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26 August 2014

To: Chairman – Councillor Lynda Harford
Vice-Chairman – Councillor Brian Burling
All Members of the Planning Committee - Councillors Anna Bradnam,
Pippa Corney, Kevin Cuffley, Tumi Hawkins, Caroline Hunt,
Sebastian Kindersley, David McCraith, Deborah Roberts, Tim Scott, Ben Shelton
and Robert Turner

Quorum: 4

**** Different start time ****

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, 3 SEPTEMBER 2014 at 10.30 a.m.**

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

Yours faithfully
JEAN HUNTER
Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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

PROCEDURAL ITEMS

1. **Apologies**
To receive apologies for absence from committee members.

2. **Declarations of Interest** 1 - 2

3. Minutes of Previous Meeting

To authorise the Chairman to sign the Minutes of the meeting held on 6 August 2014 as a correct record. The draft minutes are available by visiting www.scambs.gov.uk and following the links from Your Council.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

- | | | |
|-----------|--|----------------|
| 4. | S/0558/14/OL- Waterbeach (Bannold Road) | 3 - 18 |
| 5. | S/1300/14/FL - Waterbeach (6 Chapel Street) | 19 - 26 |
| 6. | S/1128/14/FL - Hardwick (27 St Neots Road) | 27 - 36 |

INFORMATION ITEMS

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| 7. | Enforcement Report | 37 - 40 |
| 8. | Appeals against Planning Decisions and Enforcement Action | 41 - 44 |

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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Recording of Business and Use of Mobile Phones

We are open and transparent about how we make decisions. We allow recording, filming and photography at Council, Cabinet and other meetings, which members of the public can attend, so long as proceedings at the meeting are not disrupted. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent / vibrate mode.

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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'.

Agenda Item 2

Planning Committee - Declarations of Interest

Councillor

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

3 September 2014

AUTHOR/S: Planning and New Communities Director

| | |
|--|---|
| Application Number: | S/0558/14/OL |
| Parish: | WATERBEACH |
| Proposal: | Erection of up to 57 Dwellings including Affordable Housing, Public Open Space, Roads and Associated Infrastructure including a Sustainable Drainage System |
| Site address: | Land at Bannold Road and Bannold Drove |
| Applicant(s): | Downing Ventures Ltd. |
| Recommendation: | Approval (as amended) |
| Key material considerations: | Countryside Landscape Character Archaeology Ecology Biodiversity Trees and Landscaping Flood Risk Housing Density Housing Mix Affordable Housing Developer Contributions Housing Land Supply |
| Committee Site Visit: | No |
| Departure Application: | Yes |
| Presenting Officer: | Karen Pell-Coggins |
| Application brought to Committee because: | Recommendation conflicts with the views of Waterbeach Parish Council |
| Date by which decision due: | 5 June 2014 (Extension of Time Agreed) |

Executive Summary

1. This proposal, as amended, seeks permission for a residential development outside the Waterbeach village framework and in the countryside. This development would not normally be considered acceptable in principle as a result of its location. However, two recent appeal decisions on adjoining sites have shown that the district does not currently have a 5 year housing land supply and therefore the adopted LDF policies in relation to the supply of housing are not up to date. The NPPF states that there is a

presumption in favour of sustainable development and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. In this case the adverse impacts of the development in terms of limited visual harm are not considered to demonstrably outweigh the benefits that consist of a contribution of 57 dwellings towards the required housing land supply including 23 affordable dwellings, a location with good transport links and a range of services, and creation of jobs during the construction period that would benefit the local economy. Given the above balance, the application is recommended for approval.

Site and Proposal

2. The site is located outside the Waterbeach village framework and in the countryside. It is situated to the north of Bannold Road and to the west of Bannold Drove, on the north eastern edge of the village. The site measures 1.8 hectares in area and currently comprises an area of open grassland. There is a hedge with trees along the western boundary of the site and a number of trees and shrubs along the southern, northern and western boundaries. There are ditches along the southern and eastern boundaries of the site and the IDB drain lies on the opposite side of Bannold Drove. The former Waterbeach Barracks housing lies to the north of the site. Residential development along Bannold Road and an arable field where consent has recently been granted for a residential development lie to the west of the site. An agricultural business and dwelling are situated to the east of the site. Open arable land lies to the south of the site.
3. This full planning application, received on 4 March 2014 and amended on 10 June 2014, is an outline application for the erection of up to 57 dwellings including affordable housing, public open space, roads and associated infrastructure including a sustainable drainage system. The development would comprise 23 affordable housing units and 34 market housing units of different sizes. The affordable housing mix would comprise 3 x 1 bed flats, 3 x 2 bed flats and 17 x 2 bed houses. The market housing mix would comprise 3 x 1 bed flats, 3 x 2 bed flats, 8 x 2 bed houses, 15 x 3 bed houses and 5 x 4 bed houses. There would be a variety of accommodation that includes flats, semi-detached and detached dwellings. The layout would have a central spine road with access on to Bannold Road. Dwellings of the main access would be grouped around shared private driveways. The dwellings would range in scale from two to two and a half storeys in height. The designs would feature a mix of classical and vernacular house types. At least two parking spaces would be provided for each dwelling and at 1.5 spaces per flat. Renewable energy features and water conservation measures will be incorporated into the design. Three areas of public open space would be provided on the site that covers an area of 890 square metres. A number of the trees and hedges on the site would be retained and protected along with the introduction of new landscaping.

Planning History

4. There is no planning history on the site itself. However, a number of applications for similar developments along Bannold Road have been submitted.
Land East of Cody Road and North of Bannold Road
S/1907/14/OL - Residential Development of up to 36 Dwellings including Affordable Housing, Access, Car Parking, Open Space and Landscaping- Pending Decision
S/2092/13/OL – Residential Development of up to 36 dwellings and Formation of Accesses - Refused

Land West of Cody Road

S/0645/13/FL - 60 Dwellings - Appeal Allowed

Land North of Bannold Road

S/1359/13/OL - Residential Development of Up to 90 Dwellings with Access to Bannold Road - Appeal Allowed

Land between Bannold Road and Orchard Drive

S/1551/04/O - Residential Development and Ancillary Open Space and Landscaping - Approved

S/1260/09/RM - 62 Dwellings - Approved

Planning Policy

5. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**
 - ST/2 Housing Provision
 - ST/5 Minor Rural Centres

6. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted July 2007**
 - DP/1 Sustainable Development
 - DP/2 Design of New Development
 - DP/3 Development Criteria
 - DP/4 Infrastructure and New Developments
 - DP/7 Development Frameworks
 - HG/1 Housing Density
 - HG/2 Housing Mix
 - HG/3 Affordable Housing
 - SF/6 Public Art and New Development
 - SF/10 Outdoor Playspace, Informal Open Space, and New Developments
 - SF/11 Open Space Standards
 - NE/1 Energy Efficiency
 - NE/3 Renewable Energy Technologies in New Development
 - NE/4 Landscape Character Areas
 - NE/6 Biodiversity
 - NE/11 Flood Risk
 - NE/12 Water Conservation
 - NE/15 Noise Pollution
 - NE/17 Protecting High Quality Agricultural Land
 - CH/2 Archaeological Sites
 - TR/1 Planning for More Sustainable Travel
 - TR/2 Car and Cycle Parking Standards
 - TR/3 Mitigating Travel Impact

7. **Submission Local Plan (March 2014)**
 - S/3 Presumption in Favour of Sustainable Development
 - S/4 Cambridge Green Belt
 - S/7 Development Frameworks
 - S/9 Minor Rural Centres
 - SS/5 Waterbeach New Town
 - HQ/1 Design Principles
 - HQ/2 Public Art and New Development
 - H/7 Housing Density
 - H/8 Housing Mix
 - H/9 Affordable Housing
 - NH/2 Protecting and Enhancing Landscape Character
 - NH/3 Protecting Agricultural Land

NH/4 Biodiversity
 CC/1 Mitigation and Adaptation to Climate Change
 CC/3 Renewable and Low Carbon Energy in New Developments
 CC/4 Sustainable Design and Construction
 CC/6 Construction Methods
 CC/8 Sustainable Drainage Systems
 CC/9 Managing Flood Risk
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space and New Developments
 SC/8 Open Space Standards
 SC/10 Lighting Proposals
 SC/11 Noise Pollution
 SC/12 Contaminated Land
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments

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

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

Consultation by South Cambridgeshire District Council as Local Planning Authority

9. **Waterbeach Parish Council** – Recommends refusal for the following reasons: -
 The development is outside the village framework

- i) The development is outside the village framework and the Parish Council resolved in 2012 to maintain a green buffer between existing housing and the former military housing.
- ii) The density of housing proposed is too great for the size of plot.
- iii) There is a significant flood risk because of poor drainage at the site. Environment Agency maps indicate surface water is a problem in this location.
- iv) The local sewage works is already at capacity.
- v) There is not enough open space for the size of plot. The proposed play areas appear to be located next to ponds, thus creating an inherent Health and Safety risk.
- vi) Insufficient visitor parking is provided.
- vii) There will be a significant impact on wildlife. The adjacent road is a green track leading to Bottisham Lock.
- viii) Existing businesses in the area are by their nature agricultural, meaning that there is odour and noise and large vehicles using the roads around the proposed development. Large agricultural vehicles, beet lorries and sewage tankers use the surrounding roads and the additional traffic could cause significant congestion, exacerbated by the nearby level crossing.
- ix) The most southerly pond is located near a known point of weakness in the road where a culvert has previously collapsed.
- x) It should be noted that the application incorrectly refers to Bannold Drive, whereas the road in question is Bannold Drove.

