Draft Local Plan: 13

Density: 12

Supportive of Redevelopment of this site: 10

Overdevelopment of this site: 10

Noise: 7

No Mixed Use Proposed: 6

A number of other comments were raised in regards to drainage, overlooking, addressing the village gateway, impact on local services, impact on Villa Place, bin storage and 2 letters raised comments in regards to Affordable Housing. 2 letters also raised impact on existing house prices which is not a material planning consideration and therefore will not be given weight in the decision making process.

Planning Comments

19. The application site is a centrally located site within the Histon and Impington village framework towards the southern end of the settlement. The site addresses a corner plot adjacent to the guided bus way. The site has been vacant for a number of years and previously was used as a Hardware Store under an A1 use class and associated parking/ storage areas.
20. This application seeks to bring forward a redevelopment of the site for residential (Use Class C3 as defined by the Use Classes Order). The proposal is for 29 flats comprising of 11 one bed units and 18 two bed units contained within one apartment block unit. The proposal includes amenity space, parking areas, bin storage areas, vehicular and pedestrian accesses and other associated facilities. The proposal is a full application and therefore provides detailed designs for these considerations.

21. The application site is heavily contaminated from its former use associated with chemical storage and coal. The water table on the application site is high and therefore remediation is required prior to the commencement of any development on this site. In addition, the existing building has a high asbestos content.
22. During the course of the application the design has been amended to reflect comments made by officers and councillors at the early stages of the process. More recently two meetings have been held by South Cambridgeshire District Council for Parish and District Councillors to discuss design matters further with the applicants and their agents/ appointed consultants.
23. Officers consider that design is a high priority for local residents and for this application site. The site occupies a corner plot in a prominent location and needs to address that location accordingly in accordance with principles of good design. Irrespective of any subjective opinion in regards to that design, the proposed building would be constructed of high quality materials to a high standard of sustainability criteria which supports the aims of the Development Control Policies DPD and the NPPF.
24. The scale of the building is considered appropriate for the location. The proposed building is of a lower height to the building immediately adjacent to it. The applicants have provided a street scene drawing as part of the application to allow full assessment of the building in relation to its surroundings.
25. The proposed building shares references with the adjacent buildings in regards the use of a horizontal band within the building façade and mirrored roof pitches. The windows are generally vertically dominant and of a similar size/ scale to neighbouring development which is consistent with the existing street scene. It is considered that despite the proposals 'contemporary' appearance the design is well considered and supports characteristics of the existing street scene in accordance with current national and local policy and is considered an enhancement in comparison to the current site and street scene.
26. Parking and transport concerns were of the highest importance to residents in letters of objection. Whilst officers acknowledge these concerns the recommendation of officers is bound by the weight of current planning policy. The proposals are fully in accordance with the approved parking standards contained within the Development Control Policies DPD in terms of number and size of spaces. The application site is immediately adjacent to the Cambridgeshire Guided Busway and therefore other sustainable transport options are available. A reasonable proportion of cycle parking is proposed within the application to support sustainable transport options for residents. All transport aspects have been checked by Highway Authority officers who have raised no objections to this scheme.
27. The proximity of the scheme to the busway however does have implications in regards to noise. The SCDC Environmental Health officer has recommended conditions to support the noise mitigation and insulation measures, as well as air quality for future residents of this site, but has raised no objections to this scheme, subject of the imposition of conditions.
28. In relation to viability, the cumulative impact of the existing site conditions/ constraints, design requirements, building mitigation measures (noise and air quality) and sustainability measures on this site inform reasonably high build costs. A viability assessment along with ground investigation report, noise survey and asbestos

surveys have been submitted with this application. The viability assessment has been tested by independent consultants on behalf of the local authority.

29. The emerging Local Plan has a proposed policy (E/8) specifically relating to employment within the Histon and Impington station area. This policy specifically aims to support the highest quality of design and the latest architectural styles, as set out in para 8.43 and reduce reliance on the private car. The proposals therefore support this through the choice of high quality materials and innovative design. There is an acceptance within the emerging policy that the design led approach is reasonable. The combined costs of these design and sustainability led, high quality aspirations, the decontamination costs of the existing buildings and the wider site and the existing use value create a conflict with the policy itself.
30. The result of the viability assessment is twofold. First the viability of the scheme is such that it could not support commercial units at ground floor level (as required by policy E/8 of the emerging Local Plan) and secondly has an impact on the level of affordable housing that can be provided. The wider policy context therefore needs to be addressed in more detail. .
31. The existing Affordable Housing SPD should be read in conjunction with Policy HG/3. This allows for a reduced level of affordable housing where the overall viability of the scheme is at issue. The NPPF also quite clearly promotes a viability tested method for developing affordable housing obligations to be placed on developers.
32. In addition to this, the relevant emerging SCDC Local Plan policies should also be afforded only limited weight. The policy in regards to a mixed use development for this site, Policy E/8, has received representations of objection, during the Local Plan consultation period. As such, in line with guidance from current case law and the council's legal representatives the weight that can be afforded to these policies is very limited at this stage. The Local Plan has not yet gone through the full testing and examination process and therefore cannot be considered to have met the test of sounded required for it to proceed beyond this stage.
33. The applicants have offered 8 affordable units at 80% shared equity. This will provide 30% affordable housing on this site. The affordable housing policy contained within the Development Control Policies DPD refers to 40% as the minimum requirement, but also states this should be to a subject to viability. This is strongly supported by the NPPF and other national guidance. The viability has been independently tested and officers are satisfied that 30% is an acceptable requirement in this instance.
34. The application is accompanied by a Section 106 agreement to bring forward the affordable housing quota associated with this development.

Conclusions

35. This is a complex site with a complex mix of constraints and a high degree of public interest. The applicants have attempted to address this through high quality design principles, sustainability and materials in accordance with national planning policy. The arguments for and against this application are reasonably well balanced, however the NPPF and planning policy more generally refers to design, sustainability and viability and key principles for decision making and also supports a presumption in favour of development within a balanced case. For these reasons officers are recommending in support of this application, subject to stringent conditions.

Recommendation

36. The application is recommended for delegated approval subject to the prior scoping of a Section 106 agreement in regards to the provision of affordable housing and subject to 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:

9017-BR-DR-0-100 A

9017-BR-DR-0-101 /

9017-BR-DR-1-100 C

9017-BR-DR-1-101 N

9017-BR-DR-1-103 K

9017-BR-DR-1-104 K

9017-BR-DR-1-105 J

9017-BR-DR-1-106 B

9017-BR-DR-1-107 F

9017-BR-DR-1-108 E

9017-BR-DR-1-109 C

9017-BR-DR-1-110 /

9017-BR-DR-1-111 A

9017-BR-DR-1-112 /

9017-BR-DR-1-113 A

9017-BR-DR-1-114 /

External Lighting Layout - As Proposed

Section - As Proposed

Bin Store General Arrangement - As Proposed

Refuse Store General Arrangement - As Proposed

Pergola Type' Construction Over Parking General Arrangement - As Proposed

Elevations - As Proposed (Sheet 1 of 2)

Elevations - As Proposed (Sheet 2 of 2)

Location & Block Plan

Site Plan - As Existing

Second Floor General Arrangement Plan - As Proposed

Roof Plan - As Proposed

Elevations - As Existing

First Floor General Arrangement Plan - As Proposed

Long Elevations - As Proposed

Ground Floor General Arrangement Plan - As Proposed

Site Plan - As Proposed

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 approved by this application shall commence, until;

- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
- b) Following approval of a), a detailed scheme for the investigation and recording of contamination and remediation objectives (which have been determined through risk assessment) must be submitted and agreed in writing by the Local Planning Authority
- c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to the approval in writing of the Local Planning Authority
- d) The works specified in the remediation method statement have been completed, and a verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DP/1 of the adopted LDF 2007

4. Prior to the commencement of the construction of the building hereby approved development details of all new materials to be used in the external surfaces of the proposed development shall be provided to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed details.

Reason - To ensure the proposals respect the character of the existing streetscene

5. Prior to the commencement of the construction of the building hereby approved development details of all boundary walls, fences and gates shall be submitted for the prior written approval of the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason - To ensure the proposals respect the character of the existing streetscene.

6. Prior to the commencement of the construction of the building hereby approved development details of the proposed windows shall be submitted for the prior, written approval of the Local Planning Authority. Such detail shall show sections, opening arrangements and glazing bar patterns. All windows shall be of timber construction and painted. The works shall be carried out in accordance with the agreed details.

Reason - To ensure the proposals respect the character of the existing streetscene.

7. No development shall commence until a scheme that includes the following components to deal with the risks of contamination of this site has been submitted to and approved in writing by the Local Planning Authority.

- 1) A preliminary risk assessment which has identified
 - All previous uses
 - Potential contaminants associated with those uses

- A conceptual Model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination on this site
- 2) A site investigation scheme based on (1) to provide information for a detailed assessment of the risk of all receptors that may be affected, including those off site.
 - 3) The results of a site investigation and detailed quantitative risk assessment referred to in (2) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken
 - 4) A verification plan providing all details of data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for long term monitoring of pollutant linkages maintenance and arrangements for contingency action.
- Any changes to these components require the express written consent of the Local Planning Authority.

Reason: to protect and prevent the pollution of controlled waters.

8. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. Prior to the commencement of development of the construction of the building hereby approved a scheme for surface water drainage is to be submitted and approved in writing by the Local Planning Authority.

Reason: to protect and prevent the pollution of controlled waters, property and ecological systems.

11. No development shall take place until a Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure highway safety and standards of residential amenity are retained.

12. Prior to the commencement of development of the construction of the building hereby approved a noise insulation/ attenuation scheme for residential units has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the residential use hereby approved has commenced.

Reason: to protect the amenity of future occupiers

13. A scheme including details of any proposed external lighting and its impact shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed, operated and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: to protect neighbouring amenity.

- Prior to the of the construction of the building hereby approved full details of both hard and soft landscape proposals shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - Proposed finished levels or contours
 - Means of enclosure
 - Car parking layouts
 - Other vehicle and pedestrian access and circulation areas
 - Hard surfacing materials
 - Minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting)
 - Soft landscape details shall include:
 - Planting plans
 - Written specifications (including cultivation and other operations associated with plant and grass establishment)
 - Schedules of plants, noting species, planting sizes and proposed numbers /densities where appropriate Implementation timetables.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

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 or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scambs.gov.uk/localplan>

Report Author: Emily Harvey - Principal Planning Officer
Telephone: (01954) 713253

S/1152/13/FL

Former Bishops Hardware Store, Old Station Yard, Cambridge
Road, Impington, CB24 9NU

Erection of 29 residential apartments following demolition of
existing buildings, repositioning of vehicular access, and
associated works

Formal response
on behalf of

Histon & Impington Parish Council

23rd July 2013

Mrs A J Young
Clerk to the Council
Parish Office
New Road
Impington
Cambridge
CB24 9LU

Summary response

The Council objects strongly to the development as proposed in this application on the following grounds:

- the proposed building by nature of its massing, materials, and design (in the style of an office block) is totally out of character. Furthermore, it does not, in any way, integrate with surrounding uses/buildings, and fails the design principles as set out in the draft local plan policy (HQ/1)
- there is inadequate car parking on site and no adequate/acceptable alternative locations for overflow parking
- there is inadequate noise protection for bedrooms facing the guideway, noting that all bedrooms have natural (rather than mechanical) ventilation
- it does not meet the standard for 40% affordable provision
- it does not make adequate provision for the children who will be on site in terms of safe play space
- it is overdevelopment of the site, and is inconsistent with the SHLAA
- it totally fails to follow Policy E/8 in the Draft Local Plan
- it has a negative impact on sustainability

The Council notes the public response to the open meeting as reported by the applicant in the Planning Statement, pages 5, 6 with a large majority against the development. It is confusing that the tabular response suggests that 2 Villa Place supports the scheme, whereas the text suggests that residents at this property are concerned about the scheme layout.

Parish Councillors attended the session, and one Councillor spoke to all attendees and will attest that every one but one at the time strongly condemned the plans as ugly, ill conceived and unwanted. The sole attendee who did not was a local owner who was seeking to develop houses on other side of guideway so held his counsel.

The developer has not chosen to discuss its plans with the Parish Council

Background

The site is in the Draft Local Plan brought forward by Issues and Options 2 Part 2. In the SHLAA update June 2013 it is identified as having a housing capacity of 10. Policy E/8 in the Draft Local Plan applies.

The commentary with E/8 presents the rationale for the proposals for the area. Histon Parish Council and Impington Parish Council grouped to deliver a single Parish Council in 2012, and the new Council is focussed on delivering a clear vision for the future of the settlement, exploiting the opportunities presented by the guideway, and making the settlement a sustainable destination of choice.

The village is the site of a number of successful specialist comparison stores (wide and diverse range - cycles, gifts, toys, kitchens, picture framing, fireplaces etc). Since the introduction of the guided bus, comparison stores that have been able to build on the siting and advertising opportunities arising from the guideway have seen business growth, delivered by the wider catchment arising from the guided

bus passengers.

With further guideway patronage growth, and the development of the growing Northstowe development Histon & Impington are uniquely placed to benefit from the location of the guideway stop. Together with the co-location of Histon Football Club and Cambridge City Football Club at the Glassworld Stadium (Bridge Road, Impington) there are clear opportunities to redevelop the station area into a vibrant centre, and this is the aim of policy E/8.

These proposals were highlighted as part of the publicity associated with the Draft Local Plan. Quoting from the Cambridge News of June 3rd, 2013 (relevant portions in bold)

Village 'gateway' set for transformation in plan for 900 homes

Written by CHRIS HAVERGAL

A vision for the transformation of the area around the guided busway in Histon has been revealed as part of proposals for 900 homes in villages surrounding Cambridge.

South Cambridgeshire District Council's local plan, which was published last night, backs Histon and Impington residents' calls for the land around the former railway station to be redeveloped to provide more shops, restaurants and cafes.

The ideas, drawn up by the parish council, aim to turn the village into a destination on the guided busway while preserving Victorian buildings such as the station building and the Railway Vue pub.

The local plan, which will shape the development of the district for the next two decades, proposes that housing growth in existing communities should be centred on Sawston, which is line to get 540 new houses - triggering concern among villagers about increased traffic.

Willingham, Comberton, Melbourn and Gamlingay are also in line for major developments.

Last night's announcements follow the publication last month of plans for a new town at Waterbeach barracks, a new village at Bourn airfield, as well as a major extension to Cambourne and significant development on the edge of Cambridge.

The Histon proposal covers the Bishop's site, the Clark Brothers' yard west of Station Road, and the businesses to its west on both sides of the guided busway.

It extends northwards along Station Road to include the former East of England Development Agency building, and eastwards to Bridge Road, including the businesses behind Station Stores.

The parish council wants to attract businesses that would be open from 8am to 8pm including restaurants and wine bars, around 20 homes, and also hopes there will be a local government hub - perhaps including the county council's long-planned archives centre.

Cllr Edd Stonham, a parish councillor who also represents the village on the district council, said it was good that villagers were shaping their own futures.

He said: "I think it will be good for the village because the proposals have been drawn up over a long period of time and are better than some of the proposals that might be put forward by developers.

"It will give us a sustainable area rather than just a housing area which would become a dormitory for people who have nowhere to work rather than in town.

"Residents said they didn't want more housing if there's no work and I think the parish council has worked hard to get that."

The Sawston proposals include green belt sites south of Babraham Road and between Dales Manor Business Park and Babraham Road, as well as redevelopment of part of the business park.

The district council said all of the selected sites were considered to be the most well-connected to employment sites but Cllr David Bard, who represents the village, disagreed.

He said: "One of the major issues that needs to be overcome is the traffic these extra developments are likely to put on Babraham Road, which is a really busy road already.

"The other concern is that these developments are very poorly related to the rest of the village.

"I thought we had got beyond the 1960s approach of putting huge developments on the edge of villages with very little thought about how people access them."

Many other proposals, including plans for 1,500 homes in Cottenham, have been ruled out.

Cllr Pippa Corney, the cabinet member for planning policy, said South Cambridgeshire's character and quality of life would be protected.

She said: "We've listened to our residents throughout extensive consultation on the draft plan and are pleased that parish council development ideas are also part of these final proposals.

"Reflecting local feeling, the majority of new development will be based around Cambridge and in new towns or villages with only a small percentage in existing communities, creating employment opportunities and much-needed new homes."

The environs of the station is an important area to the community. At the time of the proposals for the guideway, a campaign (SoS - "Save our Station") was run to try to protect the station buildings for the future. As evidence of the massive support for that this photograph shows a number of the supporters of that scheme.



Detailed response

The proposed building by nature of its massing, materials, and design (in the style of an office block) is totally out of character. Furthermore, it does not, in any way, integrate with surrounding uses/buildings, and fails the design principles as set out in the Draft Local Plan policy (HQ/1)

The proposal does not accord with the design principles as set out in Draft Local Plan policy HQ/1. In particular it does not:

- Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape (a)
- Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness (c)
- Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area (d)

Similarly, it fails to meet the policies in the LDF, it does not:

- protect and enhance the character of the district and local distinctiveness through careful integration with the existing built form (DP/d);
- preserve or enhance the character of the local area (DP/2a);
- conserve or enhance important environmental assets of the site (DP/2b);
- be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area (DP/2f);
- Include high quality landscaping compatible with the scale and character of the development and its surroundings (DP/2j).

) Specifically, it has the appearance of an office block with atrium entrance. It is not even appropriate as a residential development - let alone in the location and adjacent to two Victorian buildings and an Edwardian row of buildings that define the local character.

The exterior finish is unique in the settlement - it does not respect in any way the local vernacular.

The Parish Council is concerned that the interior of many of the flats will be naturally dark, and require permanent artificial lighting.

In addition, without dimension drawings (and given the odd shapes of some of the flats difficult to determine anyway) it is not possible to check that the minimum floor areas of 50 sq m for one bed and 67 sq m for two have been met. This should be clearly marked on the appropriate plans.

- there is inadequate car parking on site and no adequate/acceptable alternative locations for overflow parking

The application is confused, confusing, and using inappropriate data to make its case for reduced parking levels.

NB Specific mention is made of parking bays and also a small car park opposite

the site. The parking bays have a 30 minute limit, and are in constant use for deliveries to and purchases from the Mace convenience store. The car park is private, for the use of businesses (and customers of same) to Kendal Court. Neither provides any possibilities for use by residents of the development.

The transport statement refers to Station Road as a typical **village road** - yet calculations are presented on the basis of *suburban* reference figures. Similarly calculations are based on 2026 figures, and, at times, 2001 census data.

And, the applicants go on to say: *"The Output Areas that have been selected contain residential properties that most closely resemble the type of properties that are proposed for the development site."* The two output areas used (E00092086 and E00092102) are 39.12% 65 or older. It is hardly likely that the proposed development will be attractive to retired purchasers, particularly when specifically designed properties exist in Histon for prices that are likely to be significantly less. Therefore this choice of output areas is inappropriate, and any justification based on the associated statistics invalid.

