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**South
Cambridgeshire**
District Council

23 September 2014

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

Quorum: 4

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 1 OCTOBER 2014 at 10.00 a.m.**

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

Yours faithfully
JEAN HUNTER
Chief Executive

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

AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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

PROCEDURAL ITEMS

1. Apologies

To receive apologies for absence from committee members. Apologies have been received from Councillors Kevin Cuffley (substitute Councillor Charles Nightingale) and Ben Shelton.

2. Declarations of Interest

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3. Minutes of Previous Meeting

To authorise the Chairman to sign the Minutes of the meeting held on 3 September 2014 as a correct record. The minutes are available by visiting www.scambs.gov.uk then following the links from 'Your Council'.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

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OUR LONG-TERM VISION

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

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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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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Since 1 July 2008, South Cambridgeshire District Council has operated a Smoke Free Policy. No one is allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

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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.

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Notes

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

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Agenda Annex



Public Speaking at meetings of the Planning Committee

Approved May 2013
Reaffirmed May 2014

What is the Planning Committee?

The Council's Planning Committee consists of 13 District Councillors and is responsible for the determination of the larger, more complex or sensitive planning applications submitted to the Council. It also deals with other matters such as some public rights of way, the protection of important hedgerows, tree preservation and the administration and enforcement of building regulation regimes for existing or proposed buildings. A complete list of matters decided by the Planning Committee can be found by looking at the Council's Constitution (insert link).

When and where do Planning Committee meetings take place?

The Planning Committee meets in the Council Chamber at South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA at 10.00am on a Wednesday, which is usually the first Wednesday each month. Further details, including contacts, directions, and variations to dates are available on the Council's website (www.scambs.gov.uk and follow the links from 'Your Council') or by phoning Democratic Services on 03450 450 500.

Can anyone attend Planning Committee meetings?

Meetings of the Planning Committee are open to the public, so anyone is able to attend. A range of people with differing interests in specific applications observe these meetings, whether they are applicants or an applicant's agent, objectors, neighbours or other residents, local District Councillors or members of Parish Councils. Despite being a public meeting, in some very occasional cases the law does allow the committee to consider some matters in private. For example, an application may contain information of a personal or commercially sensitive nature that the Council would not be able to publicise. In every case, however, the public interest in excluding the press and public from the meeting room must outweigh the public interest in having the information disclosed.

Can anyone speak at Planning Committee meetings?

The Planning Committee welcomes public speaking and participation from outside of the Committee's membership. Other than Members of the Planning Committee and the Council's officers, there are four main categories of other people able to speak at meetings of the Committee: -

- (1) Objector
- (2) Supporter (usually the applicant or planning agent)
- (3) Parish Council representative (but not the Clerk)
- (4) Local District Councillor(s).

Parish Councils and local Members speak as part of the planning process, regardless of whether they support or oppose an application. Objectors and Supporters speak as part of the specific application and, except in exceptional circumstances identified by the Committee Chairman prior to the meeting, number one in favour and one against. Where more than one objector or supporter exists, they are encouraged to agree between themselves on a presentation that covers all their concerns.

In exceptional circumstances, the Committee Chairman may opt to make special arrangements such as where a neighbouring parish is perceived as being significantly affected by a proposal, or for a Portfolio Holder to speak.

What can people say and for how long can they speak?

Each speech is limited to three minutes. Speakers are advised to restrict themselves to material planning considerations such as:

- Design, appearance, layout, scale and landscaping
- Environmental health issues such as noise, smells and general disturbance
- Highway safety and traffic issues
- Impact on trees, listed buildings, biodiversity, conservation areas and other designated sites.
- Loss of an important view from **public** land that compromises the local character
- Planning law and previous decisions including appeals
- National Planning Policy Framework and Planning Policy Guidance
- South Cambridgeshire Local Development Framework
- Visual and residential amenity

Committee members will **not** be able to take into account issues such as:

- boundary and area disputes
- perceived morals or motives of a developer
- the effect on the value of property
- loss of a **private** view over adjoining land (unless there is a parallel loss of an important view from public land)
- matters not covered by planning, highway or environmental health law
- covenants and private rights of access
- suspected future development,
- processing of the application,
- the retrospective nature of a planning application

Speakers should be careful not to say anything derogatory or inflammatory, which could expose them to the risk of legal action. After the objector and supporter have spoken, Committee members may ask speakers to clarify matters relating to their presentation. If those registered to speak are not present in the meeting room by the time the relevant item is considered, the Committee won't be able to wait, and will determine the application – officers will be able to say whether a particular item is at the beginning, middle or end of the agenda, but cannot give an accurate idea of when it will be considered.