10. **Policy Team** – Comments that in his decisions on two recent planning appeals in Waterbeach, a planning inspector has concluded that the district cannot currently demonstrate a five year supply of land for building new houses. This is a requirement

set by national planning policy to help boost housing supply. The appeals affect how we make decisions on planning applications for new homes until we do have such a supply, although all housing proposals will still have to show they are sustainable against the tests in national planning policy. The appeal decisions include an adjoining site where the Inspector has concluded that this is a sustainable location for residential development.

11. **Trees and Landscapes Officer** – Has no objections and comments that the application is supported by a comprehensive Arboricultural report that includes detailed plans for the retention and protection of trees. The indicative landscaping layout could work well but a condition needs to be attached to any consent to agree a detailed soft landscaping scheme.
12. **Landscape Design Officer** – Comments that Waterbeach New Town is a strategic allocation for housing, employment and mixed use in the new Local Plan. This would be separated from Waterbeach village by an extension to the Cambridge Green Belt. Objects to the development on the grounds that it would result in a loss of openness and visual separation between the New Town and existing village.
13. **Ecology Officer** – Comments are awaited.
14. **Urban Design Team** – Comments the proposal raises a number of significant urban design related concerns which suggest that the location and design of the development are both inappropriate. Key concerns are that the development would block an attractive rural corridor linking with wider open countryside, the site location is too detached from walking access and the design does not demonstrate sufficient quality.
15. **Environmental Health Officer** – Comments that the proximity of the development to the adjacent farms that are potential odour sources would not be a constraint to the development given the lack of any complaints and predominant wind direction. The adjacent properties would also not result in noise and disturbance above the parameters of relevant recognised standards taking into account railway noise. Requests conditions in relation to the hours of use of power operated machinery or hand tools and external lighting. Also suggests informatics with regards to pile driven foundations and the burning of waste on site.
16. **Contaminated Land Officer** – Comments that the site has a previous agricultural use and a sensitive proposed residential use. Recommends a condition to require an investigation into contamination and a remediation statement to address any contamination found to ensure that the contamination to future users of the land and off site receptors are minimised.
17. **Land Drainage Manager** – Has no objections in principle and accepts the method of surface water drainage but comments that the public open spaces should have land drainage measures directed to the swales as a result of drainage issues in the area. Requires a condition to agree exact details to also be agreed by Waterbeach Internal Drainage Board.
18. **Affordable Housing Officer** – Supports the application. Comments that the proposal is for 57 dwellings and 40% affordable housing is sought on-site. The application is for 34 market dwellings and 23 affordable dwellings that would be consistent with the policy. The mix of 3 x 1 bedroom flats, 3 x 2 bedroom flats and 17 x 2 bedroom houses would accurately reflect the needs across the district. The tenure should be split 70/30 in favour of rented accommodation so 16 should be for rent and 7 shared ownership. The dwellings should be built to HCA design and quality standards and

available to anyone on the housing register to meet the identified need of 1700 applicants across the district.

19. **Section 106 Officer** – Requires the provision of 800 square metres of open space on site and developer contributions in relation to the maintenance of the public open space and provision and maintenance of children’s play space and sports space, indoor community facilities, waste receptacles and a fee towards the monitoring of section 106 agreements.
20. **Cambridgeshire County Council Highways Development Control** – Comments that the visibility splays calculated from the 85th percentile of empirical data within the revised statement at 32.6 miles per hour westbound and 33.6 mph eastbound are acceptable as it is only a nominal 60 miles per hour speed limit due to the existing layout of the highway network. States that the developer would need to fund any amendment to the location of the 30 miles per hour speed limit sign.
21. **Cambridgeshire County Council Transport Assessment Team** – Comments that the application is acceptable subject to the provision of a footpath on the northern side of Bannold Road from the frontage of the development to connect with the existing footpath provision east of Cody road, improvements to the local bus stop and contributions towards real time information and maintenance of the bus shelter, a framework travel plan prior to the occupation of the development and a full travel plan no later than 9 months from first occupation.
22. **Environment Agency** – Has no objections subject to conditions in relation to contamination investigation if any is found during development and pollution control. Also requests informatives with regards to surface water drainage, foul water drainage and pollution control.
23. **Waterbeach Level internal Drainage Board** – Comments that the Board operates pumping stations and maintains the network of Main Drains to provide protection to properties and land within the district. The system has no residual capacity to take any increased flows from the development site and the Board would only accept a Greenfield run-off rate of 1.1 l/s/ha into the district as this is the rate that the pumping stations are designed to. The general area has suffered from poor drainage in the past so any new development must have a robust method of surface water disposal. Surface water from the development should be directed straight to the Board’s Main Drain and none of the existing watercourses in the area should be used for storage or to discharge into the system. States that consent is required to discharge any water into the District and to carry out any work to any of the Main Drains.
24. **Anglian Water** – Comments that the public foul sewer has sufficient capacity to accommodate the proposed development.
25. **Cambridgeshire County Council Historic Environment Team** – Comments that further archaeological evidence should be submitted in support of the application to properly assess the impact of the development upon archaeology but agrees that a condition could be attached to the consent to ensure consistency with the adjacent applications providing the applicant accepts and makes financial provision for any future risks posed by the discovery of important archaeological remains including alterations to the development area to preserve the remains.
26. **Cambridgeshire Fire and Rescue Service** – Requests a condition in relation to the provision of fire hydrants and states that the number and location of fire hydrants will be determined following a risk assessment and with reference to the guidance contained within the “National Guidance Document on the Provision of Water for Fire

Fighting” January 2007 and that access and facilities for for the Fire Service should be provided in accordance with the Building Regulations Approved Document B5, Section 16.

Representations

27. Letters of representation have been received from the local member and occupiers of 6 properties: -
1 Josiah Court
CB25 9PB
114 Way Lane
19 Lode Avenue
No address given
No address given.
28. The following concerns have been raised: -
- i) Traffic generation and highway safety to vehicles and pedestrians.
 - ii) Flood risk.
 - iii) Loss of agricultural land.
 - iv) Outside village framework.
 - v) Impact on countryside and rural character.
 - vi) Urban sprawl and loss of separation between settlements.
 - vii) Designation as Green Belt.
 - viii) Effect upon wildlife.
 - ix) Loss of trees and hedges.
 - x) Scale of development.
 - xi) Lack of visitor parking spaces.
 - xii) Capacity of sewage works.
 - xiii) Noise and traffic conflict with existing agricultural businesses.
 - xiv) Inadequate provision of open space and lack of amenity space.

Planning Considerations

29. The key issues to consider in the determination of this application are whether the principle of development is acceptable in the countryside and impact of the development upon the character and appearance of the area, the setting of heritage assets, biodiversity, ecology, archaeology, flood risk, highway safety, neighbour amenity and public footpaths and 5-year housing land supply.

Principle of Development

30. The site is located outside the Waterbeach village framework and in the countryside where Policy DP/7 of the LDF and Policy S/7 of the emerging Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of up to 57 dwellings is not therefore considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply.
31. Waterbeach is identified as a Minor Rural Centre under Policy ST/5 of the LDF and Policy S/8 of the emerging Local Plan where there is a reasonable range of services and facilities and residential developments of up to 30 dwellings are supported in policy terms. The erection of up to 57 dwellings would nearly double the amount of residential dwellings allowed in such locations and would not support the strategy for the location of housing across the district. However, this policy is considered out of date due to the current lack of a 5 year housing land supply.

Housing Land Supply

32. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
33. On the 25 June 2014 in two appeal decisions for sites in Waterbeach, adjoining and in the vicinity of the site of this application, the Inspector concluded that the Council cannot currently demonstrate a five-year supply of deliverable housing sites. This is against the Strategic Housing Market Assessment figure for objectively assessed needs of 19,000 homes between 2011 and 2031, which he concluded had more weight than the Core Strategy figure. It is appropriate for the conclusions reached within these appeal decisions to be taken into account in the Council's decision making where they are relevant. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF. Which states that adopted policies which are "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. Those policies were listed in the decision letters and are: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages).The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies "for the supply of housing".
34. Where this is the case, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans.