Extensive reference is made to HiCar, implying both that such car sharing schemes would support the reduced car ownership and use, and that such a scheme is viable and effective in the local community. Unfortunately for these arguments, HiCar closed well over a year ago because of lack of support. Whilst car share schemes may be effective and work well elsewhere, the clear message for Impington and Histon is that car ownership is essential and the preference of the community.

Whilst both Citi 8 and guideway services are close by, there are a number of factors that have not been considered:

- both are very much radial routes - heading in and out of the city centre
- numerous work opportunities are **not** on these routes - eg West Cambridge
- commuter guideway services are frequently full when arriving at the Histon & Impington stop. Guideway services have been designed primarily for the coming development at Northstowe and towns north thereof. No extra services have been (or are likely to be) provided for the small number of additional passengers wishing to get on at Histon & Impington

Moreover, whilst the applicants are arguing for reduced car parking because of the likely use of alternative modes, they are to provide only the bare minimum of cycle parking.

The Council believes that the development is likely to be targeted at couples where both are in employment, and this therefore would exacerbate the shortfall in parking.

Furthermore, given the location of the development at a section of Cambridge Road/Station Road that is covered by parking restrictions there is no good place for any overflow.

- there is inadequate noise protection for bedrooms facing the guideway, noting

that all bedrooms have natural (rather than mechanical) ventilation
 During the public inquiry into the building of the guideway it was accepted that WHO standards for noise (ie low levels at night so that people could sleep with bedroom windows open) should be applied.

All bedrooms in the development have natural (ie not mechanical) ventilation - ie people will need to sleep with windows open. Whilst ground floor windows may be adequately protected by the existing noise barriers, there are first and second floor bedrooms that won't be, and as utilisation of the guideway rises, are likely to exceed the relevant noise levels.

In addition, the ground floor rooms will be closer to the guideway than any others in Histon or Impington, and confirmation should be sought that the existing barriers are sufficient. If not additional protection must be provided.

- it does not meet the standard for 40% affordable provision
 40% of a development of 29 is 11.6, yet only 6 (3*1 bed, 3*2 bed) shared equity (75%/25%) properties are being provided.

Whatever, we note that because of this year's changes in housing benefit the 2 bed properties will have to be occupied by families, given that a couple would not get any support towards the costs associated with the second bedroom.

However:

- it is just 20%
- rented rather than intermediate (ie shared equity) housing would be preferable

We note that both the Merrington Place, and Primrose Lane developments are providing 40% affordable. The Unwins site (now Merrington Place) was bought at the peak of the market, so we question how viability can possibly be an issue for this development.

- it does not make adequate provision for the children who will be on site in terms of safe play space

The majority of the flats (18) are two bed, which will be occupied by families with children.

There is a token "landscaped" area at the end of the parking area on the southern boundary, but is not usable for play. The remainder of the site is parking and access to parking - it is not conducive or usable for play.

The Copse opposite the development is public open space, but is a wooded area with informal paths, often used by dog walkers etc. Whilst providing play opportunities for older children (with obvious caveats) it is not suitable for younger children, and furthermore it is across a busy road. Across yet another busy road (B1049) is a NEAP at the Recreation Ground but only accessible, given the road crossings and safety concerns, by youngsters with parents.

It is essential that some safe, play space is provided on site, as required by LDF policy DP/3e.

- it is overdevelopment of the site, and is inconsistent with the SHLAA
- The June 2013 revision of the SHLAA identifies the site as having potential for the provision of **10** properties.

And whilst the Local Plan is seeking development densities of 40 dph in the most sustainable locations it accepts that achieving the right density of development for a location is important to the character of a place and local quality of life.

The proposed density of 132 dph far exceeds even the densest on the urban extension that is Orchard Park and is completely inappropriate in the village environment of Impington.

- it totally fails to follow Policy E/8 in the Draft Local Plan

This is seeking a mix of:

- a. Commercial uses – workshops, retail, café / restaurant (in Use Classes B1, A1 and A3);
- b. Community uses;
- c. Residential development including work / live units.

with the aim of creating an attractive and vibrant gateway to the settlements, and specifically must integrate with surrounding uses, respect the character and maintain the vitality and viability of Histon and Impington village centre,

- it has a negative impact on sustainability

The applicant describes this as a “sustainable” development.

This development removes an employment opportunity from the community and replaces it with housing - it therefore must have a negative impact on the sustainability of the community. The ratio of jobs to those in employment, a key measure of sustainability, will further drop.

Between Local Plans Histon and Impington have gone from a job/those in employment ratio of 1 to 0.7. Impington has been most severely hit by these changes, losing employment at sites that have become Merrington Place (ex Unwins seeds) and Primrose Lane (ex cardboard factory under various ownership). These, and the Bishop’s site, have provided jobs, and most importantly, jobs outside of the high tech (and therefore, of necessity, high academic skill levels) industry.

- Environment

The Council is disappointed that only “good practice” thermal performance standards are being planned. The marginal cost of improvement is minimal, and for a development that the applicant describes as “sustainable” “best practice” should be achieved.

Whilst air source heat pumps are being proposed, there is also a significant (900Kw) gas fired heating plant. It is disappointing, therefore, that whilst solar gain on the south facing areas is going to be such as to require shading that no solar thermal or photovoltaic systems have been included.

- Utilities

The utilities report makes no mention of foul drainage capacity - expecting this to

be adequate.

There are well known problems with surface water surcharge of the foul drainage system in the area, eg at the sheltered housing in Kay Hitch Way, and the Parish Council is therefore deeply concerned that this development will exacerbate the problems with foul drainage, and ask that written confirmation from Anglian Water is obtained regarding capacity and possible impact.

Conditions

Should the District Council be minded to approve the scheme, the Parish Council would seek the following conditions:

- No deliveries nor operation of power equipment on site after 1pm on Saturdays (note that the applicant is seeking deliveries "Monday to Friday 08:00 – 18:00 and Saturday 08:00 – 18:00 as per normal planning requirements."
- No deliveries during the morning peak hour (7:30-9:00) in order to minimise traffic congestion
- All site access associated with construction to be via the B1049, Chequers Road and Station Road, in order to avoid the heavily traffic calmed residential area of Cambridge Road. NB consistent with agreements for Primrose Lane
- A traffic management plan, including parking arrangements for all site workers, be agreed prior to any works on site



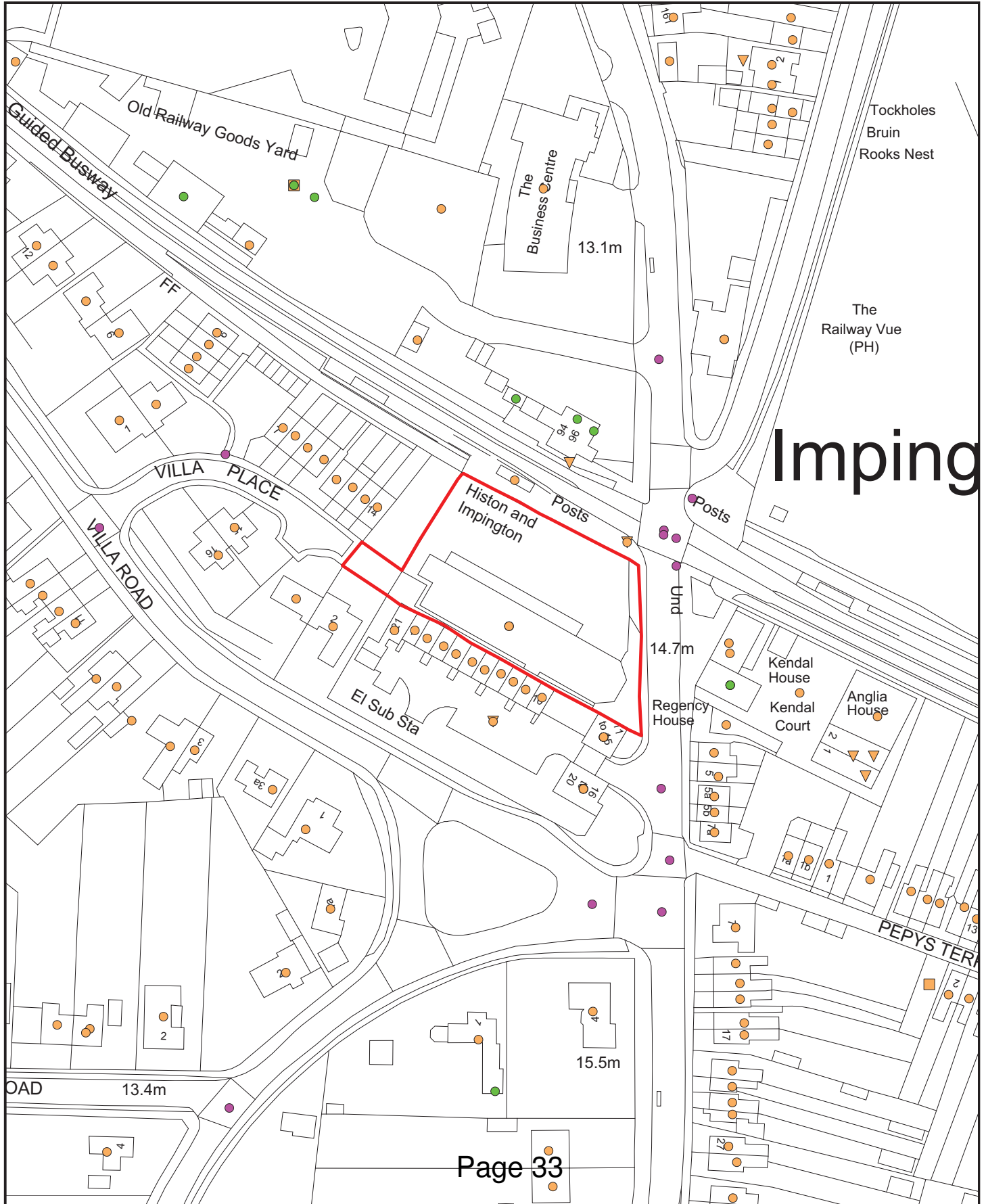
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2329/13/FL
Parish(es):	Swavesey
Proposal:	Retention of existing shed (retrospective)
Site address:	4 Scotland Drove Park, Rose and Crown Road, Swavesey, Cambridge, CB24 4RB
Applicant(s):	Mr Joe Calladine
Recommendation:	Approve
Key material considerations:	Character and Appearance of the countryside; Residential Amenity; Highway Safety and Other Considerations
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	3 March 2014

Planning History

1. S/1631/10 Continued and permanent use of land as gypsy caravan site (8 pitches). Approved

Planning Policies

2. *National*
3. National Planning Policy Framework
4. *Adopted Local Development Framework, Development Control Policies*

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks

5. *Supplementary Planning Document(s)*

District Design Guide SPD – adopted 2010

Consultations

6. **Swavesey Parish Council** - Recommend refusal.

The Parish Council make the following comments and objections;

- The building was erected in December 2012/January 2013 without submitting a planning application or gaining permission
- The authorised planning use for the site is for gypsy caravan site and the planning permission S/1631/10, makes no provision for the erection of buildings
- The site is in open countryside, on a slight rise in the land. The position of the unauthorised building is prominent on the site, close to the road and taller than the surrounding landscaping and fencing. It is therefore harming the character of the landscape.
- The development is contrary to policies DP/2 and DP/3 of the South Cambridgeshire Local Development Framework, Development Control Policies of 2007, which require development to preserve or enhance the character of the area, be compatible with the location in terms of scale, mass, form, siting, design and use of materials and avoid unacceptable adverse impacts on the countryside and landscape character.

7. **Local Highway Authority** – No objection. Request the shed be tied by condition to number 4 Scotland Drove Park.

Representations

8. No third party representations received.

Planning Comments

9. Scotland Drove Park (gypsy caravan site) is located adjacent and to the southern side of the Rose and Crown road within open fenland countryside outside of and south-west of the village of Swavesey. A singular point of vehicular access serves the site which is fully enclosed by boundary treatment. The site benefits from planning permission (S/1631/10) granted in August 2011 for the change of use of the land for use as a gypsy caravan site comprising 8 pitches.

10. This application proposal relates to plot 4 where permission is sought for the retention of a 'shed' (18m length x 8.9m width x 3.9 ridge height) of sheet metal construction (green walls and a grey roof) which has been erected without planning permission. The applicant has confirmed that consent is sought for the shed to be used for his personal use and does not relate to any commercial or business activity. Furthermore the applicant has provided photographic evidence of a number of containers which is stated previously occupied the site.

11. South Cambridgeshire District Council has served an Enforcement Notice on the applicant requiring the 'shed' building be dismantled with the concrete floor slab demolished and all material removed with the land restored to its authorised use

as a gypsy caravan site. This notice is subject to appeal with the Inspectorate hearing set for 7th May 2014.

Character and Appearance of the countryside

12. Adopted Development Control Policy DP/2 relates to the design of new development advising all new development must be of high quality design, appropriate in scale and must preserve or enhance the character of the local area. Policy DP/3 continues this theme and states that permission will not be granted where proposals, amongst other criteria, result in an adverse impact on the countryside and landscape character. This local policy stance is reflective of the advice contained in the NPPF.
13. Scotland Drove Park is a residential gypsy site set in an isolated location in open fenland countryside which is devoid of notable landscape features or buildings within the immediate vicinity. The site is self-contained being enclosed by a boundary fence with some planting to the outside, and as such is an incongruous feature within the landscape.
14. When viewed from Rose and Crown road the roofs of the various buildings are visible above the boundary treatment and it is this collective grouping of buildings, rather than any one individual building, which is the defining character. In short the site as a whole is an incongruous feature within the landscape character rather than any of the individual caravans.
15. The shed is positioned close to the roadside boundary and is of greater height and length than the other building on site, and is therefore more visible. However for the reasons stated in paragraph 14 the impact on the landscape character needs to be considered in the context of viewing the site as a whole. In this context officers are of the view securing additional planting outside of the perimeter boundary would sufficiently mitigate the identified harm.
16. Suitable planting arrangements can be controlled through condition to ensure an appropriate level of landscaping is undertaken within a reasonable time frame.

Residential amenity

17. The application seeks permission for use of the building for purposes incidental to the residential use of plot 4, and any such compliant use would be unlikely to give rise to concerns of noise disturbance to neighbours.
18. The scale and height of the building along with its relationship to the adjoining residential gypsy plots does not give rise to concerns of overbearing or loss of outlook.

Highway Safety

19. Orchard Drove Park benefits from an established point of vehicular access with the Highways Authority not opposing the application subject to the use of the building being restricted for purposes incidental to plot 4 (residential gypsy plot). As such, and subject to the use being conditioned, no harm is identified in respect of the impact on highway safety.

Other considerations

20. The Parish Council oppose the application, stating the development does not benefit from planning consent and the permission granting the gypsy caravan site does not make provision for the erection of buildings. Whilst the Parish Council's concerns over the retrospective nature of the application are understandable, this is not justification for refusal of consent and the application is required by law to be determined on its planning merits.
21. The parishes concerns raised with regards to the developments compliance with local policy relate to the visual impact associated with the retention of the shed and are assessed in paragraphs 12-16.

Conclusions

22. Subject to securing additional planting to the boundary of Scotland Drove Park it is considered the development would not materially harm the landscape character to a degree which would justify refusal of consent. Conditioning the use of the building be restricted for purposes ancillary to the residential use of plot 4 is necessary in the interest of neighbour amenity and highway safety.

Recommendation

23. Approval subject to the following conditions –
24. The development hereby permitted shall be retained in accordance with the plans titled 'Site Location Plan', 'Block Plan' and 'Barn at Swavesey'
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
25. The development hereby permitted shall only be used for purposes ancillary to the residential use of the gypsy pitch on plot 4 of Scotland Drove Park and shall not be used for commercial or other business activity.
(Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007, and in the interests of highway safety.)
26. The use hereby permitted shall cease and the building dismantled with the concrete floor slab demolished and all material removed, with the land restored to its authorised use as a gypsy caravan site within 28 days of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - (i) within 3 months of the date of this decision a landscaping scheme (hereafter referred to as the site development scheme) shall have been submitted for the written approval of the local planning authority and the said scheme shall include a timetable for its implementation.
 - (ii) within 11 months of the date of this decision the site development scheme shall have been approved by the local planning authority or, if the local planning authority refuse to approve the scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - (iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted site development scheme shall have been approved by the Secretary of State.

(iv) the approved scheme shall have been carried out and completed in accordance with the approved timetable.
(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.)