Committee members will have read the written reports prepared for them, so speakers should try to avoid repeating points that are already explained in that material.

Can public speakers give Committee members written information or photographs relating to an application or objection?

Yes, but **not** at the meeting itself. Councillors will be given lots of information to read and digest before the meeting, so need to be given as much time as possible to read or view the information.

Please send such information, preferably by e-mail, to Democratic Services (ian.senior@scamb.gov.uk), who will circulate the information for you. In practical terms, such information will not be distributed earlier than seven days or later than two days before the meeting. Please do not supply information directly to members of the Planning Committee.

Projection equipment operated by Council officers is available in the Council Chamber.

How are applications considered?

The appropriate planning officer will introduce the item. Committee members will then hear any speakers' presentations. The order of speaking will be as stated above. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made and seconded by members of the Committee. Should the Committee propose to follow a course of action different to officer recommendation, Councillors must give sound planning reasons for doing so.

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Further information is available from Democratic Services, South Cambridgeshire District Council, South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA – Telephone 03450 450 500.
democratic.services@scambs.gov.uk

Updated: 8 May 2013

Agenda Item 2

Planning Committee

Declarations of Interest

1. Disclosable pecuniary interests (“DPI”)

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

2. Non-disclosable pecuniary interests

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

3. Non-pecuniary interests

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

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

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

Address/ Location of land where applicable

Signature:

Name Date

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Agenda Item 3

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 3 September 2014 at 10.30 a.m.

PRESENT: Councillor Lynda Harford – Chairman
Councillor Brian Burling – Vice-Chairman

Councillors: Anna Bradnam Pippa Corney
Kevin Cuffley Tumi Hawkins
Caroline Hunt Sebastian Kindersley
David McCraith Deborah Roberts
Tim Scott Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Nigel Blazeby (Development Control Manager), Gary Duthie (Senior Lawyer), Alistair Funge (Planning Enforcement Officer), Karen Pell-Coggins (Senior Planning Assistant), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)) and Dan Smith (Planning Officer)

Councillors James Hockney and Peter Johnson were in attendance, by invitation.

1. APOLOGIES

Councillor Ben Shelton sent Apologies for Absence.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the Minutes of the meeting held on 6 August 2014.

4. S/0558/14/OL- WATERBEACH (BANNOLD ROAD)

Matt Hare (applicant's agent) and Councillors James Hockney and Peter Johnson (local Members) addressed the meeting.

The local Members highlighted the following concerns:

- The loss of what was intended to be a "green buffer zone" between the village of Waterbeach and the proposed new town
- Surface- and foul water drainage issues, which needed to be resolved before any development took place
- The site's location outside the village framework
- Adverse impact on the rural character and landscaping of the area

The Committee noted that Anglian Water had advised that the local drainage system was currently at full capacity, but that the proposal included a Sustainable Urban Drainage System (SUDS).

Members made the following comments:

- The proposed site was a sensitive one and, should the Local Planning Authority (LPA) bow to pressure in this instance, it would eventually lead to coalescence between Waterbeach village and the proposed New Town.
- The proposal failed to comply with the LPA's policy requiring a density of 40 dwellings per hectare
- The proposal would cause visual harm
- The Committee should concentrate on planning factors and should not be distracted by the question of the five-year housing land supply shortfall identified recently by a planning inspector in allowing two appeals on sites adjacent to this one
- This was a speculative application that should be considered in terms of quality, and its implications for Waterbeach village.
- The danger of setting a precedent
- SUDS was not guaranteed to work in this location
- There must be absolute clarity and certainty about future maintenance of the proposed drainage system
- Cumulative effect
- An Appeal was likely to be upheld

The Development Control Manager reminded Members that their arguments in the current case surrounding visual impact and green separation had both been rehearsed at recent Appeals relating to adjacent sites, and had both been lost. He noted that the proposed reasons for refusal – visual impact and the density being too low – appeared to contradict each other.

The Committee **refused** the Application contrary to the recommendation in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being that:

1. the proposed number of dwellings per hectare was too low, contrary to Policy;
2. the visual impact upon the open nature of land south of Bannold Road was unacceptable; and
3. the development will result in the loss of land that could form a separation between the village of Waterbeach and the proposed new Settlement to the north.

5. S/1300/14/FL - WATERBEACH (6 CHAPEL STREET)

Margarita Sesca (applicant's agent) and Councillors James Hockney and Peter Johnson (local Members) addressed the meeting.

The Committee noted concern about car parking, and its potential impact on the viability of local shops. Members also considered the impact of the proposed building on the Conservation Area.