Proposed Green Belt

35. The site is proposed to be designated as Green Belt under Policy S/4 of the emerging Local Plan in order to ensure separation from Waterbeach New Town that is allocated for new residential, commercial and mixed use development under Policy SS/5 of the emerging Local Plan. The Inspector in a recent appeal decision on the adjoining site considered that little weight can be attached to the designation of the land as Green Belt in the emerging plan given the objections which have been made to the designation. He considered that the function of spatial separation could be achieved on the land allocated as the Waterbeach New Town to ensure that the existing village would not merge with the new town and that the dismissal of the appeal on the grounds of prematurity would not be justified.

Character and Appearance of the Area

36. The site is currently a piece of grassland bordered by trees and hedges that is situated outside the Waterbeach village framework and in the countryside. The Council considered in a recent appeal on the adjoining site that it performed two significant functions: first to provide an important visual break between the two settlements that comprise the village of Waterbeach and the former Barracks and second to provide a pleasant visual setting for both settlements. However, the Inspector considered that both physically and functionally the former Barracks now forms part of Waterbeach village as does not have a distinct identity given that recent

residential development has already resulted in some coalescence and that that the barracks have recently been sold off as private housing and has a similar character to the main part of the village. It is also important to note that the former barracks is physically linked to the existing village via Cody Road which has public footpaths on both sides and that residents would be likely to consider themselves part of the village and use the facilities within the village.

37. The development is considered to result in a loss of openness and rural character that would significantly change the appearance of the site when viewed from Bannold Road and Bannold Road and the setting of the village. However, the Inspector considered that these views would only result in limited harm to the setting of the village given the visible backdrop of existing housing and lack of long distance views within the wider context of the site and that the development would continue the pattern of coalescence that has already taken place within the vicinity of the site.

Housing Density

38. The site measures 1.8 hectares in area. The erection of 57 dwellings would equate to a density of approximately 32 dwellings per hectare. Whilst this would not comply with Policy HG/1 of the LDF that seeks a density of at least 40 dwellings per hectare in the more sustainable villages across the district such as Waterbeach, it is considered acceptable given its sensitive location on the edge of the village and compliance with Policy H/7 of the Local Plan that seeks a density of at least 30 dwellings per hectare in Minor Rural Centres to respond better to the local character of the area. The development granted planning permission of the adjacent site has a density of 31 dwellings per hectare.

Affordable Housing

39. 23 of the 57 dwellings would be affordable dwellings. This would comply with the requirement for 40% of the development to be affordable housing as set out in Policy HG/3 of the LDF and Policy H/8 of the emerging Local Plan to assists with the identified local housing need across the district. The mix of 3 x 1 bed flats, 3 x 2 bed flats and 3 x 2 bed flats would provide a mix that would address the need. A tenure split of 70% rented and 30% shared ownership would be sought through a legal agreement.

Housing Mix

40. The remaining 34 of the 57 dwellings would be market dwellings. The mix would consist of 3 x 1 bed dwellings (9%), 11 x 2 bed dwellings (32%), 15 x 3 bed dwellings (44%) and 5 x 4 bed dwellings (15%). This would result in 41% smaller sized 1 and 2 bedroom dwellings that would comply with part of Policy HG/2 of the LDF. Although it is noted that the split of the 3 and 4 bedroom dwellings would be more in favour of the medium sized rather than larger sized dwellings, this is considered satisfactory given that Policy H/9 of the emerging Local Plan seeks a mix of 30% small 1 and 2 bed dwellings, 30% medium 3 bed dwellings and 30% large 4 bed dwellings with 10% flexibility. This policy can be given some weight given that although a large number of objections were received, these are seeking additional flexibility above that set out in the policy.

Design Considerations

41. The application is currently at outline stage only with access to be considered as part of any approval. All other matters in terms of the layout of the site, scale, external appearance and landscaping are reserved for later approval.

42. The comments of the Urban Design Team in relation to the inward looking layout of the site and links with existing developments, typical suburban housing, unvaried sense of enclosure to streets, range of dwellings, prevalence of front of plot and 90 degree on street parking, lack of visitor parking, the position of the public open spaces surrounded by roads and lack of footpath links to adjacent sites are noted and will be considered at the reserved matters stage. This is also the case for the proximity of the ponds to the public open space as raised by the Parish Council. It is assured that these concerns will be resolved as far as possible with a coordinated response for the proposals on this site and the adjacent sites to ensure a high quality development that responds to local character. The reserved matters applications will be also be referred to the Council's Design Enabling Panel for its views. For this reason, the indicative layout submitted is specifically excluded from the consent.
43. The provision of 890 square metres of public open space on the site is satisfactory. A Local Equipped Area of Play is not required to be incorporated within the development providing there is a link to the area provide on the adjacent site. One of the spaces would need to be a Local Area of Play. Developer contributions are accepted towards the maintenance of the space on site and the provision and maintenance of children's playspace and outdoor sports space off-site along with community facilities.
44. The indicative landscaping of the site is considered appropriate and a condition would be attached to any consent to agree the final details of the scheme.

Trees

45. The proposal would not result in the loss of any important trees and hedges that significantly contribute towards the visual amenity of the area. The trees and hedges along the boundaries of the site that are in a good condition would be retained and protected during development. New tree planting would be carried out to retain the rural character of the area and soften the impact of the development. This is particularly important on the southern and eastern boundaries of the site that would represent the new edge of the village.

Ecology

46. The site is dominated by poor species semi-improved grassland surrounded by species poor hedgerows, scrub and scattered trees. It is considered to have a low ecological value but certain features of the habitats have the potential to support some protected species. A number of trees had features that would capable of supporting roosting bats, the field margin and scrub habitats may support reptiles and all habitats may support breeding birds. Recommends further surveys are carried out to determine the presence of protected species and any mitigation measures required and suggest ecological enhancements such as the planting of native species and opportunities for bats, reptiles and birds. A condition should be attached to any consent to agree further details.

Highway Safety

47. Bannold Road is a long straight road that bends as its western point where it meets the High street. It is a fairly quiet road that has a speed limit of 30 miles per hour. However, it should be noted that the speed limit changes from 60 miles per hour to 30 miles per hour at the south eastern corner of the site where the sign is located.

48. The development would result in a significance increase in the level of traffic in the area. The Transport Statement submitted with the application states that the proposal would generate a maximum of 48 departures during the peak period of 0800 hours to 0900 hours based upon TRICS data. The roads are considered to have adequate capacity to accept this volume of traffic and the proposal would not be detrimental to highway safety.
49. The access width of the main road into the site at 5.5 metres would accommodate two-way traffic into the site and would be acceptable. The 2.0 metres footpaths on each side are adequate and would provide safe pedestrian movements. The proposed vehicular visibility splays of 2.4 metres x 56 metres in both directions are considered appropriate based upon empirical data submitted that shows speeds of traffic travelling past the site at 32.6 miles per hour in a westbound direction and 33.6 miles per hour in an eastbound direction. The access would therefore accord with Local Highways Authority standards.
50. There is a bus stop on Cody Road approximately 400 metres to the west of the site. It gives direct public transport access to Cambridge and Ely by an hourly service Monday to Saturdays. This is accessible by walking via a public footpath along the southern side of Bannold Road.
51. Waterbeach railway station is located approximately 1.5km from the site on the southern side of Waterbeach. It gives direct public transport access to Cambridge and London beyond and Ely and Kings Lynn beyond by an hourly service. It is accessible by walking via footpaths and cycling along local roads.
52. The site is considered fairly sustainable given that it has access to two different modes of public transport within close proximity to the site by walking and cycling. This would ensure that there is not over reliance upon modes of transport such as the private car to travel outside the village. However, a contribution is required towards the provision of a shelter, travel information and kerbs at the bus stop to improve the facility and further encourage its use to the occupiers of the new development.
53. The Transport Statement commits to the provision of a framework travel plan to encourage the use of alternative modes of transport other than the private motor vehicle for occupiers of the new dwellings prior to occupation. Measures include the appointment of a travel plan co-ordinator and the provision of information packs to new residents. However, further details are required and a full travel plan would need to be submitted following first occupation of the dwellings. These would be conditions of any consent.
54. There are concerns in relation to the substandard nature of the footpath on the southern side of Bannold Road and the impact upon the additional pedestrian traffic from the development upon footpath. A pedestrian/cycle audit has been requested to identify existing facilities and measures for improvement to reduce risk to vulnerable users. This has recently been submitted and comments are awaited. Should the improvement of the existing footpath not be considered satisfactory, a new footpath should be provided along the northern side of Bannold Road from the site frontage to link to the existing footpath to the east of Cody Road. This would need to be secured via a section 106 legal agreement.

Neighbour Amenity

55. The adjoining agricultural businesses, although some related to livestock, are not considered to result in noise and disturbance or odours to the future occupiers of the dwellings on the site. A condition would be attached to any consent in relation to the

hours of use of power operated machinery during construction of the development to minimise the noise impact upon neighbours.

56. The impact of the development itself on neighbours in terms of mass, light and overlooking will be considered at the reserved matters stage.