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 or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scams.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scams.gov.uk/localplan>

Report Author: Andrew Fillmore – Senior Planning Officer
Telephone: (01954) 713180

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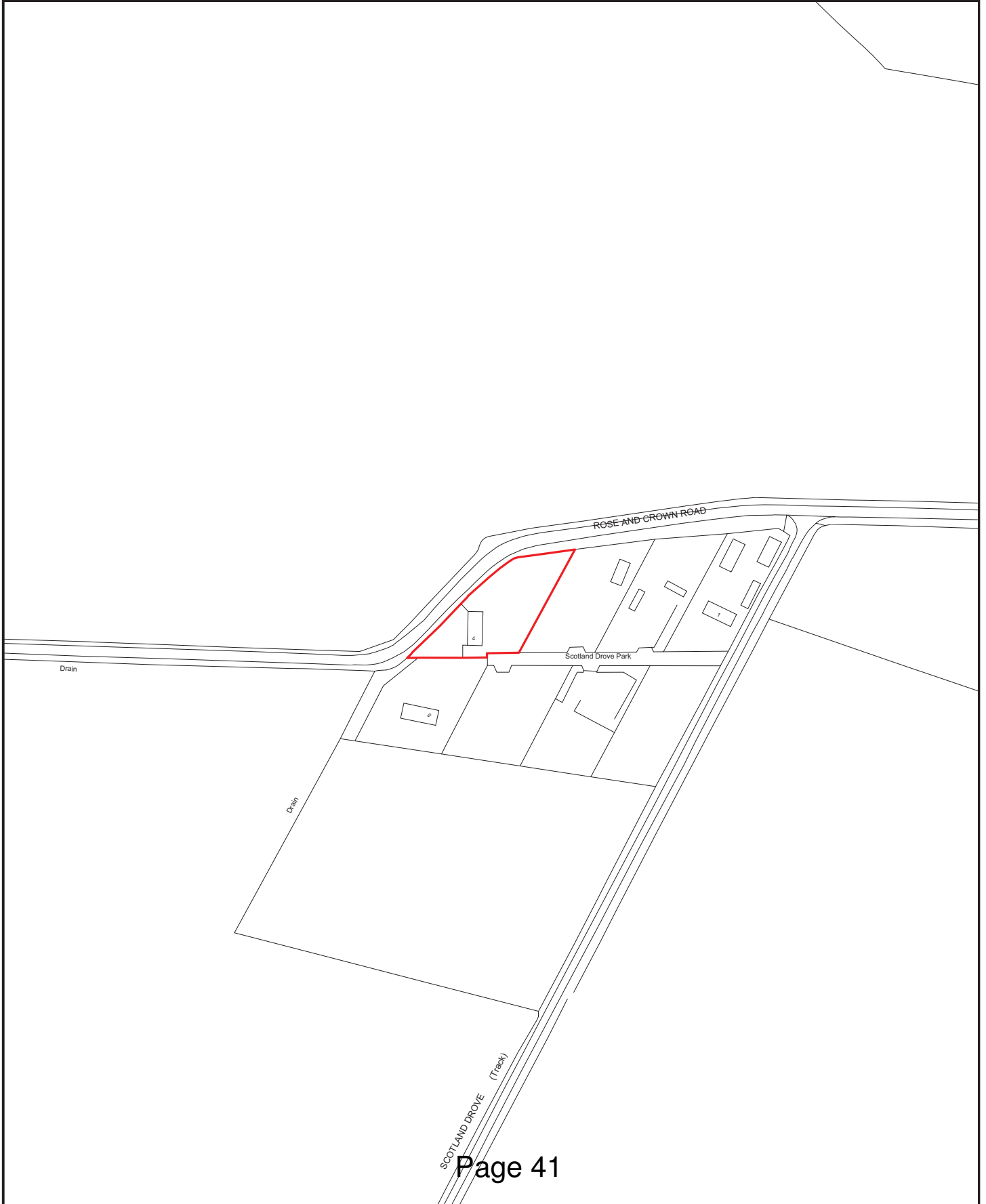
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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0111/14/FL
Parish:	Swavesey
Proposal:	Erection of one and a half storey 3-bedroom dwelling and a separate single garage
Site address:	Land at 19 Wallmans Lane
Applicant:	Mrs Sue Ellington
Recommendation:	Delegated Approval
Key material considerations:	Principle, residential amenity, character of conservation area, highway safety and drainage
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Paul Sexton
Application brought to Committee because:	The application is submitted on behalf of a Councillor of the District Council
Date by which decision due:	4 April 2014

Planning History

1. No relevant history

Planning Policies

2. *National Planning Policy Framework*
3. *Local Development Framework*

ST/6 – Group Villages
DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/7 – Development Frameworks

HG/1 – Housing Density
SF/10 – Outdoor Playspace, Informal Open Space and New Developments
SF/11 – Open Space Standards
CH/5 – Conservation Areas
NE/1 – Energy Efficiency
TR/2 – Car and Cycle Parking Standards

4. *Draft Local Plan*

S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
S/10 – Group Villages
CC/8 – Sustainable Drainage Systems
NH/14 – Heritage Assets
HQ/1 – Design Principles
TI/3 – Parking Provision

5. *Supplementary Planning Documents*

Open Space in New Developments SPD 2009
District Design Guide SPD 2009
Development in Conservation Areas SPD

Consultations

6. **Swavesey Parish Council** recommends approval.
7. **Local Highway Authority** – no objections, but requests conditions in respect of pedestrian visibility splays, the falls, levels and materials for the driveway, and a Traffic Management Plan for the period of construction.
8. **Conservation Manager** – gave pre-application advice that the principle of the erection of a dwelling in this location was acceptable, and reflected the siting of a dwelling which previously existed at this point. Comments were made in respect of the detailed design of the dwelling.
9. **Environmental Health Officer** – no comments received.
10. **Cambridgeshire Archaeology** – comments that the site is an area of high archaeological potential and recommends that it is subject to a programme of archaeological investigation prior to commencement of development, which can be secured by condition.
11. **Middle Level Commissioners (IDB)** – comments that the site is within its catchment area but that no pre-application discussions occurred. It is concerned at the lack of capacity to receive increased rates of run-off and /or increased treated effluent from the proposal. Flows must be restricted to the existing greenfield rate of run-off. Advice is given on the use of soakaways, and additional evidence is required from the applicant to prove that a viable scheme can be constructed and maintained. An informative should be included in any consent reminding the applicant of the requirements under the Land Drainage Act.

Representations

12. The George Long Charity for Swavesey Memorial Hall comments that although no objection has been raised however it advises that any future purchaser of the site should be made aware that the hall car park is well used most evenings, by those attending events at the Memorial Hall, and future occupiers would need to be aware of existing noise from cars manoeuvring and parking, plus use of security lights around the car park.

Planning Comments

13. 19 Wallmans Lane is a detached 1970's house located within a large corner plot to the east of Wallmans Lane. The application site comprises a 0.023ha area of the land associated with the existing dwelling in the south west corner of the site, which fronts Wallmans Lane to the west, and a roadway serving the telephone exchange building to the south. There are visible remnants of a former cottage which was located on the site, which is currently used as an outbuilding, although these do not extend above ground floor level.
14. To the east and north the site adjoins existing land in the curtilage of the applicants' current property. To the south, on the opposite side of the roadway, is a detached bungalow. Opposite the site to the west is the side and rear garden of a dwelling at the end of a terrace of modern dwellings, and the rear car park of the Memorial Hall, which fronts High Street.
15. The full application, received 6 February 2014, proposes the demolition of the remaining sections of the existing outbuilding on the site and the erection of a detached 3-bedroom house, with single garage. The property will have a ridge height of 6.7m. Materials proposed are buff brick and artificial slate, with softwood painted windows. A new access will be formed to Wallmans Lane, south of the access to the existing dwelling.

Principle of development

16. The site is within the village framework and the conservation area. The principle of development is acceptable subject to compliance with other policies in the Plan. The density of the development is 43dpa. The applicant has submitted historical information that a dwelling previously existed in this location, which is reflected by the remains of building works on the site.

Residential amenity.

17. The proposed dwelling will occupy the south west corner of the garden of No.19 Wallmans Lane. The land which will be retained with the existing property provides for a 10m distance between the front wall of the existing dwelling and the boundary with the new plot. Although there will be some overlooking of the garden of the new plot from first floor windows of the existing dwelling, officers are of the view that adequate private amenity space exists within the new plot. There are no first floor windows in the east elevation of the proposed dwelling.
18. The windows in the front elevation of the proposed dwelling look across Wallmans Lane to the car park of the Memorial Hall and the garage and parking area of 6a Wallmans Lane. The first floor windows in the south elevation look towards the front parking area and side wall of the bungalow to the south. Officers are content that the

development will not result in any unreasonable overlooking, loss of light, or overbearing impact.

19. An informative can be placed on any planning permission pointing out the comments received on behalf of the Memorial Hall.

Character of the conservation area

20. The conservation area at this point is dominated by modern development in Wallmans Lane to the north west, and the open car park to the east. It is therefore difficult to define its specific contribution to the character of the conservation area, although the site itself contains the remains of the former cottage, which form a heritage asset. Officers accept that it is not practical to retain and use the existing structure for the proposed new dwelling. The new dwelling will be on the site of the former cottage and has the potential, with appropriate detailing and materials, to add a feature at this point which could enhance this part of the conservation area. Officers will have further discussions about the form of fenestration, and the use of conservation rooflights and natural slate on the roof.

Highway safety

21. The application provides safe access to both the proposed and existing dwellings. The conditions requested by the Local Highway Authority can be included in any consent

Drainage

22. The comments of the Middle Watch Commissioners have been forwarded to the applicant's agent. Officers will update Members on any additional information submitted at the meeting, but are of the view that this matter can be dealt with by condition. The site is in Flood Zone 1.

Other matters

The request for an archaeological investigation can be dealt with by condition.

23. The applicant has submitted a Draft Heads of Terms accepting the need for contributions in respect of public open space, community facilities and waste receptacle provisions. The Legal Section has been instructed to prepare a draft Section 106. Should Members be minded to grant consent the Section 106 Agreement will need to be completed prior to any permission being issued.

Recommendation

24. That subject to the completion of the Section 106 Agreement and receipt of revised plans, delegated powers are granted to approve the application subject to the following conditions

Conditions

- (a) Time limit – 3 years
- (b) List of approved plans
- (c) Archaeology Investigation
- (d) External Materials
- (e) Landscaping

- (f) Implementation of Landscaping
- (g) Surface Water Drainage
- (h) Highway conditions
- (i) Restrict hours of operation during the construction period

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 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/0111/14/FL

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

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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2312/13/FL
Parish(es):	Swavesey
Proposal:	Construction of 20 affordable dwellings.
Site address:	Land to the North, Fen Drayton Road, Swavesey
Applicant(s):	Mr Simon Somerville-large, Laragh House Developments Ltd
Recommendation:	Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles, monitoring and legal fees and securing the houses as affordable dwellings.
Key material considerations:	Principle of development; Affordable Housing; Design; Flood Risk; Landscape; Neighbour amenity; Highway safety and parking provision.
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	Application of local interest
Date by which decision due:	5 February 2014

Planning History

1. None

Planning Policies

2. *National*
3. National Planning Policy Framework

4. *South Cambridgeshire LDF Core Strategy DPD, 2007*

ST/6 Group Villages

5. *Adopted Local Development Framework, Development Control Policies*

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure in New Developments

HG/1 Housing Density

HG/5 Exception Sites for Affordable Housing

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

SF/11 Open Space Standards

NE/1 Energy Efficiency

NE/2 Renewable energy

NE/6 Biodiversity

TR/1 Planning for more Sustainable Travel

TR/2 Car and Cycle Parking Standards

6. *Supplementary Planning Document(s)*

District Design Guide SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted March 2010

Biodiversity SPD – Adopted 2009

Landscape in New Developments SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Consultations

7. **Swavesey Parish Council** – Recommend approval. The Parish Council is aware of the objections and concerns raised by local residents relating to surface water drainage and flooding and would not wish to see the flood risk increased. The Parish Council would like to see the Environment Agency recommended conditions and informatives included in any permission.

The council would like to request the developers include improvements to the riparian owned ditches.

Concerns are expressed over the future management of the balancing pond, which is essential for the surface water drainage from the site – recommend a condition to this effect.

The Parish Council understands a S106 agreement will be put in place to ensure only those with a direct link to the village would be eligible for housing on the development.

The Parish Council is aware of a strongly expressed need for affordable housing in the village, with 60% of respondents supporting exception sites housing people associated with Swavesey.

The Parish Council also wishes to bring to your attention a further strongly expressed statistic from the 2008 parish plan that 99% of respondents want to retain the rural character of the village.

The Parish Council request the application be put to the District Councils Planning committee.

8. **CCC Highways (Transport Assessment Team)** – No objection subject to securing a revised travel plan and associated works.
9. **Environment Agency** – No objection, recommend conditions and informatives.
10. **Highways Authority** – No objection. Conditions to follow.
11. **Anglian Water** – The foul and surface water capacity is sufficient to accommodate the development, however a condition requiring a surface water drainage strategy is necessary.
12. **SCDC Environmental Health (contamination)** – No objection. Recommend a condition.
13. **SCDC Housing officer** - Support. Whilst this development cannot meet all of the identified need in Swavesey, the development will be able to provide 20 houses for applicants who have a local connection to Swavesey. The tenure and mix of dwellings is correct.
14. **SCDC Ecology Officer** - No objection. The assessment considers the impact upon a number of biodiversity issues; only the impact upon breeding birds and great crested newts has the potential to be significant if unmitigated. Recommend a condition requiring work is undertaken in accordance with the proposed mitigation measures.
15. **SCDC Landscape Officer** – No objection. Suggest the garden for plots 1 and 2 be enlarged and the applicant needs to indicate how the meadow is to be used/maintained. Recommend conditions.
16. **Police Architectural Liaison Officer** – No objection. Recommend a lighting scheme be conditioned

Representations

17. 19 letters of representation have been received from local residents, 14 of which oppose the development, 3 support and 2 offer comments without expressing a view on the acceptability of the proposal.
18. All of the letters of objection express concerns over flooding, with other concerns raised including the impact on wildlife, loss of view, limitations in the schools capacity and the lack of need due to the planned development at Northstowe.
19. The letters of support state there is a need for affordable housing within the village.
20. The two further letters question whether the pond is capable of accommodating surface water run-off and who will be responsible for its maintenance.

Planning Comments

21. The site is located to the north of Fen Drayton Road on the edge of the village of Swavesey and is currently used as grazing land. The site which extends to

approximately 1.3ha benefits from a single vehicular access point and is enclosed by a post and rail fence with vegetation planting to the southern (roadside) boundary.

22. Further agricultural/grazing land can be found to the north, west and south on the opposite side of the public highway, with residential development to the east off Moat Way and Gibraltar Lane.
23. The site lies partly within Flood Risk Zone 2 and is located outside of the village development framework.
24. The application proposal seeks full planning consent for the erection of 20 'affordable' dwellings comprising 4 x 1 bed (rent), 10 x 2 bed (6 rent and 4 shared equity), 5 x 3 bed (3 rent and 2 shared equity) and 1 x 4 bed for rent, along with associated works including access road, open space provision and balancing pond.

The principle of development on this site

25. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Paragraph 49 advises housing applications should be considered in the context of the presumption in favour of sustainable development, with paragraph 50 encouraging the delivery of a wide choice of high quality homes, widening opportunities for homes ownership and the creation of sustainable communities. Moreover paragraph 54 advises LPA's should respond to local circumstances and plan housing development to reflect local need, including through rural exception sites where appropriate.
26. The Development Plan comprises the Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007. Development control policy HG/5 allows for exception sites for 100% affordable housing where this meets an identified local housing need on small sites adjoining an existing village and subject to other criteria.
27. The adopted Affordable Housing SPD advises small scale rural exception sites range up to 20 dwellings and should not be greater than the level of local need identified.
28. The Housing Strategy and Development Team support the application advising the housing statistical information leaflet 2012 confirms there are approximately 45 applicants who have a local connection to Swavesey and are on the housing register. As such given the 100% affordable nature and size of the development (20 units), along with its location adjacent and with good access to a 'Group Village' the principle of development is supported subject to taking into account the land use considerations addressed below. All the units will be secured as 'affordable' in perpetuity through a Section 106 legal agreement.

Affordable Housing

29. The following housing mix is proposed; 4 x 1 bed (rent), 10 x 2 bed (6 rent and 4 shared equity), 5 x 3 bed (3 rent and 2 shared equity) and 1 x 4 bed unit for rent which conforms to the 70/30 ratio between rented and shared ownership as detailed in the affordable housing SPD, and more importantly reflects the housing

need breakdown as detailed in the Housing Statistical Information Leaflet 2012. As such the development proposes an appropriate mix and tenure which will meet a local need.

30. The applicant has requested that Council agrees to the inclusion of a Mortgage in Possession (MIP) Clause within the S106 Agreement. This would be similar to that approved under planning reference S/2379/13/FL for 15 affordable dwellings in Orwell.
31. The Housing Association, Jephson, is to provide further information as to why a Mortgage in Possession (MIP) clause is required and Members will be updated at the meeting on this matter.
32. Officers recommend that the S.106 Agreement includes the provision for priority to be given to those with a direct link to the village but that if such persons are not available to take a vacant unit within [4] weeks of a relevant dwelling becoming available then there should be a cascade approach such that priority is then given to those with a direct link within a radius of [5] [10] [15] miles of the village, i.e officers recommend that in order to reduce the any apparent risks of a dwelling being left vacant for an unreasonable period of time the S.106 Agreement should not include provision which restricts occupation to only those with a direct link to the village.

Design

33. The scheme incorporates many key principles of good urban design, including introducing a focal building at the site entrance (units 5 and 6), a well-defined, interesting and active street frontage with the use of varying materials, off-street car parking to the sides of the units and use of a stop feature in the form of a barn like building defining the end of the development.
34. The scheme achieves 13/20 when assessed against the Buildings for Life criteria, scoring highly on the 'Environment and Community' section but less so on the 'Construction' section partly due to a lack of detailed construction information. Overall the design of the scheme is considered of high quality and appropriate to its context.
35. The scheme exceeds the council's standards for the provision of outside private and public open space.

Flood Risk

Surface water flooding

36. The surrounding area has been subject to surface water flooding, as is clearly evident in the representations received from local residents. The existing surface water drainage infrastructure amounts to ditches to the north and south of Fen Drayton Road, with these becoming waterlogged during periods of heavy rain due to the infrastructure being unable to deal with these events.
37. The scheme seeks to mitigate flood risk (on the application site) through steering surface water, for events of up to and including a 1:100 event, to an attenuation pond with this then draining in a controlled manner into the existing network. Subject to conditions this would prevent an increase, and actually result in a reduction in surface water run from the development site.

38. These mitigation measures would not however address the existing situation of localised surface water flooding affecting neighbouring properties. However this is not necessary for the development to be acceptable in planning terms and whilst concerns of local residents are understandable the development will not exacerbate the existing problem.
39. In addition to introducing an attenuation pond the developer has proposed to undertake clearance work, on a one off basis, to the ditches on the opposite side of Fen Drayton Road as a gesture of goodwill. These ditches lie outside the application site and this work cannot be secured by condition, nor is this necessary for the development to be acceptable in planning terms. As such no weight is attached to this in the decision making process.

Sequential test

40. The majority of the site is located in flood risk zone 2, and whilst this 'more vulnerable' use is appropriate in this flood zone the development is required to be sequentially tested. The application relates to an exceptions site for affordable housing, which by definition is only acceptable when located adjacent to the settlement where the identified need exists. The applicant has demonstrated there are no suitable alternative sites at lower risk of flooding which are 'reasonably' available and as such the development meets the requirements of this test.
41. The Environment Agency raises no objection to the scheme recommending a number of conditions.

Landscape Impact

42. Swavesey village is a concentrated settlement, with the exceptions of development along Ramper Road and Boxworth End, which is surrounded by open rural fenland landscape. The site is located along a key transport corridor and extends for a considerable distance (circa 200m) outside the defined village framework resulting in a harmful impact on the landscape character. The applicant has attempted to mitigate this through retaining/enhancing the vegetation along the sites boundaries and introducing a barn like building for the end unit (17-20) which provides a 'stop gap' at the village edge. Whilst these measures reduce the impact the development will have on the landscape, the proposal will nevertheless result in an identified harm. This harm is considered 'less than substantial'.
43. The council's landscape officer does not raise any objections to the proposal.

Impact upon the amenity of the occupiers of neighbouring properties

44. The proposed dwellings are located sufficient distance from the closest residential properties to avoid any material adverse impact through overbearing, shadowing or loss of privacy.

Highway safety and parking provision

45. CCC Highways raise no objection with appropriate visibility splays achieved, good pedestrian links to the existing footpath network and appropriate parking provision in accordance with adopted standards. Condition a revised Travel Plan is recommended, with further highways related conditions awaited.