The Committee **approved** the application, subject to the Conditions referred to in the report from the Planning and New Communities Director.

6. S/1128/14/FL - HARDWICK (27 ST NEOTS ROAD)

Colin Smith (applicant's agent) addressed the meeting. The Case Officer read out a letter from the occupier of no. 29 St. Neots Road, Hardwick.

Members visited the site on 3 September 2014.

The Committee gave officers **delegated powers to approve** the application, 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, and to the Conditions referred to in the report from the Planning and New Communities Director.

7. ENFORCEMENT REPORT

The Committee **received and noted** an Update on enforcement action.

8. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action.

The Meeting ended at 11.59 a.m.

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2762/13/FL
Parish:	Linton
Proposal:	Erection of 12 dwellings following demolition of dwelling
Site address:	Newdigate House, 3 Horseheath Road
Applicant:	Mr Andrew Hodgson (Savills (UK) Ltd)
Recommendation:	Delegated Approval
Key material considerations:	Principle, density, mix and affordable housing, character of the area, residential amenity, highway safety and parking, drainage and other matters.
Committee Site Visit:	No (Site visited July 2014)
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 Linton Parish Council
Date by which decision due:	6 March 2014

Background

1. Members will recall that this application was withdrawn from the July agenda at the request of the applicant to allow the proposed scheme to be considered by the Design Enabling Panel at its meeting on 14 August 2014.
2. A copy of the officer report to the July meeting is attached at Appendix 1 and Members should refer to that report for the Site History, Policy, Consultations and Presentations (updated in this report), Site and Proposal, and Planning Considerations (updated in this report in response to revised drawings)

Comments of Design Enabling Panel and Amended Drawings

3. The Design Enabling Panel considered this to be a generally interesting scheme, which has been quite carefully developed, as demonstrated in the Design and Access Statement. The scheme has the potential to accommodate the proposed number of dwellings for this site, which is at the upper end of the allowable density. It was felt that the scheme would benefit from some further detailed design considerations.
4. The Panel considered the question of whether the proposed density, layout and design of the scheme was appropriate to the context of the site and surrounding residential properties. It concluded that the proposal was just acceptable in these terms, but some concerns were expressed in respect about the limited distance between Plots 6/7 and Plot 9; the roof design for Plot 1; and private amenity space provision for Plots 6/7 and Plot 9.
5. The Panel considered the question of whether the scheme was sensitive and responsive to its immediate and wider context. It concluded that the scheme was reasonably sensitive and responsive to its setting, and in particular it appreciated the references and design development based on the experience of the more historic parts of Linton.
6. In respect of Plot 9 the Panel was asked to consider whether the principle of having a landmark building in this position was appropriate. The Panel concluded that the relative height of Plot 9 to the Horseheath Road itself would add significance to the building. This coupled with the proposed elevational treatment and roof form combined make Plot 9 sufficiently significant.
7. In addition the Panel considered that Plots 6 and 7 would benefit from accessible balconies/terrace as there is a lack of private outdoor amenity space for these units. The Panel suggested that consideration could be given to modifying the layout so as to allow some increase in the rather tight space between Plots 6/7 and Plot 9.
8. The Panel recommended that the flat roofed area to the rear of Plot 1 could be reduced and/or modified. Further consideration should be given to the materials for the flat roof areas which will be viewed from both the new properties and in the view south from Keene Fields.
9. The efficiency of the internal layout of Plot 1 was questioned.
10. Consideration should be given to modifying the design of the proposed balconies to Plots 10 and 11, or removal of these features.
11. Plot 8 should have fenestration to facilitate principle living room views to the south, to help reduce potential impact on neighbouring property to the south east.
12. Consideration should be given to raising the garden level of Plot 9 in the south east corner.

Amended Drawings

13. Revised drawings have been submitted, which include the following amendments:
14. Introduction of pitched roof to the rear extension of Plot 1. The applicant states that this provides a more pleasing 'fifth elevation' to the surrounding houses. The internal planning of the unit has been reconsidered, with the increased volume to the roof

space of the rear extension being brought into the kitchen/dining space to create a more lofty room. Rooflights will increase daylight into the otherwise north facing space. This unit has also been reduced in height from the original scheme to reduce impact on properties in Parsonage Way.