Flood Risk

57. The site lies with Flood Zone 1 (low risk). The River Cam is the most significant watercourse in the area that is located 500 metres to the east of the site. The other notable watercourse within the immediate vicinity of the site is the IDB drain that runs along the eastern side of Bannold Drove. The southern and eastern boundary of the site comprises ditches.
58. The Surface Water Flood Risk Map in the SFRA indicates that the lower parts of the site are subject to the pooling of surface water. It is proposed to discharge surface water run-off to swales, balancing tanks and underground storage tanks leading to an outflow point at the south eastern corner of the site. There would be a flow control device at this point that would attenuate flows to a maximum of 1.1 l/s/ha before the surface water would enter the ditch along the eastern boundary of the site. This would then flow via an existing outfall into the IDB drain under Bannold Drove. This method of surface water disposal is considered appropriate subject to precise details being agreed along with the addition of land drainage measures for the areas of public open space. Surface water can be managed on site for all storm events including the 1 in 100 year storm inclusive of the 30% climate change allowance. This would equate to 72 hours of continuous rainfall. Floor levels of the dwellings would also be set 300mm above ground levels to allow for any failure of pumping stations that currently deal with kland drainage in the area. A swale or bund would also be incorporated into the western boundary planting to direct flows from any run-off from the western site towards Bannold Road. The development would not therefore increase the risk of flooding to the site and surrounding area and would comply with Policy NE/11 of the LDF and CC/9 of the emerging Local Plan.

Archaeology

59. The site lies in an area of Waterbeach where little archaeological evidence is known although some nearby sites have discovered important remains. Although it is noted that further works should ideally be carried prior to the determination application, the development is not considered to destroy important archaeological remains providing a condition is attached to any consent to carry out an investigation to determine the extent of any archaeological remains on the site and mitigation measures to ensure they are protected and the applicants are advised of the risk involved. This approach was considered acceptable on two adjacent sites that were considered at appeal.

Contamination

60. The development is not considered to result in contamination to future occupiers of the dwellings or off-site receptors such as watercourses providing a condition is attached to any consent to carry out an investigation into contamination and agree a remediation strategy to address any contamination found on site.

Other Matters

61. Anglian Water has advised that the the local sewage works has the capacity to accommodate foul drainage from the development.

62. Conditions would be attached to any consent to ensure that the development would provide renewable energy measures and a water conservation strategy to ensure that the development would address climate change.
63. The need for the development to contribute towards the 5 year housing land supply would outweigh the loss of the land for
64. The land is not currently used for agricultural crop production purposes as it is grassland. In addition, it is grade 3 agricultural land (good to moderate) and consultation with Natural England is only required for the permanent loss of over 20 hectares of agricultural land.

Conclusion

65. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:
 ST/5: Minor Rural Centres – indicative maximum scheme size of 30 dwellings
 DP/7: Village Frameworks
 This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
66. This report sets out how a number of potential adverse impacts can be addressed. However, an adverse impact that cannot be fully mitigated is the limited visual harm arising from the development of the site itself and a cumulative impact when considered in relation to the adjoining developments at Bannold Road and Cody Road.
67. This adverse impact must be weighed against the following benefits of the development:
- The provision of 57 dwellings towards the 1400 dwellings to achieve a 5 year housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - The provision of 23 affordable dwellings towards the need of 1,700 applicants across the district.
 - Developer contributions towards public open space and community facilities in the village.
 - Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - Improvement of footpath along southern side of Bannold Road
 - Upgrade of bus stop on Cody Road.
 - Employment during construction to benefit the local economy.
 - Greater use of local services and facilities to contribute to the local economy.
68. The adverse impacts of this development are not considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. Planning permission should therefore be granted because material considerations clearly outweigh the limited harm identified, and conflict with out of date policies of the LDF.

Recommendation

69. It is recommended that the Planning Committee approves the application (as amended) subject to the following conditions: -

- i) Submission of reserved matters details
- ii) Implementation of reserved matter consent
- iii) Approved plans
- iv) Layout excluded from consent
- v) Access layout drawing number PL02]
- vi) Traffic management plan
- vii) Framework travel plan
- viii) Full travel plan
- ix) Boundary treatment
- x) Hard and soft landscaping
- xi) Landscaping implementation
- xii) Tree protection
- xiii) Clearance of vegetation outside bird breeding season
- xiv) Bat and reptile surveys
- xv) Ecological enhancement
- xvi) Surface water drainage
- xvii) Pollution control
- xviii) Contamination investigation
- xix) Archaeological investigation
- xx) Hours of use of power operated machinery
- xxi) External lighting
- xxii) Renewable energy statement
- xxiii) Water conservation strategy
- xxiv) Fire hydrants
- xxv) Drainage during construction

+ Section 106 in relation to developer contributions and works to southern public footpath

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Submission March 2014
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Reference S/0558/14/OL, S/0645/13/FL, S/1359/13/OL, S/1907/14/OL, S/2092/13/OL, S/1260/09/RM, S/1551/04/O

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



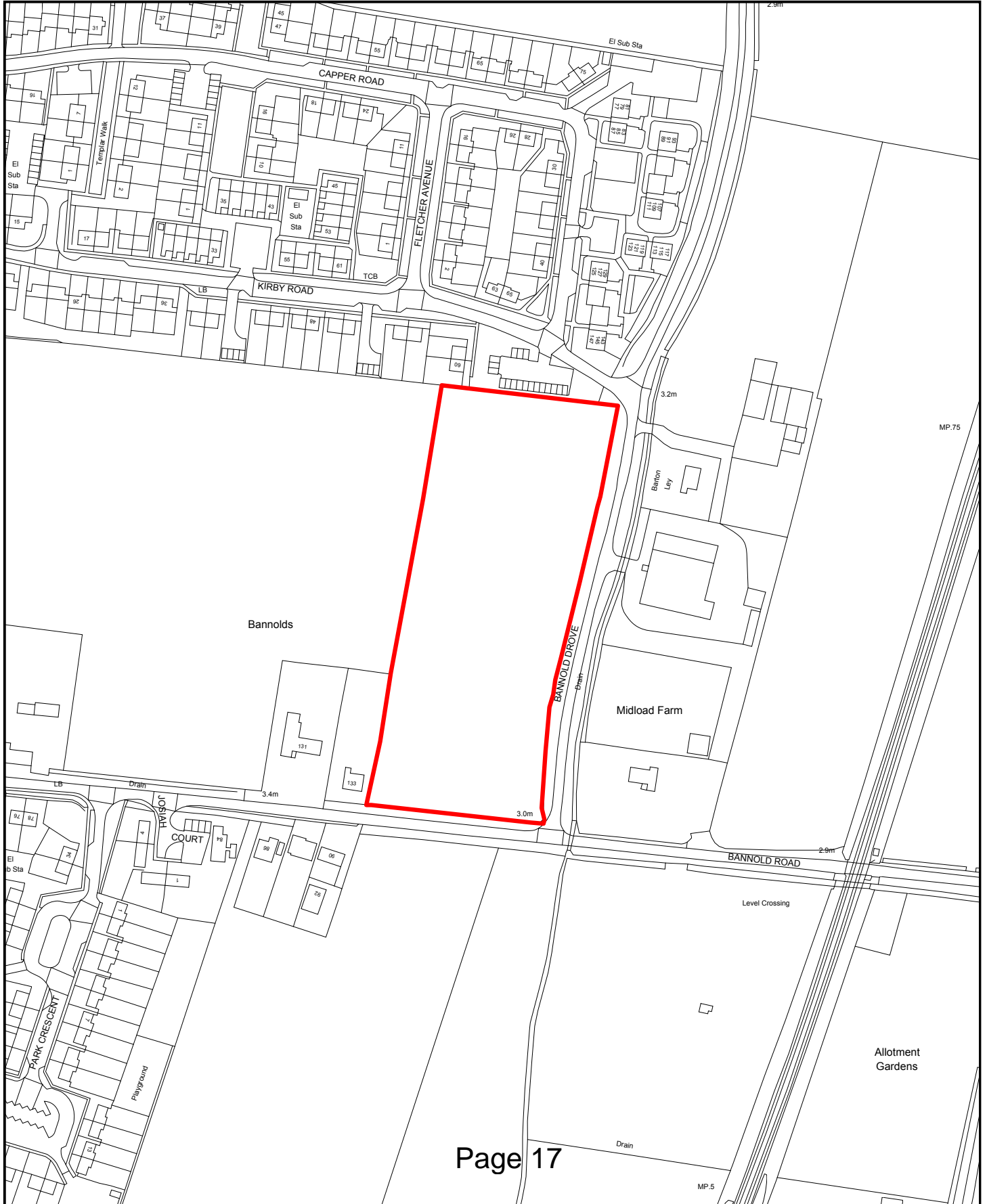
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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 September 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/1300/14/FL

Parish: Waterbeach

Proposal: Erection of a two storey extension to create a new two bedroom dwelling.