Other considerations

Environmental Impact Assessment

46. The development falls within Schedule 2 part 10(b) [Urban development projects] of the Town and Country Planning (Environmental Impact) 2011 Regulations, and exceeds the threshold as set out in column 2 with the site area exceeding 0.5 hectares. The authority has 'screened' the development and concluded that the characteristics of the development are modest, the site lies outside of a sensitive area, and the characteristics of the potential impact are modest and predominately visual. As such the scheme is not EIA development.

Ecology

47. The council's ecologist supports the recommendations as set out in the ecology report accompanying the application and recommends the proposed mitigation measures be conditioned.

Other

48. The Councils Environmental Health (contamination) officer recommends securing submission of a desktop study and site investigation prior to commencement of development through condition.
49. No particular issues are raised with regards to Crime and Disorder, other than the Police Architectural Liaison officer recommending a lighting scheme be conditioned.
50. The applicant has agreed to pay the Council's standard contribution rates for public open space, community facility and refuse infrastructure provision which is to be secured through an appropriate legal agreement.

Conclusion

51. In summary, there is a clearly defined and acute need for affordable housing provision in the local area which this scheme would contribute to addressing through the provision of 20 units of appropriate mix and tenure. Furthermore the application is of high quality design and acceptable in respect of flood risk and transport implications. As such, and on balance, the need for the affordable housing outweighs the identified harm to the landscape character.
52. 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

53. Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles, monitoring and legal fees and securing the houses in affordable use in perpetuity and subject to the following conditions –
54. 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.)

55. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Location Plan' Drawing number '1000', 'Site Layout Roof Plan' Drawing number '11 Rev C', 'Proposed Site Access General Arrangements' Drawing number 'PL04', 'Site Layout Floor Plan' Drawing number '12 Rev B', 'Plot nos: 17-20 House Type 1B2P54 &56H Floor Plans', 'House Type 2B3P79H Plans and Elevations', 'House Type 3B5PH88H Plans and Elevations', 'House Type 4B6P111H &3B5P101H' and 'Site Sections' Drawing number 21 Rev A'

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

56. Prior to the commencement of above ground works a plan indicating the positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment for each dwelling shall be completed before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.

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

57. Prior to the commencement of above ground works materials to be used in the construction of the external surfaces of the buildings hereby permitted shall 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.)

58. No buildings shall be occupied until a Travel Plan for all residents has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

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

59. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include Details for the construction of the pond and swale to connect overflows from the northern ditch along Fen Drayton Road to the attenuation pond, including calculations for the proposed storage requirements and discharge rates to the adopted sewage system. 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 and maintained in accordance with the agreed details in perpetuity.

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

60. Floor levels shall be set no lower than 7.0 meters above Ordnance Datum Newlyn (Reason: To protect the development from flooding in extreme circumstances.)
61. No development approved by this permission shall be commenced until:
- a) The application site has been subject to a detailed desk study and site walkover to be submitted to and approved by the Local Planning Authority.
 - b) Following approval of a), a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
 - d) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
 - e) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority. (Reason (a) - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).
62. Prior to the commencement of above ground works full details of both hard and soft landscape works shall 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.)
63. 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.)
64. Prior to the first use hereby permitted a detailed scheme for the maintenance of the open space shall be submitted to and approved in writing by the Local

Planning Authority. The open space shall thereafter be maintained in accordance with the approved details.

The development hereby permitted shall be undertaken in full accordance with the details as set out in Section E Mitigation and Compensation of ecology report.

65. Prior to commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, including surface water and foul water drainage, shall be submitted and agreed in writing with the Local Planning Authority. The works shall be constructed in full in accordance with the agreed details.

(Reason: To prevent the increased risk of pollution to the water environment and to provide a satisfactory method of drainage.)

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 or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scamb.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scamb.gov.uk/localplan>

Report Author: Andrew Fillmore – Senior Planning Officer
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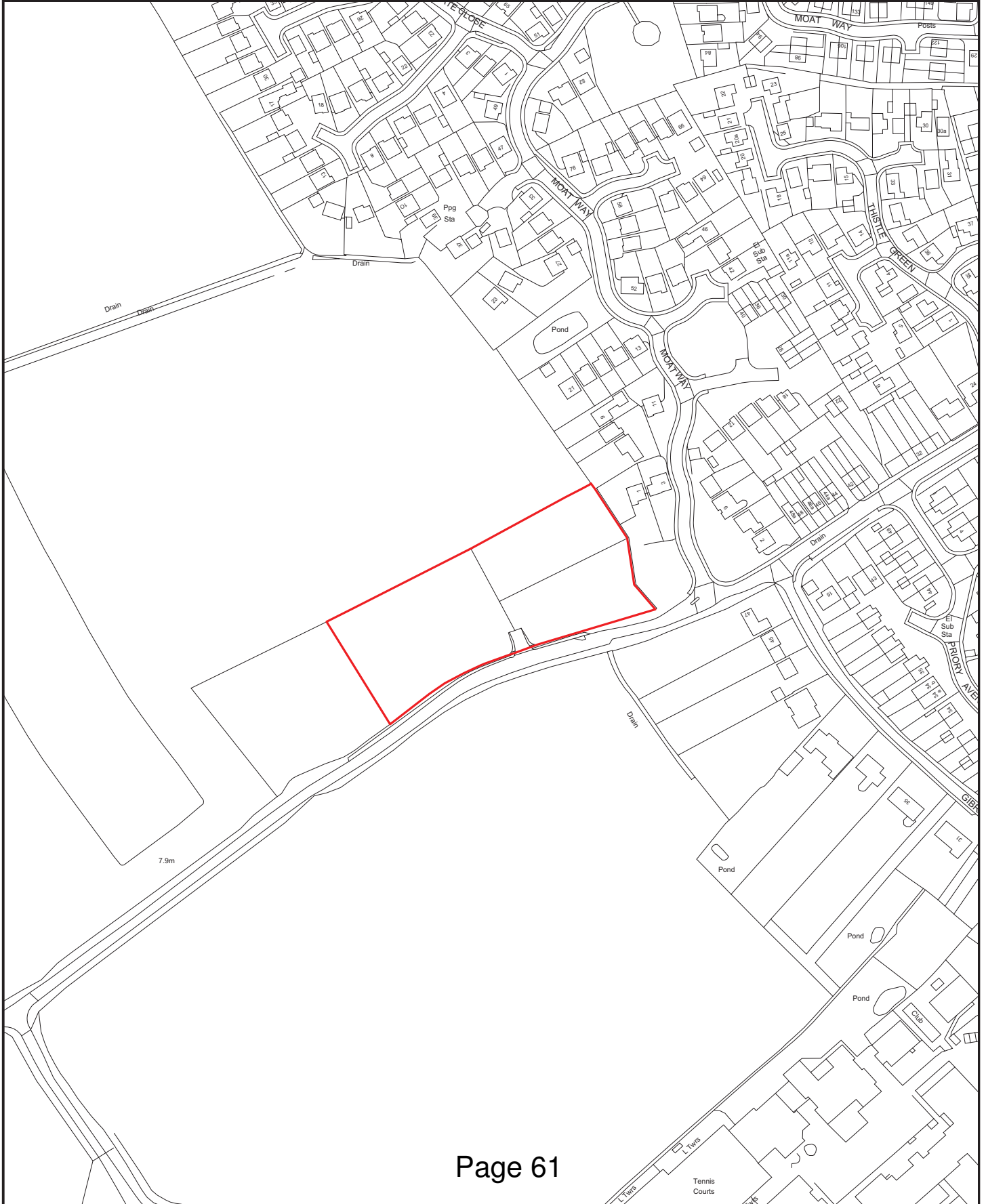
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2575/13/FL
Parish(es):	Great Shelford
Proposal:	Two Dwellings (Amended Design)
Site address:	Plots 1 and 2, Trinity Lane
Applicant(s):	Shelford Properties Ltd.
Recommendation:	Approval
Key material considerations:	Housing Density Housing Mix Affordable Housing Developer Contributions
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	Conflict with the recommendation of Great Shelford Parish Council
Date by which decision due:	28 March 2014

Site and Proposal

1. The site is located within the Great Shelford village framework. It is situated to the south west of Cambridge Road off a private access that leads to 7 other dwellings. The site measures 0.24 of a hectare in area. It currently comprises two recently constructed, detached, two-storey, render and plain tile dwellings that originally formed part of a larger parcel of land. A group of trees subject to a Tree Preservation Order are situated along the south eastern boundary of the site. Trinity Lane is a shared private driveway that runs along the north western boundary of the site serving the new development. A recently constructed, detached, render and plain tile dwelling is situated to the south west.
2. This full planning application, received 31 January 2014, proposes the retention of the two dwellings on Plots 1 and 2 that were constructed of a different design to the plans originally approved under planning consent S/0867/08/RM. The amended design of the dwellings includes two-storey rear

extensions that measure 4.4 metres in width x 4 metres in depth beyond the originally approved dwelling to the south x 7.5 metres in height and 4.5 metres in width x 3 metres beyond the originally approved dwelling to the north x 7.5 metres in height; single storey side extensions that measure 4.5 metres in width x 7.4 metres in depth x 3.9 metres in height to both sides; single storey front extensions that measure 2.6 metres in width x 1.2 metres in depth x 3.7 metres in height; and high level clear glazed roof lights in both side facing roof slopes. The access would remain as originally approved.

Planning History

3. **S/1525/13/LD** - Lawful Development Certificate for Proposed Extensions - Withdrawn
This application was withdrawn when it was found that the dwellings had not been constructed in accordance with the approved plans.
4. **S/0926/11/F** - Dwelling and Garage (Revised Design) (Plot 3) - Withdrawn
5. **S/0700/10/F**- Dwelling with Attached Garage (Plot 3) - Appeal Dismissed
This application was refused on the grounds of housing density and the impact of the development upon the character and appearance of the area. Although the extant planning consent for three dwellings approved under planning consent S/0867/08/RM was the fallback position, limited weight was attached as a result of the lack of implementation of the development and harm to the character and appearance of the area. Density was considered in the determination of the application as the scheme was substantially larger than that originally approved and the changes would not have been permitted development due to the height increase.
6. **S/0867/08/RM** - Reserved Matters for the Approval of Access, Appearance, Layout, Scale and Landscaping for the Erection of Three Dwellings - Approved
This application was for one, five bedroom dwelling and two, two bedroom dwellings. No condition was attached to the planning consent to remove permitted developments rights for extensions under Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
7. **S/0440/08/RM** - Reserved Matters for the Approval of Access, Appearance, Layout, Scale and Landscaping for the Erection of Three Dwellings - Appeal Dismissed
This application was for three, five bedroom dwellings. It was refused on the grounds of the lack of any housing mix within the scheme.
8. **S/0567/05/O** - Three Dwellings (Renewal of Planning Consent S/1591/02/O) - Approved
Outline consent was originally granted for three dwellings under reference S/0497/89/O and kept alive via a succession of renewals until 2005. The policy at this time of this application only required affordable housing in schemes of 10 or more dwellings. The density was appropriate. Housing mix was not a consideration at this stage given that no details were submitted.
9. **S/0305/86/F** - House and Garage - Approved
10. **S/0788/81/O** - Five Dwellings and Conversion of Barn to Dwelling - Approved

Planning Policy

11. Adopted Local Development Plan Policies

South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/4 Rural Centres

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
NE/1 Energy Efficiency
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

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
Great Shelford Village Design Statement- Adopted February 2004

12. Draft Local Development Plan Policies

South Cambridgeshire Local Plan Proposed Submission (July 2013)

S/7 Development Frameworks
S/8 Rural Centres
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
CC/1 Mitigating the Impact of Climate Change
CC/4 Sustainable Design and Construction
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HQ/1 Design Principles
NH/4 Biodiversity
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

Consultation

13. **Great Shelford Parish Council** – Recommends refusal and makes the following comments: -

"The appeal decision relating to these two plots was quite clear that there should be smaller units on the site. However, the developer has chosen to ignore this and build two houses that are quite different from those approved and have a ground floor area of 173.13 sq m compared to the 67.58 sq m approved. The houses have been built in direct contravention of the approved plans which is totally unacceptable but is something which is not unusual. We find that nearly every application we deal with, applicants carefully seek to obtain approval for minor changes to the approved plan and are constantly frustrated by the applicants ignoring the planning rules and procedures".
14. **Local Highways Authority** – Comments that the proposal would not have a significant adverse effect upon the public highway.
15. **Trees and Landscape Officer** – Comments that the only issue is the mound of stored topsoil outside the protective Heras fencing. It is a sufficient distance away to ensure that it does not adversely affect the health of the trees. However, it is recommended that the soil is removed before the dismantling of the Heras fencing and not spread over the ground any closer to the trees or the ground level altered to ensure protection of the trees.
16. **Landscape Design Officer** – Has no objections but requests a landscape condition for hard and soft details to suit the revised layout.
17. **Environmental Health Officer** –Suggests that a condition is attached to any consent to limit the hours of use of construction plant and machinery, noisy works and construction related deliveries. Also requests informatives in relation to the use of pile driven foundations and the burning of waste on site.

Representations

18. None received.

Planning Comments – Key Issues

19. The main issues to consider in the determination of this application relate to housing density, housing mix, affordable housing, developer contributions, and the impacts of the development upon the character and appearance of the area, neighbour amenity, highway safety, trees, and landscaping.

Background

20. The principle of residential development has already been established on the site through the grant of planning consent S/0567/05/OL for three dwellings. The details of the development were later agreed through the grant of planning permission S/0867/08/RM. This permission approved one, five bedroom dwelling and two, two bedroom dwellings. The dwelling on Plot 3 is occupied and the dwellings on Plots 1 and 2 are currently under construction and very close to completion. The extant planning permission is the fallback position along with permitted development rights that have not been withdrawn. This is a material consideration in the determination of this

application and should be given significant weight in this case due to the fact that a very similar size development could be built without the need for planning permission.

Housing Density

21. The site measures 0.24 of a hectare in area. The retention of the two dwellings on the site equates to a density of 8 dwellings per hectare. Whilst it is acknowledged that this density does not comply with the requirements of at least 40 dwellings per hectare as set out under Policy HG/1 of the LDF, the development is considered to be acceptable in this case given that the fallback position would be for two dwellings on the site that would be in keeping with the character and appearance of the area.

Housing Mix

22. The housing mix granted permission under planning consent S/0867/08/RM was for one, five bedroom dwelling and two, two bedroom dwellings. This mix was agreed in accordance with Policy HG/2 of the LDF following the dismissal of an appeal under reference S/0440/08/RM for three, five bedroom dwellings. In the appeal, the Inspector stated "there is nothing to suggest that local housing needs show a mix other than that described in the policy should be sought". However, no condition was attached to the planning consent to remove permitted development rights for extensions under Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The applicants could therefore have built part of the rear extension, the side extensions and front extension if completed in accordance with the approved plans. This would increase the number of bedrooms within the dwellings without the need for planning permission. As a result of the fallback position, it is difficult for the Council to now argue that the dwellings do not comply with the housing mix requirements set out under Policy HG/2 of the LDF.

Affordable Housing

23. No affordable housing was secured through planning consent S/0567/05/OL. Although it is noted that the development does not comply with Policy HG/3 of the LDF that seeks at least 40% of dwellings within developments of two or more dwellings to contribute towards affordable housing, the development is considered acceptable in this case given that the fallback position would be for two dwellings on the site without any affordable housing. In addition, from 28 March 2014, significant weight is to be attached to Policy H/9 in the South Cambridgeshire Local Plan Proposed Submission that increases the threshold for affordable housing to developments of three or more dwellings.

Character and Appearance of the Area

24. The amended design of the dwellings is not considered to harm the character and appearance of the area, due to Cambridge Road consisting of variety of different size and styles of dwellings. The scale, massing, form, design, and materials are considered to be in keeping with the surroundings.

Neighbour Amenity

25. The amended design of the dwellings will not result in harm to the amenities of neighbours through being unduly overbearing in mass, through a loss of light or through overlooking, given the distance of the buildings from the boundaries of the site.
26. The roof lights in the side facing roof slopes are at high level and have not resulted in a loss of privacy within the development. The extensions have not resulted in a loss of outlook or light within the development as the windows on the side elevations are secondary in nature and the windows in the rear elevation are set an adequate distance off the boundaries. .

Highway Safety

27. The proposal has not led to an increase in traffic generation to and from the site that is detrimental to highway safety.

Trees and Landscaping

28. The proposal has not resulted in the loss of any important trees that contribute to the visual amenity of the area. The protected trees along the south eastern boundary of the site have been retained. An informative will be attached to any consent in relation to mound of topsoil currently close to the trees.
29. A condition would be attached to any consent to secure a hard and soft landscaping scheme to reflect the revised layout of the proposal.

Developer Contributions

30. No contributions were secured through planning consent S/0567/05/O. Although it is noted that the development does not comply with Policy DP/4 of the LDF that seeks to secure the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms and the maintenance and upkeep of facilities. The development is considered acceptable in this case given that the fallback position whereby the applicant could erect two dwellings on the site without any contributions at any time.

Conclusion

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

Recommendation

32. Approval subject to the following conditions: -

Conditions

- i) The development, hereby permitted, shall cease and all equipment and materials brought onto the land for the purposes of the development shall be removed within 28 days of any one of the following requirements not being met:

- a) Within 3 months of the date of this decision there shall have been submitted for the written approval of the Local Planning Authority schemes for the provision of hard and soft landscaping and the said schemes shall include a timetable for their implementation.
 - b) Within 11 months of the date of this decision, the hard and soft landscaping scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority fail to approve such schemes, or fail to give a decision within the prescribed period, an appeal shall have been lodged and accepted by the Secretary of State;
 - c) In the event of an appeal being made in pursuance of requirement (ii) above, that appeal shall have been finally determined and the submitted hard and soft landscape scheme shall have been approved by the Secretary of State.
 - d) All works comprised in the hard and soft landscape scheme as approved shall have been implemented, and completed within the timetable set out in the approved schemes.
(Reason - To ensure that a scheme of landscaping is implemented in accordance with Policy NE/6 of the adopted Local Development Framework 2007.)
- ii) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.
- (a) No retained tree shall be cut down or uprooted, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.
 - (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
 - (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas

shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

- iii) 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 Class A of Part 1 of Schedule 2 on the site and Class A of Part 2 of Schedule 2 along the north eastern, north western and south western boundaries of the site, shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - In the interests of the character and appearance of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- iv) The existing visibility splays shall be retained on either side of the new access road (Trinity Lane) with the adopted estate road (off Cambridge Road). For the avoidance of doubt, the minimum dimensions to retain the required splay lines shall be 2.4 metres measured along the centre line of the proposed access road from its junction with the channel line of the estate road, and 44.5 metres to the tangent point of the corner to the north east and 28 metres to the tangent point to the corner to the north west. These splays shall be maintained free from any obstruction over a height of 600mm.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- v) Visibility splays shall be provided on both sides of the accesses to each dwelling and shall be maintained free from any obstruction over a height of 600mm within an area of 2 metres x 2 metres measured from and along respectively the boundary with the shared access road.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- v) The development shall be implemented in accordance with the details agreed under conditions 1 (materials), 6 (means to prevent the discharge of surface water on to the highway) and 7 (siting and storage of refuse) of planning consent S/0867/08/RM.
(Reason - To ensure the development is implemented in accordance with the approved details).