15. On Plot 7 a new staircase is located on the side of the building, which creates a landing in the middle of the gable end. The stair is dog legged at the bottom to avoid passing by the lower bedroom window. The space at the bottom of the stair allows for additional landscaping. The design of the roof has been altered, with the roofline being moved further north, and a new gable extended over Unit 5. The applicant states that this breaks up the scale and massing of the building and results in a more pleasing and detailed level of design.
16. The large sliding screen on the East elevation of Plot 8 has been removed. A small gable window has been introduced on the North elevation to break up the blank gable, and to assist with privacy the windows have been reduced slightly on the west elevation which faces the street.
17. On Plot 9 the revised drawing reflects the changes suggested by the Panel in respect of external ground levels. The applicant states that this will create a more distinct boundary to Keene Fields edge of the garden. This unit is now a 3-bedroom unit rather than 4-bedroom
18. Balconies on Plots 10 and 11 have been removed, with Juliet boundaries now being shown, however the applicant states that he is prepared to take the Council's recommendation in this respect.

Consultations (on latest revised drawings)

19. The comments of **Linton Parish Council** on the latest revisions will be reported at the meeting.
20. After the publication of the July agenda objections were received from the Parish Council in respect of the previous amendments to the scheme. It stated that its previous objections remained and added additional comments that Unit 1 remained overshadowing to 7 Parsonage Way; that Unit 2 had changed from a 4-bedroom house to a 2-bedroom bungalow, but would still have an overbearing effect on Horseheath Road; a planning condition not to allow extensions into the loft space is requested, despite permitted development regulations; and insufficient parking spaces.
21. **Local Highway Authority** – any comments on the revised drawings will be reported at the meeting
22. **Urban Design Team** – comments on the revised scheme will be reported at the meeting.
23. **Trees Officer** – any further comments will be reported at the meeting.
24. **Anglian Water** – has no objection stating that the foul drainage from the development is in the catchment area of Linton Water Recycling Centre that will have available capacity for these flows.
25. Other consultation responses remain as set out in the report to the July meeting.

Representations

26. At the time of writing the report 2 letters had been received from the occupiers of 1 Keene Fields and 3 Rhugarve Gardens in respect of the latest amended drawings and objecting on the following grounds, most of which rehearse comments outlined in the July report. Other comments received will be reported at the meeting.
- a. There are only minor changes to the original design. There remain too many properties. Only solution is to build fewer houses.
 - b. Those behind Nos. 1-3 Keene Fields are too high
 - c. Too few parking spaces for residents, visitors and deliveries – will lead to parking on main roads
 - d. No provision on site for refuse vehicles
 - e. Private road is too narrow to accommodate large vehicles
 - f. Pinch points – can the builder impose these on existing residents?
 - g. The poplar should not be removed
 - h. Possible future flooding
 - i. Lack of access to fence at rear of Nos 1-3 and 11 Keene Fields for maintenance.
 - j. Concern about safety of junction of access and Horseheath Road, which is well used by pedestrians and children.
 - k. Concern about drainage capacity.

Prior to the July meeting a number of letters were received from local residents in response to consultation in respect of earlier amended drawings, rehearsing concerns set out in the July report. The reduction to 20 car parking spaces increased local concern about parking problems.

Planning Considerations

Site and Proposal

27. Members should refer to the July report for the main details of the Site and Proposal. The revisions to the application following consideration by the Design and Enabling Panel are set out earlier in this report.

Principle of development

28. The officer comments in respect of the principal of development remains as set out in the July report.

Density, Housing Mix and Affordable Housing

- 29.. The officer comments in respect of Density, Housing Mix and Affordable Housing Remain as set out in the July report.

30. The Design Enabling Panel considered that the proposal was just acceptable in terms of density. The distance between Plots 6/7 and Plot 9 has been increased, and officers are of the view that this significantly improves the relationship between these plots, which form the entrance to the development from Keene Fields.

Impact on character of the area

31. The officer comments in respect of the impact of the proposal on the character of the area remain as set out in the July report.
32. The Design Enabling Panel concluded that the scheme was reasonably sensitive and responsive to its setting, and in particular it appreciated the references and design development based on the experience of the more historic parts of Linton.
33. The slight relocation of Unit 9 further from the access road improves its relationship with the surrounding area. The Design and Enabling Panel supported the principle of a building in this location.

Residential amenity

34. Officers addressed the main areas regarding the impact of the scheme on residential amenity in the July report.
35. The amended drawings propose a pitch roof over the previous single storey section to the rear of Plot 1. This new roof will be 4.7m high. The roof slopes away from the boundaries of properties in Parsonage Way, and officers are of the view that the relationship with these properties remains acceptable.
36. The changes to fenestration details to Plot 8 will help reduce the impact on the adjoining house in Horseheath Road.
37. The amenity areas for Plots 6/7 will be the subject of further discussion with the applicant.

Highway safety and parking

38. The officer comments in respect of the impact of the proposal on the highway safety remain as set out in the July report, as the amended drawings do not materially change this aspect of the proposed development.