Site address: 6 Chapel Street, Waterbeach

Applicant(s): Mr Haresh Patel

Recommendation: Approval

Key material considerations: Impact on the Conservation Area
Residential Amenity
Parking and Highway Safety
Community Infrastructure

Committee Site Visit: No

Departure Application: No

Presenting Officer: Dan Smith

Application brought to Committee because: Parish Recommends Refusal

Date by which decision due: 24 July 2014

Executive Summary

1. The application seeks permission for the erection of a two storey extension to the rear of the existing property in place of an existing single storey extension. The existing dwelling would be reconfigured and the extension would provide a new two bedroom dwelling. The Parish Council has objected to the application on the grounds of parking provision and highway safety during construction. One objection has been submitted by the owner of the adjacent public house on the grounds of the impact on the pub garden and the parking provision. The applicant has submitted additional information detailing the parking arrangements and while they are below the maximum standards, given the location of the site in the centre of Waterbeach within walking distance of bus stops and the train station, it is considered that the parking provision is sufficient. The impact of the extension on the amenity of the adjacent public house has also been assessed and is considered acceptable. The impact of the proposal on the Conservation Area is also considered acceptable and the recommendation is therefore for approval of the application.

Site and Surroundings

2. The application site is a two storey building in gault brick under a slate roof with a two storey rear projecting extension and a further flat roof single storey rear extension. To the rear garden of the site there is a derelict outbuilding which is proposed to be demolished, although the demolition does not require permission. The premises has a shopfront at ground floor level within the frontage and a vehicle access and driveway to the side. A pharmacy occupies the ground floor of the main building with a flat above which also has accommodation in the single storey extension to the rear. The driveway to the side accommodates two cars and is currently allocated to the flat. There is additional unrestricted on street parking in a lay-by to the North and opposite the site as well as around the nearby green. The site is situated within the Waterbeach Conservation Area but is not adjacent to any listed buildings. To the North West side of the site is The Sun public house and to the South East side is a dwelling fronting the street. Further South East is a car sales garage which runs around the Southern boundary of the site.

Proposal

3. The proposed development is the erection of a two storey extension to the rear of the building, in place of the existing single storey extension, to create a new two bedroom dwelling.

Planning History

4. **S/2106/13/FL**– Planning application for a new two storey rear extension to the existing premises and the replacement of the derelict outbuilding with a two storey detached dwelling was submitted and later withdrawn.
5. **S/1456/99/F** – Planning permission granted for the existing rear extension.

Planning Policies

6. *National Planning Policy Framework*
7. *Local Development Framework Core Strategy*
ST/5 Minor Rural Centres
8. *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 Developments
DP/7 Development Frameworks
HG/1 Housing Density
CH/5 Conservation Areas
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/2 Car and Cycle Parking Standards

Consultations

9. **Waterbeach Parish Council** has objected to the proposed development on the grounds of parking provision and highway safety during construction including materials deliveries.
10. **Local Highways Authority** has not objected to the proposed development however it notes that the new dwelling will impose additional parking demands which will necessarily be on street. It states that this would not impact on highway safety but that this could impact on residential amenity. It states that the car parking opposite the site is a public car park and believes this should not be relied upon to make the development acceptable as it is not within the applicants control. It also requests a condition relating to the provision of a bin collection point to prevent bins obstructing the public highway.
11. **South Cambridgeshire District Council Environmental Health Officer** has no objection to the proposed development subject to conditions relating to construction hours and practices.

Representations

12. One representation has been received from landlord of the adjacent public house, objecting to the application on the grounds of the impact of the extension on the garden of the pub and a lack of parking provision in the locality.

Planning Comments

13. The main planning considerations in this case are the principle of the residential dwelling, the impact on residential amenity, parking and highway safety, impact on the Conservation Area and the impact on community infrastructure.
14. The site is located within the Development Framework of Waterbeach and residential development is acceptable in principle. The proposed development would result in two dwellings occupying a site of approximately 380 sqm, giving a net density of approximately 52 dwellings per hectare which is in excess of the minimum density of 30 dwellings per hectare required by policy HG/1. The proposed development is therefore considered acceptable in principle, subject to other material planning considerations.
15. **Residential Amenity** – The proposed two storey extension would increase the projection of the building to the rear of the site. In terms of the adjacent dwelling to the South East, given the position of windows in the rear of the adjacent dwelling away from the common boundary and the location of the extension to the North West of the garden, it is considered that the extension would not cause any significant loss of light, overshadowing or visual intrusion to the dwelling or its garden.
16. In terms of the pub to the North West, the extension would increase the built development on the South Eastern side boundary of the beer garden. The impact of the extension on the garden has been considered and given the presence of outbuildings in the beer garden adjacent to the boundary as well as the fact that the position of the extension means that afternoon and evening overshadowing would be minimal, it is not considered that the proposed extension would cause any significant loss of light, overshadowing or visual intrusion to the garden. The first floor rear element of the pub has side facing windows which face the extension, however they is separated by the width of the beer garden and at that distance it is not considered

that the extension would cause any significant harm to the amenity of the occupants of the pub.

17. The windows in the roof of the extension would be high level and would not give rise to any significant overlooking of the neighbouring properties. Windows inserted into the side elevations in the future would have the potential to result in a loss of privacy and it is therefore considered necessary to remove permitted development rights for such works by condition. The proposed development is therefore considered to be acceptable in terms of its impact on residential amenity.
18. **Parking and Highway Safety** – The Local Highways Authority (LHA) has not objected to the proposed development in terms of its impact on highway safety in the area although it has noted that the additional dwelling would increase the demand for parking. The existing four bedroom dwelling benefits from the two parking spaces to the side of the building and parking for customers and staff of the pharmacy is on street in the area. These off street spaces would be retained as part of the scheme for two smaller dwellings. The applicant has suggested that the additional parking demand created by the additional dwelling would have to be accommodated on the streets immediately adjacent to the site. While the LHA has no objection to the proposed development on highway safety grounds, it has noted the potential for the additional dwelling to increase parking demand resulting in additional on street parking which has the potential to impact on amenity.
19. The Council's parking standards for dwellings is 1.5 off street spaces per dwelling meaning the maximum parking standard for the proposed scheme is 3 spaces. The scheme therefore under-provides for parking by a single space, which would have to be provided on street. While the LHA has stated that the existing public car park opposite should not be taken into consideration when assessing the on street parking provision available, there remains significant unrestricted on street parking in the area immediately around the site. Given the sustainable location of the new dwelling close to the middle of a Minor Rural Centre served by buses and trains and with cycle links to Cambridge, it is considered that the demand for additional on street parking in the area is limited and that the under provision on site would not have any significant impact on highway safety, general amenity or parking available for customers of nearby services. In addition, the new scheme would replace one existing 4 bedroom dwelling with two small 2 bedroom dwellings and while the Council's adopted parking standards do not differentiate parking requirements based on the size of the proposed units, it is considered likely that the demand for parking spaces for the new scheme of two dwellings would not in practice be significantly greater than that for the existing single dwelling.
20. The LHA has also requested that a bin collection point be located close to but not within the public highway to the front of the property, to encourage occupants of the dwellings not to store bins on the pavement. Given that the proposed bin store is some distance from the front of the site, it is considered reasonable to require a bin collection point be provided and this can be achieved by the imposition of a planning condition.
21. The Parish Council has also expressed concern regarding highway safety during construction including in the delivery of building materials to site. The applicant has stated that deliveries would be via the existing access and that materials will be stored in the garden area to the rear of the site. The applicant has stated that deliveries will be made outside of peak hours to minimise disruption. It is considered that the construction could be undertaken without any significant impact on highway safety and a Construction Traffic Management Plan will be required by condition to

ensure the measures necessary to ensure highway safety are put in place and adhered to during construction.

22. The proposed change of use is therefore considered to be acceptable in terms of its parking provision and impact on highway safety.
23. **Impact on the Conservation Area** – The proposed extension to the rear of the property would be visible in public views of the site across the garage forecourt to the South East and in glimpses between the South Eastern elevation of the application property and the immediate residential neighbour. The extension would be set down from the ridge and in from the South East elevation of the existing two storey rear element and would be stepped down and in again approximately halfway along its elevation. While the extension would result in combined rear extensions which would be relatively deep, their design is sympathetic to the character of the existing building and such that they would read as later additions. The extensions would not obscure any significant views within the Conservation Area and given their acceptable scale and design, the proposed development is considered to preserve the character and appearance of the Conservation Area.
24. **Community Infrastructure** – The proposed dwellings would not increase the number of bedrooms provided by the building as the existing dwelling is a four bedroom property. Based on the Council's SPD, the projected increase in occupants is very marginally higher in the proposed development (less than 0.2 people) and it is not considered that this constitutes a significant additional burden on local facilities. On that basis, the proposed development is considered to be acceptable in terms of its impact on community infrastructure and there is no significant additional burden which needs to be mitigated through financial contributions to offsite provision of such infrastructure.
25. **Other matters** - The new dwelling to the rear of the building could potentially be extended under permitted development rights which would apply to it once it was completed. Given that extensions to the dwelling, alterations to the roof and the provision of outbuildings to the rear have the potential to both impact on residential amenity and the character and appearance of the Conservation Area, it is considered necessary to remove permitted development rights within classes A, B, C, D and E, to ensure due consideration could be given to the impact of any extensions, alterations and/or the erection of outbuildings through the planning process.