Informatives

- i) The mound of topsoil close to the trees shall be removed prior to the removal of the Heras fencing. It must not be spread any closer to the trees and the ground level must not be altered.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- South Cambridgeshire Local Plan Proposed Submission (July 2013)
- Planning File References: S/0867/08/RM, S/0440/08/RM, S/0567/05/O, S/1591/02/O, S/1995/99/O, S/0590/97/O, S/1625/94/O, S/1740/91/O, and S/0487/89/O

Report Author: Karen Pell-Coggins - Acting Principal Planning Officer
Telephone: (01954) 713230



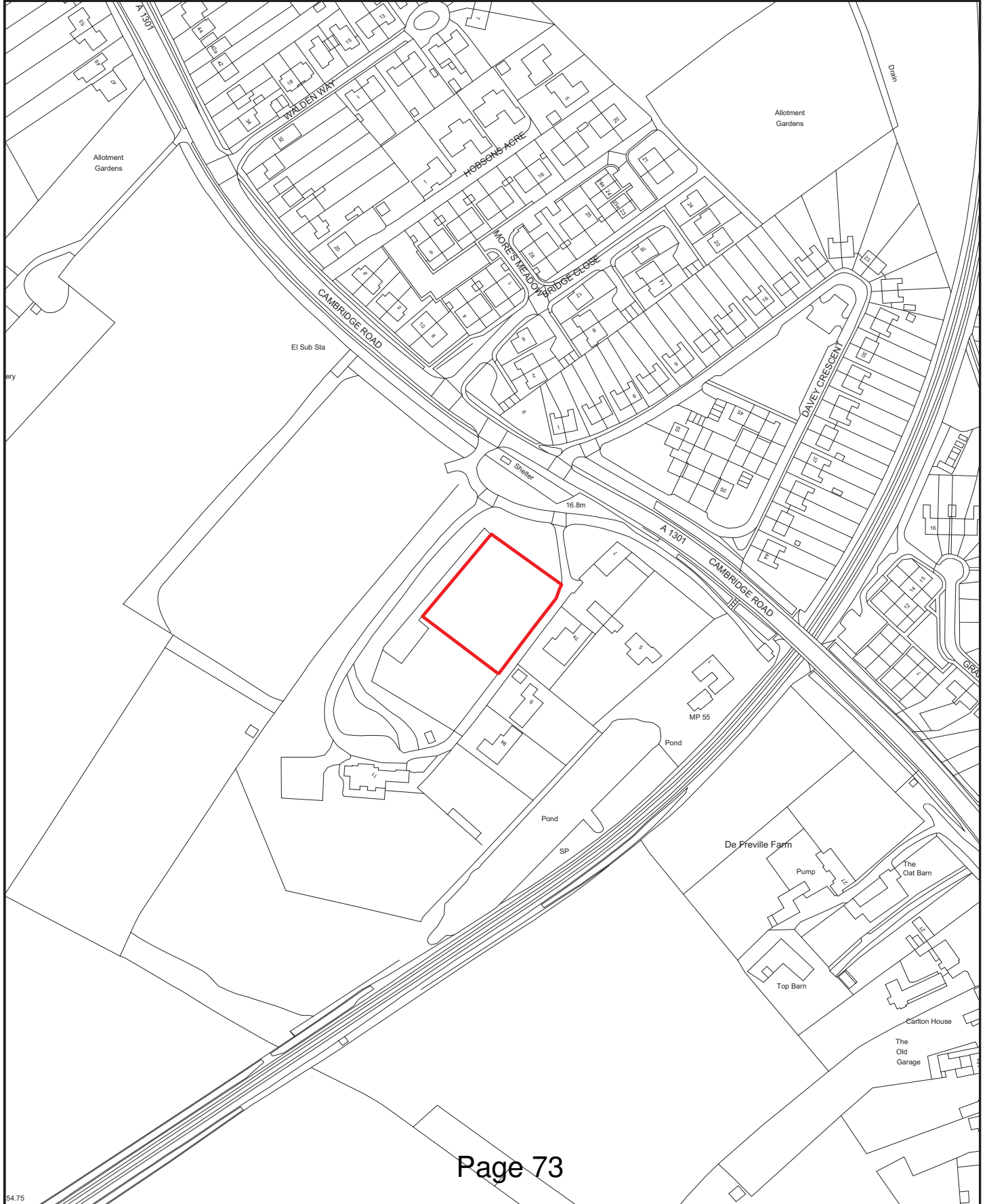
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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1774/13/FL
Parish(es):	Over
Proposal:	Extension and conversion of barn to dwelling.
Site address:	Ivy House, 12 Fen End, Over
Applicant(s):	Mr and Mrs A Stockbridge
Recommendation:	Approve.
Key material considerations:	Principle of development; Listed Building; Residential Amenity; Highway Safety and Other Considerations
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	9 October 2013

Planning History

1. S/0336/FL Erection of implement shed following demolition of barn. Approved.

Planning Policies

2. *National*
3. National Planning Policy Framework
4. *South Cambridgeshire LDF Core Strategy DPD, 2007*
ST/6 Group Villages
5. *Adopted Local Development Framework, Development Control Policies*
DP/1 Sustainable Development

DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/1 Housing Density
HG/8 Conversion of buildings in the countryside
NE/6 Biodiversity
NE/15 Noise Pollution
SF/10 – Outdoor Play Space, Informal Open Space and New Developments
SF/11 – Open Space Standards
TR/2 - Car and Cycle Parking Standards
CH/3 Listed Buildings

6. *Supplementary Planning Document(s)*

District Design Guide SPD – adopted 2010
Listed Building: Works to or affecting the setting of – adopted 2009

Consultations

7. **Over Parish Council** - Recommend refusal.

Councillors recommend refusal on the grounds that this application would have a detrimental impact on the setting of the adjacent listed building ie 12 Fen End and the Dovecote in the grounds thereof. It would also change forever the views and setting of these significant and unique landmark listed buildings and the cumulative effect of incremental development would be unacceptable in this setting. The access onto Fen End at this juncture would constitute a danger to road users as there is a sharp blind bend to one side of the property with very limited visibility. Should this application be granted this unique property would be irreparably compromised.

8. **Environmental Health (contamination)** – the previous use of the barn is unclear and as the end use is residential it is important any residual contamination from the previous use is accurately considered and remediated where necessary. Recommend a condition requiring investigation and recording of contamination along with remediation measures.

9. **Highways Authority** – No objection. The visibility splays are acceptable to the highways authority.

10. **Conservation Officer** – No objection. The requested additional supporting information and plans are satisfactory.

Representations

11. A single letter of representation has been received from the adjoining neighbouring residents opposing the application on grounds the development will result in the loss of privacy and cause overshadowing.

Planning Comments

12. The application site comprises a barn to the rear of Ivy House, which is located to the southern side of Fen End within the village of Over. Ivy House is a large imposing detached 17th century dwelling positioned to the front of the site with an elongated curtilage measuring circa 170m in length. The most westerly part of this curtilage,

directly behind Ivy House, is used as residential garden with the remaining part of the curtilage in use as 'paddock' land.

13. Ivy House is Grade II listed, and given the barn was erected prior to 1948 this buildings is listed by association. This timber framed barn is used for the storage of hay for the applicant's horses. The Dovecote (Grade II Listed in its own right) along with further outbuildings can be found to the rear of Ivy House.
14. Full planning permission is sought for conversion of the barn to a residential dwelling including construction of a rear extension and replacing the roofing material from sheet metal to thatch. Listed Building application reference S/1776/13/LB relates to the same work as is proposed under this planning permission.
15. Access is proposed via the existing vehicular access serving the host property.
16. The site lies within the village framework as defined by the Local Development Framework (LDF) inset map for Over, whilst the settlement is identified as a 'Group Village' in the LDF Core Strategy.

Listed Building

17. The NPPF advises that in determining applications relating to heritage assets, 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
 - The desirability of new development making a positive contribution to local character and distinctiveness
18. This national guidance goes on to advise that where a development will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Where development results in substantial harm applications should be refused.
19. English Heritages publication 'Conserving Principles, Policies and Guidance' advises the value of a heritage asset can be broken down into four components; Evidential Value, Historical Value, Aesthetic Value and Communal Value. In assessing the value of the barn the building scores 'moderately' on both the Evidential Value (potential of a site to provide evidence of past human activity) and Historical Value (evidence the site gives of past events and people's lives) as whilst its historical agricultural use is evident the barn has not been listed in its own right. Turning to the Communal Value (the meaning of a place to people who relate to it) and Aesthetic Value of the barn is considered to score 'low', as this building is of secondary importance to the individually listed Ivy House and Dovecote.
20. Following numerous amendments to the plans the Conservation Officer is supportive of the scheme but seeks further detailed information relating to the repair of the timber framing, 'upgrading' of the structure including insulation and other changes to the walls and the new thatch roof. These can be addressed through condition without significant alterations to the integrity of the building.

21. Officers are therefore of the view that although the development proposes significant changes to the buildings external appearance, including addition of single story extension, the development respects the integrity of the building notably through retaining its timber frame and agricultural appearance. As such the proposal, result in 'less than substantial harm' to the building and therefore this harm needs to be balanced against the public benefits of the proposal.
22. The historical use of the building in agriculture is not viable, and given the site's location within the village framework the conversion to residential is compliant with other policies within the development plan, and would secure the long term future of the barn. As such the public benefit outweighs the harm, and the development is supported by national policy.
23. The Parish Council oppose the application on grounds the development would result in a detrimental impact on the setting of two listed buildings (Ivy House and Dovecote), through changing the views of and setting of these significant and unique landmarks. Officers are of the view that whilst there would be an identified harm, conversion of the barn to a residential dwelling would permanently preserve this building, and this preservation outweighs the harm. As such there is less harm in allowing the conversion than leaving the building in its existing use as an unviable economic asset which is unlikely to receive the necessary maintenance.

Residential Amenity

24. The barn is sited approximately half way down the rear garden of the adjoining property to the north, which has a curtilage extending circa 70m from the rear wall. Given the barns siting gable end on to this boundary, 9m ridge height with half gable roof formation and 6m height of the rear extension no material harm is identified through loss of outlook or shadowing. The northern gable end is to be served by first floor windows to a bedroom and shower/WC and the outlook from these secondary windows is not considered to result in material loss of privacy for adjoining residents.

Highway Safety

25. The site is to be served by an existing entrance which currently provides access to the host property and which is located on a bend on Fen End. Following receipt of plans detailing appropriate visibility splays (2.4m x 43m) the highways authority does not oppose the scheme. As such the development is considered to provide a suitable and safe means of vehicular access onto the public highway

Other Considerations

26. No specific issues are raised with regards to Crime and Disorder.
27. The Parish Council oppose the application on grounds of an adverse impact on the setting of the listed Ivy House and Dovecote, along with concerns relating to highway safety. Both of these are addressed in paragraphs 17-23 and 25.
28. Concerns relating to contamination can be addressed through imposing a condition requiring the submission of a detailed investigation assessment and, following this, appropriate remediation initiatives.
29. The application is accompanied by a Unilateral Undertaking with the applicant prepared to pay the councils contributions in respect of open space provision, community facilities and waste receptacles.

Conclusions

30. It is considered that the conversion of this barn which is listed by association with Ivy House would result in some harm to the building; however this harm is outweighed by the public benefit of securing the barn's long term retention through a viable long term use. No harm is identified in respect of the impact on neighbouring amenity in terms of shadowing or loss of privacy. The Highways Authority is satisfied that the existing access arrangements are suitable.
31. The proposal therefore complies with the provisions of the development plan and national planning policies contained within the NPPF and as such it is recommended that permission be granted subject to the conditions outlined below.

Recommendation

32. Approval subject to the following conditions –
 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Location Plan', 'Existing and Proposed Sections and Elevations' Drawing number '212/187/03 rev P2', 'Barn Elevations –East and North', 'Barn Elevations – Revisions' and 'Floor Plans – Revision'
(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 approved by this application shall commence, until;
 - a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
 - b) Following approval of a), a detailed scheme for the investigation and recording of contamination and remediation objectives (which have been determined through risk assessment) must be submitted and agreed in writing by the Local Planning Authority
 - c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to the approval in writing of the Local Planning Authority
 - d) The works specified in the remediation method statement have been completed, and a verification report submitted to and approved in writing by the Local Planning Authority.
(Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DP/1 of the adopted LDF 2007)
 4. The proposed rooflight shall be inserted with flush detail in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works on site.

(Reason - To safeguard the appearance of the listed building.)

5. Prior to the commencement of development details of all new and matching materials shall be provided to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed details.
(Reason - To ensure the use of matching materials.)
6. Prior to the commencement of development details of all boundary walls, fences and gates shall be submitted for the prior written approval of the Local Planning Authority. The works shall be carried out in accordance with the agreed details.
(Reason - To protect the setting of this listed building.)
7. Prior to the commencement of development details of the proposed windows shall be submitted for the prior, written approval of the Local Planning Authority. Such detail shall show sections, opening arrangements and glazing bar patterns. All windows shall be of timber construction and painted. The works shall be carried out in accordance with the agreed details.
(Reason - To ensure fenestration appropriate to this listed building.)
8. Prior to the commencement of development details of the new gutters and drainpipes shall be submitted for the prior written approval of the Local Planning Authority. The works shall be carried out in accordance with the agreed details.
(Reason – To ensure detailing and material appropriate to this listed building.)

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: -

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- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
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- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scams.gov.uk/localplan>

Report Author: Andrew Fillmore – Senior Planning Officer
Telephone: (01954) 713180



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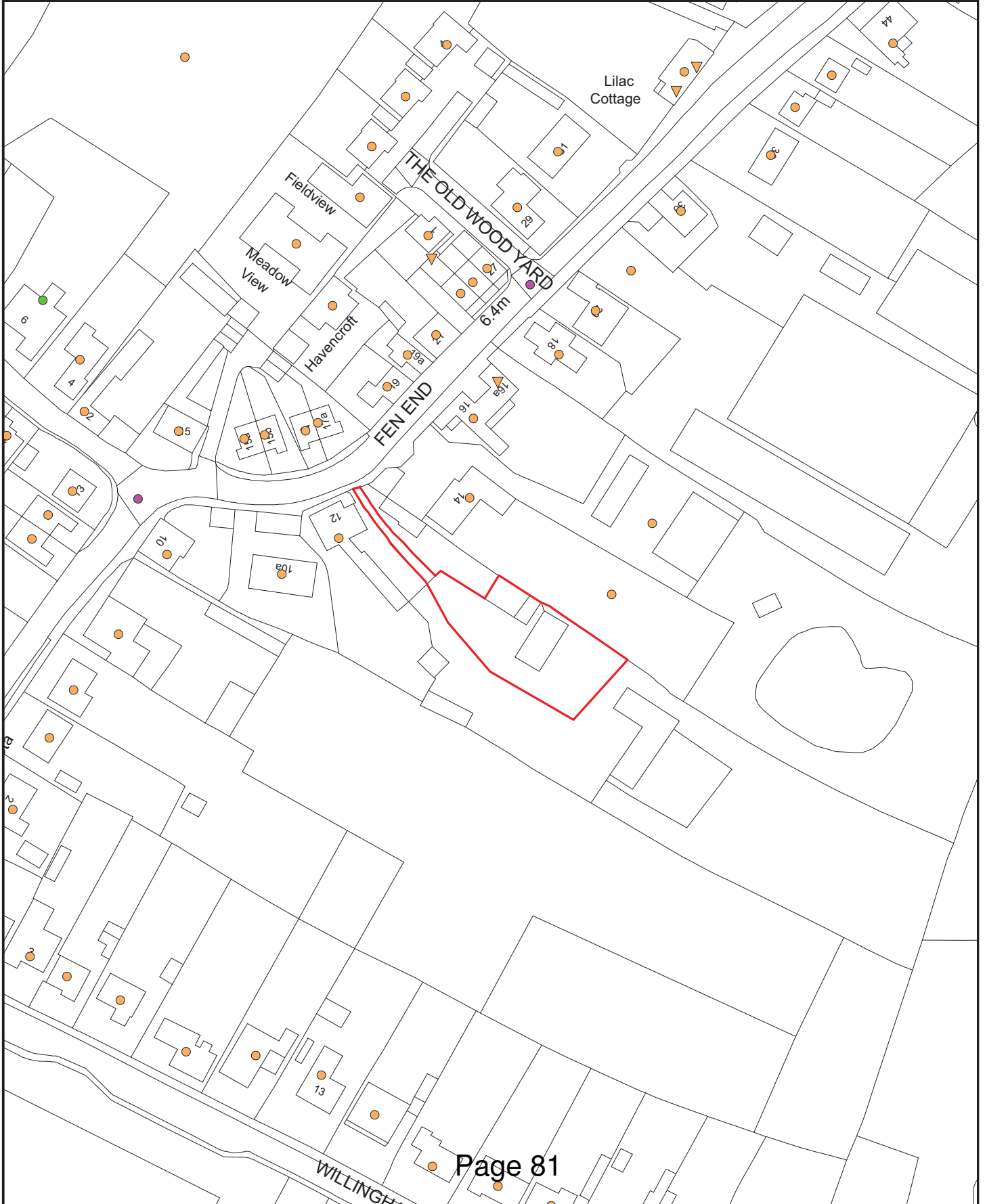
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Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1776/13/FL
Parish(es):	Over
Proposal:	Listed Building consent for extension and conversion of barn to dwelling
Site address:	Ivy House, 12 Fen End, Over
Applicant(s):	Mr and Mrs A Stockbridge
Recommendation:	Approve
Key material considerations:	Listed Building
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	9 October 2013

Planning History

1. S/0336/FL Erection of implement shed following demolition of barn. Approved.

Planning Policies

2. *National*
3. National Planning Policy Framework
4. *Adopted Local Development Framework, Development Control Policies*

CH/3 Listed Buildings

- .5. *Supplementary Planning Document(s)*

Listed Building: Works to or affecting the setting of – adopted 2009

Consultations

6. **Over Parish Council** - Recommend refusal.

Councillors recommend refusal on the grounds that this application would have a detrimental impact on the setting of the adjacent listed building i.e. 12 Fen End and the Dovecote in the grounds thereof. It would also change forever the views and setting of these significant and unique landmark listed buildings and the cumulative effect of incremental development would be unacceptable in this setting. The access onto Fen End at this juncture would constitute a danger to road users as there is a sharp blind bend to one side of the property with very limited visibility. Should this application be granted this unique property would be irreparably compromised.

7. **Conservation Officer** – No objection. The requested additional supporting information and plans are satisfactory.