Recommendation

26. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application be granted Planning Permission, subject to conditions relating to the following matters:
 1. Timescale for implementation.
 2. Approved plans and specifications
 3. Materials.
 4. No new windows in side elevations.
 5. Construction hours between 8am and 6pm weekdays and 8am and 1pm Saturdays.
 6. Construction Practices.

7. Submission of Construction Traffic Management Plan to ensure highway safety during construction.
8. Parking spaces on site to be retained.
9. Bin collection point to be provided.
10. Removal of Part 1 Permitted Development Rights.

Background Papers

27. 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 background papers were used in the preparation of this report:

1. South Cambridgeshire Local Development Framework Core Strategy DPD 2007
2. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
3. South Cambridgeshire Local Development Framework Supplementary Planning Documents
4. National Planning Policy Framework 2012
5. Planning File Reference: S/1300/14/FL

Report Author: Dan Smith – Planning Officer
Telephone: (01954) 713162



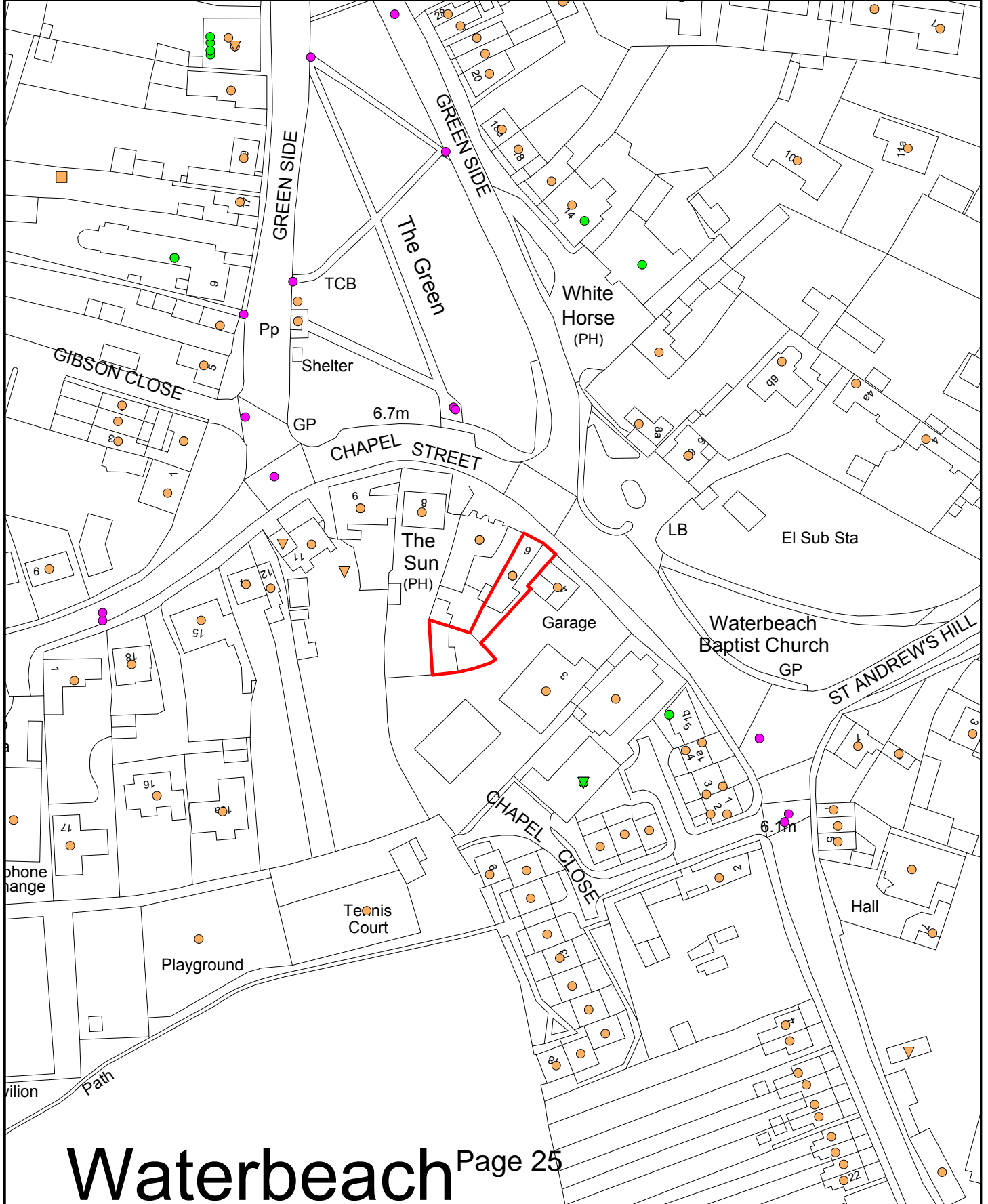
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 September 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/1128/14/FL

Parish: Hardwick

Proposal: Replacement dwelling with double garage

Site address: zAnti, 27 St Neots Road

Applicant: Ms Marilize Snyman-Harvey

Recommendation: Delegated Approval

Key material considerations: Principle (including Green Belt), design, impact on character of the area, residential amenity, and other matters.

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 Hardwick Parish Council

Date by which decision due: 10 July 2014

Planning History

1. S/1189/13/FL – Replacement Dwelling (Passivhaus two-storey house) and double garage - Withdrawn

Planning Policies

2. *National Planning Policy Framework*
3. Paragraph 89 states that the construction of new buildings in the Green Belt should not be considered inappropriate development where it relates to the replacement of a building, provided that the new building is in the same use, and is not materially larger than the one it replaces.

4. *Local Development Framework*
 ST/1 – Green Belt
 ST/6 – Group Village
 DP/1 – Sustainable Development
 DP/2 – Design of New Development
 DP/3 – Development Criteria
 DP/4 – Infrastructure and New Developments
 DP/7 – Development Framework
 GB/1 – Development in the Green Belt
 GB/2 – Mitigating the Impact of Development in the Green Belt
 HG/7 – Replacement Dwellings in the Countryside
 NE/1 – Renewable Energy
 TR/2 – Car and Cycle Parking Standards

5. Supplementary Planning Documents

District Design guide SPD – adopted March 2010

6. *Draft Local Plan*
 S/3 – Presumption in Favour of Sustainable Development
 S/4 – Cambridge Green Belt
 S/10 – Group Villages
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Sustainable Design and Construction
 HQ/1 – Design Principles
 NH/4 – Biodiversity
 H/13 – Replacement Dwellings in the Countryside
 TI/3 – Parking Provision

Consultations

7. **Hardwick Parish Council** – recommends refusal “on the grounds that the building is totally out of character for the road. If minded to approve should be put before Planning Committee.”
8. **Local Highway Authority** – no objection subject to conditions.
9. **Environmental Health** – requests that a condition is attached restricting hours of operation of power driven machinery during the period of demolition and construction, along with standard informatives.

Representations

10. Letters have been received from the occupiers of Nos. 29, 39 and 69 St Neots Road, objecting to the application on the following grounds:
 - a. Design is ugly and totally out of character with the area. Although it is accepted that all houses should not be the same, this is a rural area and new dwellings should at least be in keeping. A flat roofed dwelling is not appropriate. Paragraph 64 of the NPPF states that ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character of the area and the way it functions’.

- b. Intrusive to neighbours. The occupiers of No.29 will be looking at an intimidating and uncompromising high vertical wall, faced with dark cladding that only becomes darker in time.
 - c. The occupiers of 29 St Neots Road are concerned at the loss of direct sunlight to a dining room window, which forms part of a through lounge. The light survey submitted with the application has not tested this window as it is referred to not being a main living room window. The stained glass window has also been ignored.
 - d. The building has to be set into the ground – is this environmentally friendly?
 - e. Site is in the Green Belt and therefore should fit in with surroundings
 - f. Set a precedent for future applications, which could ruin the area.
 - g. The fact that the building is said to be ‘eco-friendly’ should not influence the decision. The materials used are not in keeping with the area.
 - h. Applications to demolish properties have been refused in the past.
 - i. There are too few bungalows. The applicant should buy a plot to build a house, rather than replace what is there.
 - j. Previous alterations to properties on St Neots Road have had to retain pitched roofs.
 - k. Solar panels will be visible from the St Neots Road.
11. The occupier of No.25a St Neots Road has no objection to the application, commenting that the existing site has a negative impact on her property.
12. **Councillor Jim Stewart** – supports the application commenting. “Hardwick Parish Council objected to the previous application for this site on the grounds that the proposed dwelling should be moved back into the site to prevent overlooking the neighbour to the east. The applicant has done this and made other changes on the advice of planning officers.
13. Now the Parish Council has recommend refusal because the proposed building would be more modern looking than anything else currently on St Neots’ Road. This is somewhat inconsistent, as it is very similar to the first proposal.
14. Personally I was happy with the previous submission apart from the overlooking issue, and I see nothing objectionable about the current application. Yes it is a modern design, but it is set well back on the site and in my view will add interest to what is already a mixed and somewhat nondescript scene. The proposed house is eco-friendly, would cause no problems for any neighbours. The applicant has done everything possible to take account of previous objections and comments. A refusal would be inconsistent and unfair.
15. I hope the Planning Committee will go along with the officer’s recommendation and grant consent.”

Planning Considerations

Site and Proposal

16. The existing 1930's single storey dwelling is located in a line of dwellings on the St Neots Road. It has footprint of approximately 79m² and a ridge height of 5.3m. It has an approximate volume of 308m³. To the east is a bungalow and to the west a bungalow with rooms at first floor.
17. The full application proposes the demolition of the existing bungalow and replacement with a two-storey flat roofed 'Passivhaus' dwelling, with a separate flat roofed garage to the front of the plot. The proposed dwelling will have a footprint of 105m² (excluding garage), and height of 5.3m above existing ground level. The dwelling will be set down 0.5m below existing ground level. The volume (excluding garage) will be 420m³.
18. The two storey section of the proposed dwelling will be set back 6m from the front line of the existing dwelling. This is a further 4m back from that proposed in the 2013 application. The proposed garage will be set back 5m from the front boundary of the site, and is located on the east side of the plot. It has a height of 2.6m.
19. Materials proposed are untreated larch cladding for the walls, with a sedum, grass and wildflower roof.
20. The application is accompanied by a Design and Access Statement and Daylight and Sunlight Study. In the documentation the applicant stresses the sustainability credentials of the proposed dwelling, which will achieve Code 5 or 6, and states that the completed building will be submitted for Passivhaus accreditation and certification.

Principle of development (including Green Belt)

21. The site is within the outside the village framework and in the Cambridge Green Belt.
22. Policy HG/7 of the Local Development Framework states that the principle of a one for one replacement dwelling in the countryside is acceptable subject to the requirements of the General Permitted Development Order (maximum 15% increase in volume), and the need to provide satisfactory internal layout and amenities. The proposed dwelling should be in scale with the one it replaces, be in character with its surroundings; and not that materially increase the impact of the site on the surrounding countryside.
23. Policy H/13 of the Submission Local Plan 2013 does not refer to a maximum increase in volume and does not make specific reference to a replacement building having to be in scale with the one it replaces, however it states that in the Green Belt a replacement dwelling should not be materially larger than the one it will replace (reflecting paragraph 89 of the NPPF).
24. Policy H/13 states that for assessment of design quality, scale, countryside impact and effect on local character a proposal will be assessed against other policies in the plan. Policy HQ/1 of the Local Plan 2013, amongst other criteria, requires new developments to preserve or enhance the character of the local area; 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; protect

the health amenity of occupiers from overlooking, overbearing, or results in loss of light. Policies CC/1 and CC/4 support sustainable design, and water conservation.

25. Paragraph 216 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of plan preparation (the more advanced the greater the weight); the extent of unresolved objections to relevant policies (the less significant the objections the greater the weight to the policies and the more significant the less weight); and the degree of consistency of the policies with the NPPF.
26. Although there have been a number of objections to Policy H/13, planning practice in the implementation of Policy HG/7 in the current Local Development Framework has already taken a more flexible approach, dispensing with the existing 15% limitation. Officers are therefore of the view that considerable weight can be given to the submission Local Plan policy, as a material consideration.
27. In considering the principle of development it is first necessary to consider whether the proposal is appropriate development by definition in the Green Belt. The footprint of the proposed dwelling (excluding garage) is increased by 33% and the volume by 36%, although floor area is doubled with the introduction of the first floor. The overall height is unchanged. Officers are of the view that overall the proposed dwelling is not materially larger than the one it replaces, and is therefore not inappropriate development by definition in the Green Belt. Officers are also of the view that the proposal does not materially harm the openness of the Green Belt as it is located in an existing long line of ribbon development on the St Neots Road.
28. The matters of design, character of the area and residential amenity are considered in the following paragraphs.

Design and impact on the character of the area.

29. The design of the proposed dwelling does not reflect that of existing dwellings along the St Neots Road. As proposed in the 2013 application officers were concerned about the impact of the replacement building on the amenity of the occupiers of No.29. At that time the Parish Council stated that although it opposed the application on grounds of impact on residential amenity, it approved of the concept and would be inclined to approve if the building was moved back. The application was withdrawn to allow officers to negotiate with the applicant to secure an alternative layout, and reduction in scale of building, which would reduce the impact on the neighbouring property. In commenting on the current application Hardwick Parish Council has taken a different view on the design of the building.
30. Officers are of the view that the building is of a high standard of design and being a Passivhaus provides a high level of sustainability credentials. Officers are of the view that the key issue is whether the design is appropriate in this context and whether, if approved, it would materially detract from the character of the area.
31. To some extent this judgement is subjective. The proposed dwelling is no greater in height, footprint and volume than other properties along St Neots Road, and the proposed dwelling is set back from the road, behind the building line of No.29. There will be limited long distance views of the proposed dwelling from St Neots Road, and therefore any significant impact is very localised.
32. The majority of properties along this section of St Neots Road are brick or rendered dwellings, although there are some examples of boarding, with pitched tiled roofs.

The proposed dwelling will introduce different external finishes, with the untreated larch boarding being the most visible.

33. Although the overall height of the proposed building will be no higher than many other properties in St Neots Road, and lower than No.29 to the west, the more 'box' type form that the dwelling will take, means that the height of vertical walling at 5.3m, is higher than surrounding properties. However, overall the property is still a relatively small dwelling. The height of the proposed dwelling above existing ground level has been reduced from that in the 2013 application by 0.6m. Most of this reduction is achieved by setting the building into the site.
34. Garages in the front gardens of properties along St Neots Road have previously been permitted. The low flat roofed form of the garage proposed will minimise visual impact in the street scene.
35. Officers accept that the proposed design, form and materials do not reflect those of existing properties in the area, but are of the view that the proposed dwelling will not have a materially detrimental impact on the character of the area for the reasons set out above.

Residential amenity

36. The occupiers of No.29 St Neots Road, have a dining room and kitchen window in the east elevation facing the site. The dining room is part of a through living room/dining area, which has further windows in the rear (south) elevation. The location of the existing dwelling means that it already has an impact on light into these windows, although the existing pitched roof slopes away from the boundary.
37. The proposed dwelling will be set further back into the site, but 1.7m away from the boundary with No.29 (1.3m closer than the existing building). The front wall of the proposed building will only project directly in front of a small part of the dining room window of No.29.
38. The application is accompanied by Daylight and Sunlight Assessment, which has considered the effect of the proposed development on the dining room window of No.29 and the rooflight above, and concludes that the BRE daylight requirements are satisfied. The report states that sunlight to these windows has not been assessed as BRE guide notes state that this should only be tested to main living room windows. Given the neighbours concern, and that the dining room window faces within 90 degrees of south, and is part of a larger area, which includes the living room, officers have asked for the impact on this window to be assessed. The conclusions will be reported at the meeting. However officers are of the view that while there is likely to be loss of sunlight to the dining room window early in the day in winter months, at other times of year it may be increase with the setting back of the dwelling.
39. The report demonstrates that the development passes BRE tests in respect of overshadowing to gardens and open spaces.
40. Officers are of the view that, taking into account the additional impact resulting from the increase in vertical walling and closer proximity to the boundary with No.29, and balancing this against the benefits in the setting back of the proposed dwelling from the existing structure, the impact on No.29 in terms of overbearing impact from both inside the dwelling and from its garden, will not be so significant to warrant refusal of the application. On balance officers are likely to take a similar view in respect of loss of sunlight, but will update Members on this point at the meeting.

41. There are a number of first floor openings in the side elevations of the proposed dwelling, which should be obscure glazed to prevent overlooking. This can be secured by condition.
42. The occupier of the bungalow to the east has not objected to the application, and officers are of the view that the proposed building will not have an unreasonable adverse impact on the amenities of that property.

Other matters

43. The application provides for adequate off-street parking.
44. There will be no increase in the number of bedrooms on the site and therefore contributions under Policy DP/4 and SF/10 are not required.
45. A condition can be imposed on any consent for a scheme of surface water drainage, renewable energy technology, and restricting access to the flat roof to maintenance purposes only.

Conclusion

46. Officers are of the view, for the reasons outlined above, that the proposed dwelling is acceptable in principle, and that on balance the impact on the character of the area does not warrant refusal of the application. Officers will update Members in respect of potential loss of sunlight to No.29 St Neots Road.

Recommendation

47. Subject to officers being satisfied that the proposed development will not have a materially adverse impact on the occupiers of No.29 St Neots Road, by reason of loss of sunlight, that the application is approved.