Representations

8. None received

Planning Comments

9. The application site comprises a barn to the rear of Ivy House. Ivy House is a Grade 2 listed dwelling located on Fen End, Over and has the following listing description;

'Grade II House, late C17. Some minor C19 alterations. Red Brick with steeply pitched tiled roof, tumbled end parapets on kneelers, and a Dutch gable end to the wing to the road. Projecting end stacks with offsets. Plan of three room main range with wing to road, forming a T-plan. Two storeys and attics with plain band at eaves height and between storeys. The wing to the road has a segmental parapet on plain pilasters also of brick, surmounted by ball finials of stone. The pilasters frame the elevation which is divided by the bands. Original flat arches to five flush frame horizontal sliding sashes. There have been minor repairs in brick to the front, rear and end walls. At left hand one recessed hung sash above the doorway, and at right hand a lean to roof has been made to a small C19 addition. The rear elevation has plain pilasters to the corners and flanking to the rear doorway. Doors of raised and fielded panels. The location of the original door to the street is not clear. Interior: The house preserves the original plan of two rooms on either side of narrow hall and stairbay. The wing to the road is of two window bays. The staircase is c.1660 with flat section balusters and original rail. Stop chamfered beams to ground floor rooms. There are doors with raised and fielded panels. This house, No 14 Fen End and No 22 High Street, are possibly associated with Dutch prisoners of war which, it is believed, were used in construction of the New Bedford River and remained after peace was concluded in 1654'

10. As the barn was erected prior to 1948 and is located within the curtilage of Ivy House it is listed by association.

11. In addition to the barn which is the subject of the application a number of further outbuildings can be found to the rear of Ivy House including a barn located directly to the front of the application site which has consent (S/0336/FL) to be replaced by an implement shed, and the 'Dovecote' which is separately listed Grade 2 and has the following list description;

'late C17 and C19 alterations: Red brick with rebuilt upper course of gable ends and tiled roof. Dentil eaves cornice. Square. Interior: The nesting boxes have been removed and a floor inserted'

12. The application proposal seeks listed building consent for conversion of the barn to a residential dwelling including construction of a rear extension and replacing the sheet metal roof with thatch. The rear extension measures 9.5m (length) x 4.2m (width) and has a height to the ridge of 6m.

Listed Building

13. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
14. Section 12 of the NPPF addresses heritage assets. Paragraph 131 requires planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets.
15. Paragraph 132 advises when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation, with the more important the asset the greater the weight should be. This advice goes on to state that heritage assets are irreplaceable, with any harm or loss requiring clear and convincing justification.
16. Paragraph 133 recognises that there are different levels of harm which are identified as "substantial" and "less than substantial", and paragraph 134 advises that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing it optimum viable use.

Substantial or less than substantial harm

17. English Heritages publication 'Conserving Principles, Policies and Guidance' sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and sets out four categories in this assessment;

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present.

esthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

18. Evidential value derives from the physical remains that have been inherited from the past, and the ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement. The barns historical agricultural use is still evident; however this is not so important as to list this structure in its own right.
19. Historical value derives from the ways in which past people; events and aspects of life can be connected through a place to the present and tends to be illustrative or

associative. The barn is an historic building but is not so rare as to provide unique evidence about the past.

20. Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. The barn's historical appearance has been notably compromised through the introduction of a sheet metal roof and as such scores low in this category.
21. Communal value derives from the meaning(s) of a place for the people who relate to it, or for whom it figures in their collective experience or memory, and is often closely bound up with historical and aesthetic values. War memorials often score highly in this category. The barn which has always remained in private use is located in a private rear garden and is of little communal value.
22. In summary the barn scores 'moderately' on both Evidential and Historical value but 'low' on Aesthetic and Communal value, and the assessment turns to the impact of the development.
23. The construction of the rear single storey extension measuring 9.5m in length, and more importantly the introduction of domestic paraphernalia such as boundary treatment and washing lines which are associated with residential properties will add a degree of domestication thereby detracting from the buildings historical agricultural use and listed status. As such the proposal results in harm to the listed building.
24. However, as part of the conversion the buildings timber frame is to be preserved with a central open space (the essential quality of the barn) retained. Furthermore the barns frontage to Fen End (and Ivy House) remains largely unaltered, with the introduction of a thatch roof a welcome reflection of the buildings past. As such the identified harm is tempered and considered 'less than substantial', which is reflective of the buildings status as listed by association rather than in its own right.

Substantial Harm vs Public Benefit

25. Paragraph 134 of the NPPF advises that where the harm identified is 'less than substantial' this needs to be weighed against the public benefit, including securing its 'optimum viable use'.
26. The barn is currently used for the storage of hay for the applicant's horses and serves no real economic use. The conversion of the barn to an independent dwelling house would introduce a more optimum economic use whereby the owners would more likely maintain the building to a high standard and therefore ensure the long term viability of the listed building and its key features.
27. The historical use of the building in agriculture is not viable, and officers are of the view that securing the long term future of the barn as a well maintained structure would result in a public benefit which outweighs the identified harm.
28. The Parish Council oppose the application on grounds the development would result in a detrimental impact on the setting of two listed buildings (Ivy House and Dovecote), through changing the views of and setting of these significant and unique landmarks. Whilst the development would result in an adverse impact this harm is not so significant and outweighed by the public benefits of the scheme.

Conclusions

29. It is considered the conversion of this barn which is listed by association with Ivy House would result in some harm to the building; however this harm is outweighed by the public benefit of securing the barn's long term retention through a viable use.
30. The proposal therefore complies with the provisions of the development plan and national planning policies contained within the NPPF and as such it is recommended that permission be granted subject to the conditions outlined below.

Recommendation

31. Approval subject to the following conditions –
1. The works to which this consent relates shall be started not later than the expiration of three years beginning with the date of this decision notice.
(Reason - To ensure that consideration of any future application for works will not be prejudiced by listed building consents which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Site Location Plan', 'Existing and Proposed Sections and Elevations' Drawing number '212/187/03 rev P2', 'Barn Elevations –East and North', 'Barn Elevations – Revisions' and 'Floor Plans – Revision'
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

Background Papers

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Report Author: Andrew Fillmore – Senior Planning Officer
Telephone: (01954) 713180

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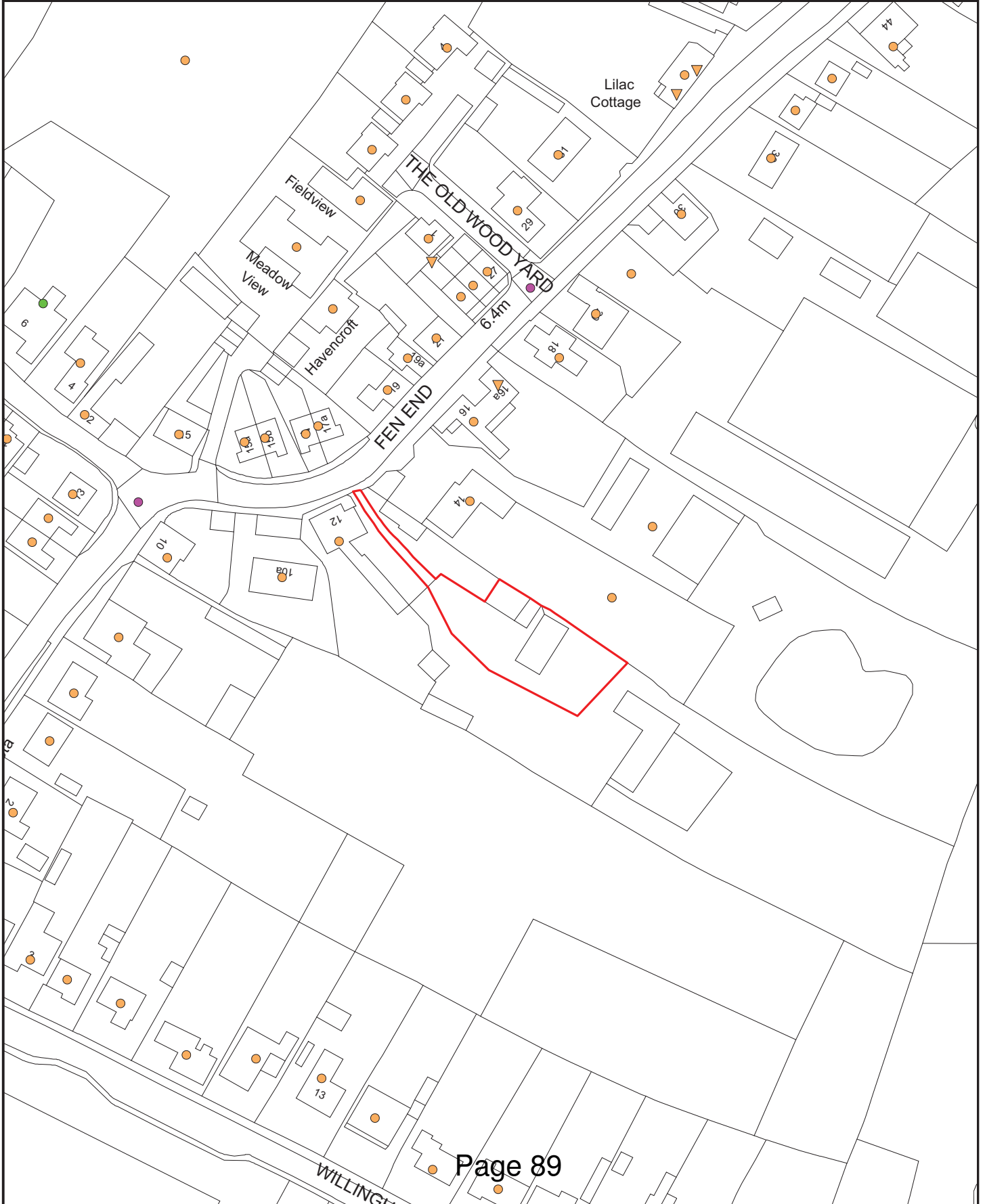
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Agenda Item 12

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1504/13/FL
Parish:	Caxton
Proposal:	Residential Development (10 affordable dwellings)
Site address:	Ermine Street, Caxton
Applicant:	Mr G and Mr D Brown and South Midlands Development Ltd/Bletsoe
Recommendation:	Delegated Approval
Key material considerations:	Principle and criteria of Policy HG/5, residential amenity, setting of listed building, and highway safety
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Paul Sexton
Application brought to Committee because:	The officer recommendation of delegated approval is contrary to the recommendation of refusal from Caxton Parish Council
Date by which decision due:	30 October 2013

Planning History

1. No relevant history

Planning Policies

2. *National Planning Policy Framework*
3. *Local Development Framework*

ST/7 – Infill Villages

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/5 – Exception Sites for Affordable Dwellings
NE/1 – Energy Efficiency
NE/3 – Renewable Energy Technologies in New Development
NE/6 – Biodiversity
SF/10 – Outdoor Playspace, Informal Open Space and New Developments
SF/11 – Open Space Standards
CH/4 – Development Within the Curtilage or Setting of a Listed Building
TR/2 – Car and Cycle Parking Standards

4. *Draft Local Plan*

S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
S/11 – Infill Villages
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/8 – Sustainable Drainage System
HQ/1 – Design Principles
NH/4 – Biodiversity
NE/14 – Heritage Assets
H/7 – Housing Density
H/9 – Affordable Housing
H/10 – Rural Exception Site Affordable Housing
SC/7 – Outdoor Play Space, Informal Open Space and New Developments
SC/8 – Open Space Standards
TI/3 – Parking Provision

5. *Supplementary Planning Documents*

Affordable Housing SPD 2010
Open Space in New Developments SPD 2009
District Design Guide SPD 2009
Listed Buildings SPD 2009
Biodiversity SPD 2009

Consultations

6. **Caxton Parish Council** – recommends refusal of the application as originally submitted (8 affordable dwellings and 2 market dwellings):

“The recent Needs Survey showed a need for 2 and 3 bedroom houses but these are smaller and so not suitable to satisfy the need.

Those who need the houses are likely to be older people, who will put a strain on the Doctors Surgery, and there is a lack of bus provision in the village.

The application does not comply with HG5 or the proposed H10 Policy.

The Parish Council has not seen a viability statement. If one has not been submitted this may set a planning precedent.”

7. Comments on the amended scheme will be reported at the meeting.

8. **Housing Development Officer** – ‘the proposal is for 10 affordable dwellings on an exception site. This is in accordance with the Affordable Housing SPD which states that 100% affordable housing should be provided on an exception site to meet local housing need. I can confirm that currently there are 7 applicants who have a village connection to Caxton, and who are registered on homelink, and have a housing need for rented social housing.
9. The council does not keep a separate register of applicants who have expressed an interest for shared ownership accommodation; they are instructed to register with Orbit who are, government appointed home buy agents. I am awaiting information to confirm the number of applicants they have registered for shared ownership, and who have a village connection to South Cambridgeshire. However, I can confirm that shared ownership in the South Cambs district on recently completed exceptions sites, such as Meldreth, have been over-subscribed.
10. The applicant’s agents have consulted with strategic housing and we are happy with the mix and tenure proposed by the registered provider, who is Cambridge and County developments.
11. We are aware that the applicant had in initially proposed 8 affordable units and 2 market units, which contravenes current policy of 100% affordable housing on an exception site.
12. Whilst the Affordable housing SPD states that the tenure split for affordable housing should be 70/30, there is flexibility to go to 60/40 and then 50/50 in order for an registered provider to make a scheme viable. Especially as many registered providers have little or no grant provided by Government, and they have to rely on cross subsidising through shared ownership.
13. We are happy to support the proposal on the basis that, 100% affordable housing is being provided on an exception site.
14. The demand for 1 and 2 bedroom accommodation is predominant across the South Cambridgeshire district, since the welfare reform legislation, and this is also reflected in the local need within Caxton.
15. The properties should be built to HCA design and quality standards and should be allocated to those applicants who have a village connection to Caxton as a priority’.
16. An update in respect of housing need for Caxton will be presented at the meeting, taking into account the additional information requested from Orbit and a housing needs survey by Acre for Caxton.
17. **Conservation Manager** – identifies the site as being within the wider setting of the Grade II listed Old Courthouse to the north, and recommended refusal of the application as originally submitted on the basis that the proposal would fail to preserve or enhance the setting of the listed building due to the deep development of the site, which would lead to the reduction the open field and hedgerow setting, and loss of break in the frontage development.
18. The Conservation Manager has been involved in the formation of the revised scheme and his further comments will be reported at the meeting.

19. **Local Highway Authority** – no objections, but confirms that it will not be adopting the any part of the development. It requests conditions securing vehicular and pedestrian visibility splays, closure of the existing site access to the south, a Traffic Management Plan, improved footway link to the south, turning facilities, and construction of the access.
20. **Environment Agency** – has no objection but sets out informatives to be included in any consent.
21. **Anglian Water** – no objection subject to a condition requiring adherence to the surface water/flood risk assessment submitted with the application.
22. **Architectural Liaison Officer, Cambridgeshire Constabulary** – has no issues with the layout of the site and general surveillance, but suggests that the eastern boundary of the site be secured by 1.8m high close boarded fencing.
23. **Environmental Health Officer** – no comments received
24. **Ecology Officer** – the field is clearly ancient ridge and furrow, which can be important for flora due to the unploughed nature of the soil, however the application is accompanied by an ecological statement which does not attach any significance to the sites flora, and having viewed the site its contents are accepted. It is likely that the site's flora has been reduced due to historic soil improvement and/or intense grazing by horses. The most important features are likely to be the boundary hedges and small clusters of trees, which should be retained. If possible the opportunity to secure ecological enhancement of the remaining paddocks as compensatory measure should be sought.
25. **Cambridgeshire Archaeology** – comments that the site is an area of high archaeological potential and recommends that it is subject to a programme of archaeological investigation prior to commencement of development, which can be secured by condition.

Representations

26. Letters of objection to the application as originally submitted were received from the occupiers of Nos.160 and 176 Ermine Way, Caxton, Maple Cottage, The Drift Elsworth, and 77 High Street, Hardwick
 - a. The application does not meet either the March 2009 'Caxton Housing Needs Survey', which identified a need for five dwellings over the following five year period, or the 2012 housing register, which showed 8 households with a local connection in need of housing, in terms of number of houses or mix. The application is therefore contrary to Policy HG/5 1b.
 - b. Site not well related to the built-up area, and does not reflect existing liner form of development. Development in depth is out of character – contrary to Policy HG/5 1c. There are better sites in the village.
 - c. The site is not well related to existing services in the village. There is no school, and is over 1km from the nearest LEAP, to reach which would involve crossing the A1198, which is still a dangerous road. The proposal is therefore contrary to Policy HG/5 1d.

- d. Will damage village character – ecological assessment does not mention that the site is currently ridge and furrow land, which is in decline, and which English Heritage and DEFRA have been tasked with protecting.
- e. The existing access is not to be used – the proposed access is at a pinch point specifically created to reduce speed on the A1198. Will this be re-created elsewhere?
- f. No justification for the inclusion of two market dwellings – therefore contrary to policy.
- g. The occupiers of 176 Ermine Way state that before they purchased the property SCDC advised it would be unlikely that the land to the south would be developed, and if it were development would follow the existing linear pattern. The proposal contradicts that statement and if approved could set further precedents in the village.
- h. The proposed boundary treatment to the north of Plot 1, and the rear boundary, is unclear.
- i. Would be more logical to locate the development in Cambourne where there are better facilities. The consultation on the SHLAA, which called for housing sites in the District, did not seek sites in the smallest villages where services are very limited. The fact that the emerging plan proposes additional housing west of Cambourne adds further to the question of why this site needs to be developed.
- j. Plots 1 and 2 (original layout), have poor parking arrangements with no rear garden access. Plots 7 and 8 (original layout) would overlook the rear garden of 160 Ermine Street. Hedge screening cannot be relied upon in the winter. Parking for Plot 7 is contrived.
- k. Does not provide for 10% renewable energy reduction therefore contrary to policy.
- l. Agricultural Holdings Certificate not signed.

Planning Comments

- 27. The full application, as amended by drawings received 13 March 2014, proposes the erection of 10 affordable dwellings on a 0.39ha area of paddock land to the east of Ermine Street, Caxton. As originally submitted the application proposed 8 affordable dwellings and 2 market dwellings, however the application as amended proposes 100% affordable dwellings. 5 dwellings are for to be for rent and 5 for shared ownership.
- 28. To the south the site adjoins the side and rear gardens of properties in Ermine Street and at the very rear, Brockholt Road. To the north is a detached cottage, beyond which is the Old Court House, a Grade II listed building. To the rear of the site is paddock land. At the current time there is a line of planting across the rear section of the site.
- 29. The development, as amended proposes 2 x one-bedroom houses, 6 x two-bedroom houses and 2 x three-bedroom houses. A central access road is proposed, with seven of the dwellings facing Ermine Street, in the form of two pairs and a terrace of

three dwellings, served by internal access driveways either side of the site entrance. The central access roadway extends into the rear section of the site to serve a terrace of three of three dwellings in the southern section of the site, and provide access to the land at the rear. Two areas of open space are provided at the rear of the site

30. The dwellings will be brick, with a concrete interlocking tile roof, and have ridge heights between 7.8 and 8.1m. Two parking spaces are provided for each dwelling. The dwellings have been designed to incorporate a CO₂ reduction of 25% compared with Building Regulation requirements to provide homes designed under Code for Sustainable Homes Level 4.
31. The application is accompanied by a Design and Access Statement, Heritage Statement, Affordable Housing Statement, Sustainability and Energy Statement, Open Space Statement and Ecological Appraisal.
32. The site is outside the village framework but adjacent to it on its southern boundary.

Principle of development and Policy HG/5

33. Policy HG/5 accepts that, as an exception to the normal operation of the policies of the Development Plan, schemes of 100% affordable housing which are designed to meet identified local housing needs on small sites within or adjoining villages, can be granted so long as five criteria are met.
34. The Housing Development Manager supports the application and has confirmed that the application meets the identified need for rental units in Caxton in terms of numbers and mix. Confirmation of the demand for shared ownership units will be given at the meeting, however the Housing Development Manager is of the view that the information requested from Orbit, and the housing needs survey carried out by ACRE, will confirm support for the 5 shared ownership units as proposed.
35. It is essential that the number, mix and tenure of the units proposed accords with the housing needs identified for Caxton in order to comply with the first two criteria of Policy HG/5.
36. The applicant has requested that Council agrees to the inclusion of a Mortgage in Possession (MIP) Clause within any S106 Agreement, similar to that approved under planning reference S/2379/13/FL for 15 affordable dwellings in Orwell. The Housing Association has been asked to provide further information as to why this clause is required and Members will be updated at the meeting on this matter.
37. The third of the criteria requires the site to be well located to the built-up area of the village, and the scale of the scheme to be appropriate to the size and character of the village. Caxton is classified as an infill village however schemes for 100% affordable housing of this scale have been consented in such villages and officers are therefore of the view that the scale of the scheme is appropriate in this respect.
38. The site abuts the village framework on its south boundary, with additional development beyond the site to the north. Officers are of the view that the site is well related to the built-up area of the village.
39. The fourth of the criteria requires the site to be well related to facilities and services within the village. Caxton is a village where services are limited, and its status as an infill village reflects this, although the public house has recently re-opened, albeit as a

restaurant. The existing open space provision in the village is limited and some way from the site, although the site itself provides an area of open space at the rear. For other services Caxton is reliant on adjoining villages, such as Cambourne.

40. The policy of allowing sites for affordable housing in villages for people in housing need in that particular village is an exception to the normal operation of the policies of the Local Development Framework and can result in a scale of development being permitted that is in excess of that which would normally be allowed, providing the scheme addresses the criteria in Policy HG/5.
41. The fifth of the criteria requires that the development does not damage the character of the village or the rural landscape. The existing site does form a gap between development at the edge of the village framework and the properties to the north. Existing development along Ermine Street is relatively linear in form, although to the south east of the site the housing in Brockholt Road extends further east in depth. The scheme as revised includes a terrace of three dwellings to the rear of the frontage development, in the south section of the site, but retains the frontage only form in the north part of the site. Officers are of the view that although the present gap will be lost, views through the site to the countryside beyond will be retained at the point of access, and with use of appropriate materials and landscaping, are of the view that the development will not materially damage the character of the village or rural landscape.

Residential amenity

42. Officers are of the view that the scheme, as amended, will not have a significant direct effect on the amenity of adjacent residents in terms of overlooking, loss of light or overbearing impact, although it will result in a material change to the existing open character of the site. The rear of the houses on Plots 8-10 are a minimum of 16m from the boundary with existing properties in Ermine Street and Brockholt Road. There are no windows at first floor level in the side elevation of Plots 7, which faces existing properties in Ermine Street. The north elevation of Plot 1, which faces No.176 Ermine Street, contains a landing window, which can be required to be fixed and obscure glazed by condition. Appropriate boundary fencing will be required.

Setting of Listed Building

43. The Old Courthouse, now occupied as a dwelling, is an important 19th Century listed building at the north end of Caxton. At the present time, although the building is not immediately adjacent the site, views are afforded of its south elevation, across the application site, when approaching from the south. These views will be partly lost as a result of the proposed development along the site frontage. Development in depth within the site has been kept to the southern part of the site, away from the listed building, and the revised layout has been the subject of discussion with the Conservation Manager, whose updated comments will be reported at the meeting. There will be some harm to the setting of the listed building which will need to be balanced against the public benefits of the proposal.
44. In this case officers are of the view that the benefit of the provision of the affordable housing outweighs the harm to the setting of the listed building, although more traditional roofing materials should be used than the concrete tiles currently suggested, so that they are more compatible with listed building.

Highway safety and parking

45. The Local Highway Authority has not objected to the application, which demonstrates that safe access can be provided to the site. Conditions suggested by the Highway Authority can be included in any consent.

Other matters

46. The Ecology Officer has not objected to the application, and the requirement of Cambridgeshire Archaeology for an archaeological investigation can be dealt with by condition. Foul and surface water drainage details can be conditioned.
47. The open space proposed should be secured by Section 106 Agreement. The applicant has submitted a draft Heads of Terms recognising the need for contributions under Policies DP/4 and SF/10 in respect of community facilities, public open space and the need to secure the affordable housing. The application is compliant with the Council's policy in respect of renewable energy requirements.
48. Although there is local comment about there being better sites in the village for affordable housing, there are none currently before the Council for consideration, and Members must consider this site on its merits.

Conclusion

49. Approval should not be granted for 10 affordable dwellings on this site unless it can be demonstrated that the scheme is in accordance with identified local need in respect of the numbers, mix and tenure of units proposed. Members will receive an update at the meeting with regard to the need for the five shared ownership dwellings. An update will also be given concerning the MIP clause.
50. In all other respects officers are of the view that the scheme complies with Policy HGG/5 and other material planning considerations.
51. The consultation responses to the revised scheme will be reported at the meeting.

Recommendation

52. That subject to the application being confirmed as compliant with the identified local housing need, that delegated powers of approval are granted subject to the prior signing of a Section 106 Agreement, and subject to the following conditions

Conditions (to include)

- (a) Time limit – 3 years
- (b) List of approved plans
- (c) External Materials
- (d) Landscaping
- (e) Surface water drainage
- (f) Highway conditions
- (g) Restrict hours of operation of power driven machinery
- (h) Archaeological investigation
- (i) No further openings – first floor – north elevation Plot 1 and south elevation Plot 7
- (j) Fixed and obscure glazing – first floor – north elevation Plot 1
- (k) Renewable energy and water conservation

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 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/504/13/FL

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

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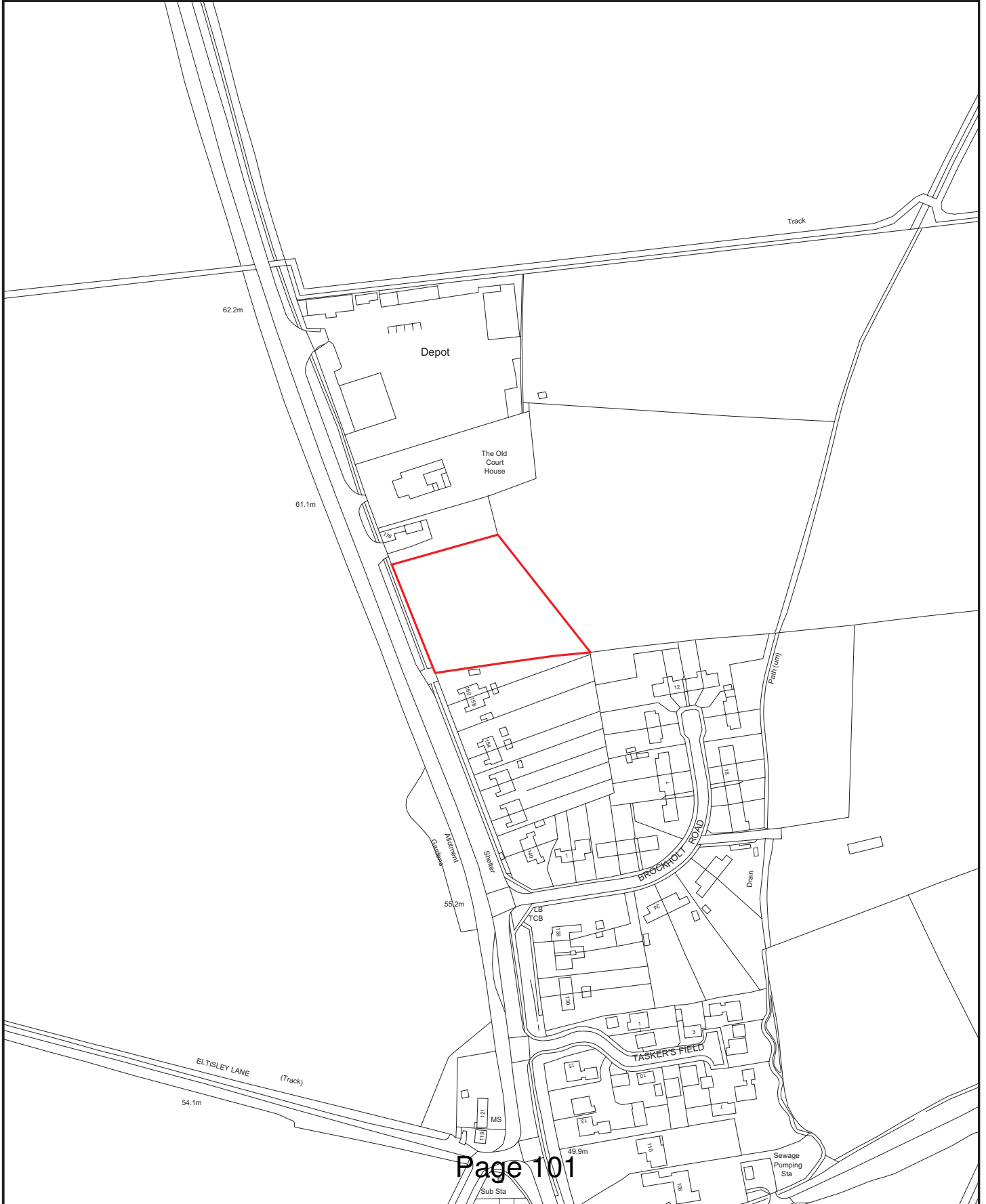
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Agenda Item 13

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 April 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2752/13/FL
Parish(es):	Duxford
Proposal:	Erection of detached property with parking, boundary fences and private garden.
Site address:	6 Green Street, Duxford, Cambridge, CB22 4RG
Applicant(s):	Miss Sophie Emerson
Recommendation:	Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees
Key material considerations:	Principle of development; Character and Appearance including Conservation Area; Residential Amenity; Highway Safety and Other Considerations
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	5 March 2014

Planning History

1. None

Planning Policies

2. *National*
3. National Planning Policy Framework

4. *South Cambridgeshire LDF Core Strategy DPD, 2007*

ST/6 Group Villages

5. *Adopted Local Development Framework, Development Control Policies*

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/7 Development Frameworks

HG/1 Housing Density

HG/2 Housing Mix

NE/6 Biodiversity

NE/15 Noise Pollution

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

SF/11 – Open Space Standards

TR/2 - Car and Cycle Parking Standards

6. *Draft Local Plan*

S/5 Provision of new jobs and homes

S/10 Group Villages

HQ/1 Design Principles

H/11 Residential Space Standards for Market Housing

NH/4 Biodiversity

TI/2 Planning for Sustainable Transport

TI/3 Parking Provision

7. *Supplementary Planning Document(s)*

District Design Guide SPD – adopted 2010

Consultations

8. **Duxford Parish Council** - Recommend refusal.

The Council recommends refusing this application on the grounds that vehicle access is considered dangerous. Green Street is very narrow with on road parking and the proposed vehicle access is too close to the junction with Chapel Street and Moorfield Road. The Council considers that this application should be referred to the Highways Department for their assessment and decision.

9. **Local Highway Authority** – No objection. Recommend conditions requiring provision of 2m x 2m pedestrian visibility splays, construction of the driveway to prevent private water draining onto the public highway, construction of the driveway from bound material and a requirement that no part of any structure shall overhang or encroach under or upon the public highway.

10. **Environmental Health (Contamination)** – No contaminated land investigation required.

Representations

11. 4 letters of representation have been received from neighbouring residents opposing the application for the following reasons;

- Out of keeping with Conservation Area
- Question whether the building is proposed over a sewer
- Result in a danger to highway safety
- Will exacerbate the existing parking problems along Green Street which lorries find difficult to navigate
- The western boundary fence is not in the applicants ownership and it will not be agreed for this to be lowered to provide the visibility splays
- Development would be incongruous within the Conservation Area

Planning Comments

12. The application site comprises circa 176sqm of garden land to the side of the host dwelling (no. 6), which lies to the northern side of Green Street within the village of Duxford.
13. Full planning permission is sought for the construction of a single 3 bed dwelling with accommodation in the roof. The building is to measure 6m (width) x 7.8m (height) x 7.5m (depth), and is to be externally finished with painted rendered walls and a pantile roof including 3 courses of plain tile at eaves and on the porch roof. The external joinery is to be painted timber.
14. A new access is proposed directly off Green Street with off-street parking provision for a single vehicle. The host dwelling is to retain its existing off-street parking arrangements.
15. The site lies within the village framework as defined by the Local Development Framework (LDF) inset map for Duxford, and is located within the village Conservation Area.

The principle of development on this site

16. One of the core planning principles contained in the NPPF is that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. It further states that housing applications should be considered in the context of the presumption in favour of sustainable development.
17. In relation to local policies, the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies Duxford as a 'Group Village' which is described as a location which has facilities allowing some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village and where the principle of new residential development for single dwellings is considered acceptable.
18. The application site lies within Village Framework as defined by the Local Development Framework inset map for Duxford where the principle of residential development is considered acceptable, subject to other land use considerations.
19. As such, the development of this site for housing, which lies within the established development boundary for Duxford and would help towards the provision of local services, is considered acceptable in land use terms subject to the other key considerations being satisfied.

Character and Appearance including Conservation Area

20. The village green and the surrounding area, including Green Street, St Johns Church and the former vicarage is an area of the village with significant visual qualities, with one of the focal points being the triangle forming the junction between Moorfield Road, Chapel Street and Green Street. No 6 (host dwelling) fronts this junction and is part of a pleasant group of 20th Century cottages which make a positive contribution to the character and appearance of the Conservation Area.
21. To the west along Green Street some of the new infill houses to the northern side of the road do not positively contribute to the area, as the buildings are set back to give frontage parking which clutters the townscape and takes away from the intimacy. The site lies at the junction between these two distinct character areas.
22. The proposed dwelling is set back similarly to the adjoining modern buildings, with an open frontage to allow off street parking. However in respect of scale, detailed design and appearance, the buildings narrow width and proportions more closely relates to the older style properties.
23. Overall, whilst this application constitutes a form of infill development, it is considered that by reason of its scale, design, use of appropriate materials and positioning within its plot, the proposed dwelling would be in keeping with the spatial setting and established character of the area.

Residential Amenity

24. The orientation and positioning of the proposed dwelling would closely replicate its immediate neighbours. Neither the host property nor no. 6a (adjoining dwelling to the west) have windows in the facing side elevation fronting the development.
25. There would not be any habitable room windows in the side elevations of the proposed dwelling at first-floor level such that there would not be any unreasonable loss of privacy to neighbouring residents, whilst the 1.1m gap and siting in relationship to plot 6a to the west means that there should not be any unreasonable overbearing or shadowing issues for these residents.
26. There are no permitted development rights in the General Permitted Development Order for clearly glazed windows in side elevations of dwellings (other than high-level type) and for dormer windows in Conservation Areas, such that any proposed modifications to the dwelling that may impact upon the privacy of neighbouring residents would be subject to further assessment.

Highway Safety

27. The site is proposed to be served by a single off road parking space created through the provision of a new access. The existing access/parking provision serving the host dwelling is to remain unaltered. The Highways Authority does not raise any objections and is recommending conditions including the requirement to provide pedestrian visibility splays.
28. A letter from the adjoining neighbour at no. 6A states that ownership of the boundary fence lies with their property and advises that consent will not be given for this fence to be lowered. The boundary fence is set back from the highway

verge and is not required to be lowered or altered in any way to provide the visibility splays acceptable to the Highways Authority.

29. In addition to this specific concern the other notable issue raised from third parties relates to the impact an additional dwelling will have on on-street parking provision on what is a narrow road with existing parking problems. This situation, whilst clearly of concern to local residents, cannot be considered to be a highway safety consideration.
30. The Parish Council oppose the development expressing a view that the vehicle access is dangerous, and request the application be referred to the highways department for their assessment and decision. As noted the highways authority does not considered the new access poses a danger to highway safety.

Other Considerations

31. A number of third party representations have been received chiefly raising concerns over the impact on the Conservation Area and exacerbating parking problems along Green Street. These issues are addressed in paragraphs 27-30, with other concerns raised not altering the view the development is acceptable in planning terms.
32. A prominent tree is located to the rear of the site within the garden of the neighbouring property; subject to conditioning tree protection measures during construction no material harm is identified to this tree.
33. No specific issues are raised with regards to Crime and Disorder or contamination of the land.
34. The application is accompanied by S106 Heads of Terms with the applicant prepared to pay the council's contributions in respect of open space provision, community facilities and waste receptacles. This agreement has not yet been completed and therefore delegated powers are sought for officers to approve the application upon completion of this agreement.

Conclusions

35. It is considered that the proposed two-storey dwelling can be adequately accommodated on the site and has been designed and positioned such that it would be in harmony with its Conservation Area setting without causing harm to neighbouring amenity in terms of unreasonable shadowing or loss of privacy. The Highways Authority is satisfied that the access point is safe.
36. The proposal therefore complies with the provisions of the development plan and national planning policies contained within the NPPF, and as such it is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and legal and monitoring fees, and subject to the conditions outlined below.