Conditions (to include)

- (a) 3 year time limit
- (b) Approved drawings
- (c) Landscaping
- (d) Tree/hedge protection
- (e) External materials
- (f) Boundary treatment
- (g) Surface water drainage
- (h) Restriction on hours of power driven machinery during demolition and construction
- (i) Levels
- (j) Withdrawal of PD
- (k) No further windows in specified elevations
- (l) Restrict roof access – maintenance only

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/1128/14/FL and S/1189/13/FL

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Agenda Item 7



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

3 September 2014

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 21st August 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 | 118 | 99 |
| 2 nd Qtr. (April – June) 2014 | 115 | 102 |
| 3 rd Qtr. (July – Sept) 2014 | * | * |
| 4 th Qtr. (Oct – Dec) 2014 | * | * |
| July 2014 | 59 | 59 |
| | | |
| | | |
| 2014 YTD | 292 | 260 |
| | | |
| 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 100
4. Actual 110

Notices Served

| Type of Notice | Period | Year to date |
|-------------------------------|-----------|--------------|
| | July 2014 | 2014 |
| Enforcement | 5 | 12 |
| Stop Notice | 0 | 0 |
| Temporary Stop Notice | 0 | 1 |
| Breach of Condition | 0 | 0 |
| S215 – Amenity Notice | 0 | 2 |
| Planning Contravention Notice | 0 | 3 |
| Injunctions | 0 | 0 |
| High Hedge Remedial Notice | 0 | 0 |

Notices issued since the last Committee Report

| Ref. no. | Village | Address | Notice issued |
|-------------|-------------------|---------------------------|---------------|
| PLAENF.1227 | Shingay-Cum-Wendy | Rouses Wood | Enforcement |
| PLAENF.376 | Gt. Abington | 45 North Road | Enforcement |
| PLAENF.1249 | Willingham | Land North Haden Way | Enforcement |
| PLAENF.372 | Gt. Abington | 57A North Road | Enforcement |
| PLAENF.629 | Castle Camps | Charlwood Farm, Camps End | Enforcement |

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.

Report prepared and formed part of the May Planning Committee Agenda. The Committee resolved to give officers the authority sought in paragraph 8 of the report from the Planning and New Communities Director for the reasons set out in paragraphs 9, 10 and 11. Further inspection of the land carried out and statements to be updated prior to submission to Counsel

b. Q8, Foxton

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

c. 1-6 Pine Lane – Smithy Fen

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

Valid planning applications relating to plots 1-6 inclusive have not been received as requested therefore a file has been submitted to legal requesting the issue of a planning enforcement notice. Notices have now been issued and are effective from 21st March 2014

Planning enforcement notice issued relating to plots 1 to 5 inclusive. Plot no6 is currently empty and not in breach of planning control. Planning application covering plots 1 to 5 inclusive subsequently submitted and validated. Planning Reference no S/0638/14 refers. Application referred to Planning Committee – Application considered by the Committee and refused contrary to officer recommendation within the report. A letter issued to owner/occupiers including a copy of the Planning decision notice and enforcement notice issued to Plots 1 to 5 Pine Lane instructing them to vacate the land as set out in the enforcement notice - Informed by the Planning Inspectorate (PINS) that an appeal has been submitted and is waiting validation.

d. Buckingham 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 under reference no S/0065/14/FL– Outstanding items submitted, application now validated – Planning application with external planning consultants - no further update at this time

e. 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 Planning application submitted and validated. Planning enforcement notice issued, effective 30th April 2014 unless an appeal is made against it beforehand. Appeal against the enforcement notice submitted Waiting for start date. Planning application S/0583/14 delegated refusal. Planning hearing to be held 2nd December 2014

f. Pear Tree Public House, High Street Hildersham

Complaint received regarding the reported change of use of the premises to residential without the benefit of planning. Investigation carried out; however the results did not reveal any breaches of planning control at this time. Situation continues to be monitored

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. Although the total number of cases YTD 2014 totals 292 cases which when compared to the same period in 2013 is a 6.7% reduction the July period totalled 59 cases which is a 3.5% increase over 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.
12. The number of enforcement officer posts within the team remains at two members of staff following the end of a fixed term position. The ability, therefore, to provide an effective proactive enforcement service continues to be a challenge. The situation continues to be monitored.

Effect on Strategic Aims

13. This report is helping the Council to deliver an effective enforcement service by

Engaging with residents, parishes and businesses to ensure it delivers first class services and value for money

Ensuring that it continues to offer an outstanding quality of life for its residents

Background Papers:

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

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Agenda Item 8



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

3 September 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 22 August 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/2679/13/FL | Mrs C Brown 4 Shelford Road Whittlesford Extensions and Garage | Dismissed | 07/07/14 |
| | S/1440/13/FL | Mr D Picking 97A North End Meldreth Dwelling | Dismissed | 16/07/14 |
| | S/2098/13/FL | Mr A Cox Odsey House Baldock Road Guilden Morden Demolition and replacement of flint boundary wall& the erection of additional wall and gates | Allowed | 06/08/14 |
| | S/2099/13/LB | Mr A Cox Odsey House Baldock Road Guilden Morden Demolition and replacement of flint boundary wall& the erection of additional wall and gates | Allowed | 06/08/14 |
| | S/2098/13/FL S/2099/13/LB | Mr A Cox Odsey House Baldock Road Guilden Morden Demolition and replacement of flint boundary wall& the | Award of Costs for both appeals. Allowed | 06/08/14 |

| | | | |
|--------------|---|-----------|----------|
| | erection of additional wall and gates | | |
| S/2088/13/FL | Mr T McAteer The Shack Little Heath Gamlingay Change of Use to Dog agility training & erection of training area(retrospective) | Dismissed | 06/08/14 |

Appeals received

3.

| Ref. no. | Details | Decision | Received |
|--------------|---|-------------------|----------|
| S/2207/13/FL | Mr H Miles Riverside Barns Frogge Street Ickleton | Refused | 17/07/14 |
| S/2158/13/FL | Mr J Amin 145 High Street Cottenham | Refused | 24/06/14 |
| S/0185/14/FL | Mr T Aresti Odsey Grange Baldock Road Odsey Retention & extension of existing garage for car storage(part retrospective) | Refused | 02/07/14 |
| S/0342/14/FL | Mr J Pearson Land adj 22 Church End Gamlingay Dwelling and Car Shelter | Refused | 10/07/14 |
| S/2339/13/FL | Mr S Williams 8 High Street Willingham Detached Dwelling | Refused | 10/07/14 |
| S/0641/14/FL | Mr & Mrs Berry Land NE of 353 St Neots Road Hardwick Bungalow | Non-Determination | 15/07/14 |
| S/2319/13/OL | Mr N Pellegrini Adj 66 Station Road Over 4 dwellings | Refused | 24/07/14 |
| S/2390/13/FL | Mr Fleet Stuther Cooke Riverside Stables Bourne Bridge Little Abington Change of Use of Land & Mobile Caravan from Storage to Residential | Refused | 30/07/14 |

| | | | |
|--------------|---|---------|----------|
| PLAENF.376 | Mr J Tilley 45 North Road Abington | | 30/07/14 |
| S/0311/14/FL | Mr P Bailey Hill Farm Longstanton Road, Over Erection of Single storey replacement dwelling | Refused | 31/07/14 |
| S/2008/13/OL | Hackers Fruit Farm Huntingdon Road Dry Drayton | Refused | 31/07/14 |
| PLAENF.1227 | Dr G L Burr Ashlyn Flecks Lane Shingay cum Wendy | | 04/08/14 |
| S/2189/13/FL | Mr R Wynn Land adj 36 Cottenham Road Histon Single storey dwelling together with resiting of existing vehicular access. | Refused | 04/08/14 |
| S/1980/13/OL | Mr W Bradford Land adj to Desmonds Close, High Street, Hauxton 5 Dwellings | Refused | 11/08/14 |
| S/0638/14/FL | Mr T Walls 1-5 Pine Lane Smithy Fen, Cottenham Cof U to Gypsy/Traveller site | Refused | 11/08/14 |
| S/0778/14/OL | Mr & Mrs Kamper West Farm, Potton End Eltisley Erection of Eco Dwelling | Refused | 15/08/14 |
| | Mrs J Smyth 57a North Road Abington | | 15/08/14 |
| PLAENF.629 | Mrs S Garlick The Cabin Charlwood Farm Camps End Castle Camps | | 20/08/14 |

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

4.

| Ref. no. | Name | Address | Hearing |
|-----------------------------|-----------------------|-------------------------------|--|
| S/1245/13/FL | Butts Business Centre | Fowlmere | Hearing 1 October 2014 Confirmed |
| S/2353/13/OL | D Garrad | Willingham Green Carlton | Hearing 14 October 2014 Confirmed |
| S/0767/13 | HC Moss | The Maltings Cottenham | Hearing 21 October 2014 Offered |
| S/0439/12/F | Highfield Wind Farm | Litlington | Inquiry 11-21 November 2014 Confirmed |
| PLAENF.1110 S/0583/14/FL | Mr Crotty | 146 Cambridge Road Wimpole | 26 November 2014 Offered |

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

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