Recommendation

37. Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards open space, community facilities,

waste receptacles and monitoring and legal fees, subject to the following conditions –

38. 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.)
39. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 'Street Elevation' drawing number '2013/04-PL07', 'Proposed first floor layout and attic floor layout plans' Drawing number '2013/04-PL04', 'Typical section' Drawing number '2013/04-PL06', 'Proposed ground floor layout plan' Drawing number '2013/04-PL03 rev A', 'Proposed elevations' Drawing number '2013/04-PL05' and 'Proposed site layout plan' Drawing number '2013/04-PL02'
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
40. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
41. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of hard and soft landscaping. The approved landscaping shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
42. All hard and soft landscape works shall be carried out in accordance with the approved details. 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.)
43. Prior to the first occupation of the development hereby permitted pedestrian visibility splays measuring 2m x 2m shall be provided at the sites access with the public highway. The splays shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained thereafter in perpetuity.
(Reason: In the interest of highway safety)

44. The driveway shall be constructed so that its falls and levels are such that no surface water from the site shall drain onto the adopted public highway.
(Reason: In the interests of highway safety)
45. The driveway shall be constructed using a bound material.
(Reason: in the interests of highway safety)
46. The development shall be constructed in full accordance with the details as set out in the Tree Survey, Arboricultural Impact Assessment preliminary Arboricultural Method Statement and Tree Protection Plan received by the Local Planning Authority on 23 December 2013.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

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 or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scambs.gov.uk/localplan>

Report Author: Andrew Fillmore – Senior Planning Officer
Telephone: (01954) 713180

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Agenda Item 14

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning and New Communities Committee
AUTHOR/S: Head of New Communities

2 April 2014

HAUXTON MILL HAUXTON CAMBRIDGESHIRE

**Report on Tree Preservation Order to be confirmed
C/11/17/47/01 11/13/SC
Recommendation: to Confirm as Modified**

Deadline for confirmation of provisional Tree Preservation Order: 2 May 2014

To be presented to the Committee by Jane Green

Site

1. The trees the subject of TPO 11/13/SC are located in the grounds of Hauxton Mill and the Old Mill House Buildings, both Grade II listed buildings located to the north of the Riddy Brook.
2. The site has a commanding location east of the A10 and is part of a larger area formerly known as the former Bayer Cropscience Limited at Hauxton.
3. The submission seeks to confirm, as modified, the Tree Preservation Order served on 2nd December 2013 after having received objections from Bridgemere UK Plc (the freehold owners of Hauxton Mill).
4. The proposed TPO boundary revisions follow site surveys and re-appraisals carried out on the 17 February 2014 and 14th March 2014.

History

5. Outline Planning Consent was granted by the Council to Harrow Estates on the 12th February 2010 (S/2308/06/0) for the redevelopment of 8.7 HA of previously developed land for a mix of uses.
6. A s106 Agreement of the same date included provisions which would ensure there would be a commitment to both an Ecology Management Plan (EMP) and a River Corridors Ecology Management Plan (RCEMP).
7. Clauses 18 & 19 of the s106 Agreement set out that the EMP and RCEMP needed to include a range of measures. Only the EMP has been subsequently developed into plans and further documentation by the Reserved Matters submission approved on 24th December 2012. This was approved so as to aid the applicant in the taking forward of the site's remediation and flood protection.
8. Clause 19.1.3 of the s106 Agreement (that being for the yet to be submitted RCEMP) clearly states that "*the owner shall not carry out any vegetation*

clearance to the River Corridors prior to the approval by the Council of the RCEMP without the written consent of the Council”

9. Consent was granted by the Council to Redrow Homes South Midlands on 24th December 2012 (S/1152/12/) for Phase 1 Reserved Matters with ecological protection only provided by the content of the approved EMP.
10. It has long been expected (since December 2011 until the current period) that the RCEMP would be submitted so as to produce a more detailed and accurate management plan for the site. However, as many parameters (such as the treatment of the Riddy Brook corridor) have not yet been fixed the production of the RCEMP could not be commenced.
11. In September 2013 Savills commenced a marketing exercise following an instruction by the owners Harrow Estate’s Plc. Appendix 1 provides details of the sale particulars.
12. Council Officers became aware of random episodes of clearance occurring on site in September and October 2013, photographs appear at appendix 2. This was over and above previous tree clearance to enable the erection of a site security fence in 2008 to aid the site’s remediation which had been accepted.
13. The Council served provisional TPO 11/13/SC on 2nd December 2013 which comprises four areas of trees and is shown at appendix 3.
14. On 23rd December 2013 the Council received an objection to the TPO from Bridgemere UK Plc which is shown at appendix 4.
15. On 11th March 2014 a meeting was held with representatives of Harrow Estates Plc at the Council offices during which Harrow Estates made suggestions as to which trees should and should not be included in the TPO. The outcome of which was a re-appraisal of the TPO to address some of the concerns raised about the inclusion of some of the individual trees and groups of trees. As a result, some changes were made in line with the suggestions of Harrow Estates..
16. The further revised TPO map and schedule (as presented for confirmation) was sent to Harrow Estates consultants, RSK Environmental, for consultation and a second objection letter from Bridgemere UK Plc was received by email on 20th March 2014 and is shown at appendix 5.

Reasons to serve a TPO and choice of TPO designation

17. Government advice to authorities continues to be that risks to trees with amenity value can include changes in property ownership. The prospect of Savills marketing the area within the red boundary of the September 2013 Sale Particulars and the possibility of five new owners being one outcome was itself a valid reason to serve a provisional TPO.
18. Moreover, The Council had been witnessing pockets of site clearance in the autumn of 2013 which had not been referred for any agreement.

19. An Area Order was served in December 2013 but in keeping with Government guidance on the use of Area Orders it is best practice to have re surveyed and modified the Areas into Groups and single Specimen designations before the Order is confirmed. This has now been done and is included in appendix 7.

Consultation by South Cambridgeshire District Council as Local Planning Authority

20. Hauxton Parish Council has written to confirm its support for the TPO in a letter dated 13th March 2014 at appendix 6

Representations by Members of the Public

21. None have been received from local residents.

Material Considerations

22. The technical reports by Harrow Estates consultants, RSK Environmental, submitted in support of the requirements of the s106 set out amongst other matters Management Notes in the EMP over a potential 10 year period.
23. The EMP report sets out objectives to improve management of the existing tree cover. These objectives need not be seen as being in conflict with confirming the Order. The Order will not prevent future works to the trees and groups, but it will act to control them. The stated provisions will become the rolling management programme of the TPO.

Recommendation

24. That the revised TPO as shown in appendix 7 be confirmed
- The trees need to contribute in an holistic way to the current sense of enclosure around the Old Mill at Hauxton
 - The TPO will not as stated conflict with the provisions of the EMP
 - The stated provisions will become the rolling management programme of the TPO.

Contact Officer: Jane Green – Head of New Communities

APPENDICES

1. Savills Sales Particulars
2. Photographs – examples of felled trees at Hauxton Mill
3. Provisional TPO plan – as served 2nd December 2013
4. Initial objection / comments letter from Bridgemere UK Plc
5. Second objection / comments letter from Bridgemere UK Plc
6. Letter of support for TPO – Hauxton Parish Council
7. Modified TPO plan proposed for CONFIRMATION

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Agenda Item 15

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning and New Communities Committee

2 April 2014

AUTHOR/S: Head of New Communities

Land outside The Limes, 333 High Street, Cottenham Cambridgeshire

Report on Tree Preservation Order C/11/17/20/10 09/13/SC

Recommendation: to allow the Order to lapse

Deadline to allow the provisional Tree Preservation Order to lapse: 2 May 2014

To be presented to the Committee by Jane Green

Executive Summary

1. The Lime Trees which are the subject of the provisional TPO 09/13/SC are located within County Council Highway verge land immediately to the west of the garden boundary wall of The Limes, 333 High Street Cottenham.
2. "The Limes" is a Grade II listed residential property located set back on the eastern boundary of the B1049 within the boundary of the Conservation Area.
3. The site has a commanding location looking due west towards the spacious tree lined village green.
4. This submission recommends that Tree Preservation Order 09/13/SC served 2 December 2013 should be allowed to lapse.
5. The 4 Limes trees will revert to being covered by Conservation Area Regulations.

History

6. It is recognised that the Lime trees located on the County Council verge have posed historical management issues both to adjacent properties and pedestrians and those using the bus stop.
7. The trees have been the subject of a formal complaint to the County Council by the owner of the adjacent property known as The Limes.
8. The owner confirms in his letter of objection dated 30th December 2013 that the County Council has recently removed one Lime tree from within the line (leaving the four trees currently the subject of the Provisional Order) on the grounds of it being diseased and dangerous.
9. The County Council's response to the owner's concerns was to advise the District Council of the intention to pollard the Lime trees.

10. Retention of the Lime trees by canopy management was never going to address the issue of the base of the Lime trees causing direct damage to the adjacent property. Lateral pressure is being applied by the Lime trunks buttressing against the soft brick and lime mortar of the garden wall which is curtilage listed.
11. The Council served the provisional TPO 09/13/SC on 2nd December 2013 which has gained a protected period of time in which fully assess the implications of serving the Order.

Powers to make Tree Preservation Orders

12. A local planning authority may serve an Order in relation to land it owns or that is owned by another Council.
13. However as the barrister Charles Mynors advises “ *as to making a tree preservation order on land owned by another local authority (such as a district council making an order on land owned by a county council) the Government’s view is that this would “ very rarely be appropriate” . Refer to The Law of Trees Forests and Hedgerows second edition 2011.*

Reasons to serve and confirm a Tree Preservation Order

14. The prospect of the County Council pollarding full canopied Limes would be a valid reason to serve a provisional TPO. The results of such a pruning exercise would appear inappropriately severe against the immediate backdrop of the surrounding full canopied Limes contributing to the character of the Conservation Area.
15. The reasons to both serve and confirm an Order should be identical
 - The preservation of trees is desirable in the interests of protecting visual amenity
 - That it is expedient to achieve the protection of visual amenity by the preservation of trees
16. Issues raised in a Supreme Court Judgement in 2012 were aired in the matter of TPO 01/12/SC and the Old Rectory Little Gransden
17. Para 24 of the Supreme Court Judgement reads:
 - *“In simple terms the question is whether a public authority when deciding whether to exercise a discretionary power to achieve a public objective is entitled to take into account the cost to the public of so doing”*
18. Serving an Order is a discretionary function and does subsequently expose any Council to compensation liability.
19. The Lime trees which are damaging the listed garden wall are owned by another Authority.

Exceptions as defined by The Town and Country Planning (Tree Preservation) (England) Regulations 2012

20. The 2012 Regulations state that :

- *“Nothing shall prevent the cutting down, topping, lopping or uprooting of a tree -*
- *- so far as may be necessary for the prevention or abatement of a nuisance”*

The duty of the owner and occupier of the land on which the trees are growing.

21. The owner or occupier of land on which a tree is growing owes a duty of care to the neighbouring land owner in respect of the tree not causing injury or harm or actionable nuisance

- The Lime trees are causing harm as a result of the lateral pressure being applied by the root plate and typical Lime stem buttressing. In the case of the trees at the northern and southern corners of the garden curtilage wall directly against the brickwork
- The soft brick and lime mortar construction has had to give way under the resultant pressure
- The trees are causing actionable nuisance resulting in direct harm to the listed garden curtilage wall

The damage being caused to the listed garden curtilage boundary wall

22. A site inspection by the Council's Conservation Officer has revealed that:

- At the location of the previously removed Lime tree it can be clearly seen that tree growth has damaged the face of the brickwork and pushed the wall out of alignment leading to a need for localised repair.
- It can therefore be assumed that similar damage to the face of the wall is occurring at the northern and southern end of the wall where two of the Lime trees are touching the brick face.
- In any event the expanding girth of the remaining trees severely limits the ability to maintain the pointing to the brick work in the vicinity of their location. Where they are touching the wall the trees are exerting a lateral force which is increasing undermining the wall's stability.
- The wall's construction in brick and lime mortar provides sufficient strength for its purpose carrying its own weight in order to define the property's boundary. Cement mortar, albeit historically totally inappropriate, provides greater strength than lime mortar but would still be insufficient to arrest the growth of the trees and is therefore not a viable option.

23. In general terms in the event of damage / unauthorised works the onus rests with both the owner of the building, for allowing the damage to take place though often inadvertently and the perpetrator for actually causing it. In this case the damage is seen to be caused by the Lime trees which are the responsibility of the County Council by virtue of being located in the adopted highway.

24. The wall, in its present form, as an element of the listed building of architectural and historic interest is a finite resource which once lost or irrevocably disturbed from original cannot be replaced. Consequently the continuing and increasing damage to the wall is a growing concern particularly as the wall becomes more vulnerable, both from the lateral pressure exerted by the trees and the potential attraction for vandalism as the wall deforms.

Consultation by South Cambridgeshire District Council as Local Planning Authority

25. Cottenham Parish Council have not formally commented following receipt of their copy of the provisional TPO within the first 28 Days after service on 2nd December 2013.

Representations by Members of the Public

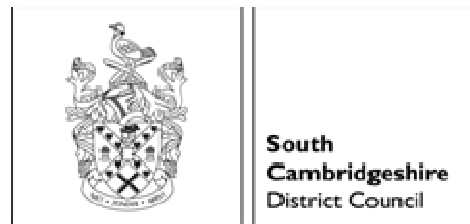
26. None have been received from local residents..

Recommendation

27. The recommendation is that the provisional TPO should not be confirmed and instead be allowed to lapse for the following reasons:
- The trees do contribute in an holistic way to the current character of the Conservation Area. However the TPO will conflict with the landowner's ability to repair his garden wall, which is listed.
 - The TPO has also been served on trees owned and managed by another Authority

Contact Officer: Jane Green – Head of New Communities

Agenda Item 16



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

2 April 2014

ENFORCEMENT REPORT

Purpose

1. To inform Members about planning enforcement cases, as at 14th March 2014. 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) 2014	*	*
2 nd Qtr. (April – June) 2014	*	*
3 rd Qtr. (July – Sept) 2014	*	*
4 th Qtr. (Oct – Dec) 2014	*	*
January 2014	42	29
February 2014	33	23
2014 YTD	75	52
1st Qtr. (Jan – March) 2013	109	133
2nd Qtr. (April – June) 2013	147	157
3rd Qtr. (July – Sept) 2013	145	155
4 th Qtr. (Oct – Dec) 2012	110	127
2013 YTD	511	572

Enforcement Cases on hand:

3. Target 150

4. Actual 92

Notices Served

5.

Type of Notice	Period	Year to date
	February 2014	2014
Enforcement	5	5
Stop Notice	0	0
Temporary Stop Notice	0	0
Breach of Condition	0	0
S215 – Amenity Notice	1	1
Planning Contravention Notice	0	0
Injunctions	0	0
High Hedge Remedial Notice	0	0

Notices issued since the last Committee Report

6.

Ref. no.	Village	Address	Notice issued
PLAENF.531	Gt & Lt Chishill	8,9,10 Hall Farm	Enforcement
PLAENF.638	Fen Drayton	54 Park Lane	Enforcement
PLAENF.1005	Cottenham	Plot 3 Pine Lane, Smithy Fen	Enforcement
PLAENF.1006	Cottenham	Plots 1 & 2 Pine Lane, Smithy Fen	Enforcement
PLAENF.1007	Cottenham	Plots 4 & 5 Pine Lane, Smithy Fen	Enforcement

PLAENF.784	Sawston	2 Vicarage Avenue	S215 Amenity
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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 now been considered by Counsel with further information being requested in order that the Injunction application can be submitted. Information is currently being collated in order to prepare a further report to submit to the Planning Committee.
 - 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. Notices have now been issued and are effective from 21st March 2014

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 – Planning application now validated. Planning reference number S/2529/13/FL Determination date 5th May 2014

e. Buckingway 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. Retrospective planning application submitted – Still awaiting validation as some information has not yet been provided - Case officer progressing.

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. Negotiations concluded. The entrance sign is to be removed on safety grounds. The totem sign to remain under permitted development but not illuminated. Contractors timetable to be confirmed?

g. Land North West of Cambridge Road, Wimpole

Without planning permission, the change of use of the affected land for the stationing and residential occupation of a mobile home

Summary

10. As previously reported Year to date 2013 revealed that the overall number of cases investigated by the team totalled 511 cases which was an 11.8% increase when compared to the same period in 2012. January and February 2014 has continued the trend and shows overall that there was a 10.3 % increase in new cases when compared to the same period in 2013
11. In addition to the above work officers are also involved in the Tasking and Coordination group which deals with cases that affect more than one department within the organisation, including Environment Health, Planning, Housing, Anti-Social behaviour Officers, Vulnerable Adults and Safeguarding Children Teams.

Effect on Strategic Aims

12. 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

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Agenda Item 17



South
Cambridgeshire
District Council

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

2 April 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 24 March 2014. Summaries of recent decisions of importance are also reported, for information.

Decisions Notified By The Secretary of State

2.

Ref.no	Details	Decision	Decision Date
S/0957/13/FL	Mr & Mrs K A Wojtecki 5 Long Road Comberton Alterations to existing dwelling and erection of new dwelling to rear with revised access arrangement	Allowed	24/02/14
S/1196/13/FL	Mr F Monaghan 38 Prentice Close Longstanton Dwelling house	Allowed	25/02/14
Plaenf.4866	Mr J Page Travellers Rest Waterbeach	Quashed	03/03/14
S/0494/12/VC	Mr J Page Travellers Rest Waterbeach To allow use of part of the caravan park for the siting of a wardens caravan	Allowed	03/03/14
S/0941/13/FL	Mr M Dean Trinity Farm Huntingdon Road Girton New Dwelling	Dismissed	05/03/14
S/1797/13/FL	Mr B Moore Rectory Farm Brewery Road Pampisford Change of use from disused stables to	Dismissed	07/03/14

	dwelling		
S/0320/13/FL	R/o 151-155 High St Melbourn Detached House	Dismissed	10/03/14
S/1041/13/LB	Mr T Darby Linton Village College Linton Remove existing windows and replace with double glazed crittall windows	Dismissed	13/03/14
S/2187/13/FL	Mr & Mrs Downham 34 Home Close Histon First floor side and rear extension	Dismissed	24/03/14

Appeals received

3.

Ref. no.	Details	Decision	Decision Date
S/2294/13/FL	Mr R Hays Royston Road Foxton Conversion of building to live work unit	Refused	13/03/14
PLAENF.638	Mr P Fox 56&56a Park Lane Fen Drayton		13/03/14
S/2724/13/OL	White, Scrivener, Pearce & Adams 7 Station Road Over	Non-Determination	13/03/14

Local Inquiry and Informal Hearing dates offered or confirmed in the next few months.

4.

Ref. no.	Name	Address	Hearing
Plaenf.592	Mr J Calladine	4 Scotland Drove Park Rose & Crown Road Swavesey	Hearing-Confirmed 7 May 2014
S/0691/13/FL	Mr A Hartwig	Ryders Farm 35 Middlewatch Swavesey	Hearing 22/07/14 Offered
S/0645/13/FL	Manor Oak Homes	Cody Road Waterbeach	Inquiry

S/1359/13/OL	Persimmon Homes East Midlands	Bannold Road Waterbeach	Inquiry
S/1237/13/FL	Ms D Beaver	Haden Way Willingahm	Hearing Confirmed

Summaries of Appeals

5. None

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

Contact Officer: Nigel Blazeby – Development Control Manager

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