39. *Other matters*

40. The application is accompanied by an arboricultural assessment. Whilst some existing planting within the site will be lost the individual quality of these trees does not of itself warrant retention.
41. The applicant has provided a small area of space which meets the requirements for on site provision for the number of units proposed. This development cannot be required to make up any shortfall in open space in the existing Keene Fields development.
42. Anglian Water has indicated that there is capacity in the sewage system to cater for the proposed development.

43. The applicant has accepted the need for contributions in respect of public open space, community facilities and waste receptacle provision, and a draft Section 106 securing these is being prepared to cover these matters, and secure the provision of the affordable housing. The County Council has confirmed that no education contribution is required.
44. A condition can be imposed on any consent for a scheme of surface water drainage, and renewable energy technology.

Conclusion

45. Comments on the revised drawings will be reported. Officers are of the view that the scheme as amended is acceptable, subject to any further minor revisions required.

Recommendation

46. That subject to the consideration of comments on the revised drawings, and the applicant entering into a Section 106 Agreement to secure the required contributions to public open space, community facilities and waste receptacle provision, that delegated powers to approve the application.

Conditions (to include)

- (a) 3 year time limit
- (b) Approved drawings
- (c) Landscaping
- (d) Tree/hedge protection
- (e) External material
- (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

Background Papers

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

- South Cambridgeshire Local Development Framework 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/2762/13/FL, S/0730/10/F, S/0348/06/O and S/1640/08/RM

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

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 July 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2762/13/FL
Parish:	Linton
Proposal:	Erection of 12 dwellings following demolition of dwelling
Site address:	Newdigate House, 3 Horseheath Road
Applicant:	Mr Andrew Hodgson (Savills (UK) Ltd)
Recommendation:	Delegated Approval
Key material considerations:	Principle, density, mix and affordable housing, character of the area, residential amenity, highway safety and parking, drainage 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 Linton Parish Council
Date by which decision due:	6 March 2014

Planning History

1. S/0730/10/F – 9 Dwellings - Withdrawn
2. S/0348/06/O and S/1640/08/RM – relate to the approval of the existing Keene Fields development of 11 dwellings to the rear of the site, but include the access roadway through the site.

Planning Policies

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

ST/5 – Minor Rural Centres
 DP/1 – Sustainable Development
 DP/2 – Design of New Development
 DP/3 – Development Criteria
 DP/4 – Infrastructure and New Developments
 DP/7 – Development Framework
 HG/1 – Housing Density
 HG/2 – Housing Mix
 HG/3 – Affordable Housing
 SF/10 – Outdoor Play Space, Informal Open Space and New Developments
 SF/11- Open Space Standards
 NE/1 – Renewable Energy
 NE/6 – Biodiversity
 NE/15 – Noise Pollution
 TR/2 – Car and Cycle Parking Standards

5. Supplementary Planning Documents

Affordable Housing SPD – adopted March 2010
 District Design guide SPD – adopted March 2010
 Open Space in New Development SPD – adopted January 2009

6. *Draft Local Plan*

S/3 – Presumption in Favour of Sustainable Development
 S/9 – Minor Rural Centres
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/6 – Construction Methods
 HQ/1 – Design Principles
 NH/4 – Biodiversity
 H/7 – Housing Density
 H/8 – Housing Mix
 H/9 – Affordable Housing
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/8 – Open Space Standards
 SC/11 – Noise Pollution
 TI/3 – Parking Provision

Consultations

7. **Linton Parish Council** – whilst appreciating the use of this site for necessary housing, recommends refusal in respect of the scheme as originally submitted for the following reasons:
8. “There are safety concerns regarding the effect of the envisaged heavy traffic at the junction with Horseheath Road on the safety of pedestrians. The path is part of the Safer Routes to School and the heavier traffic, especially at peak times of pedestrian use, is a safety concern. CCC highways to be consulted regarding the parking and sight lines especially when cars are parked on Horseheath Road.
9. The Transport Plan is inaccurate as in section 3.2 “Existing Highway Network” it states that “*Horseheath Road is subject to 30mph speed limit and is essentially typical of a village road with frontage development to both sides. There are lit footways on both sides of the road.*” Horseheath Road does NOT have footways on both sides. It only has a footway on the north side. There are no street lights or a

footway on the south side. It does not state that Horseheath Road is a busy main access road for Linton. This has a significant impact on road safety concerns.

10. The plan is not accurate in relation to the junction of Keene Fields and Rhugarve Gardens. The junction with Horseheath Road and the expected quantity of traffic using it should be referred to CCC Highways Dept for reasons of safety and effect on access to Rhugarve Gardens.
11. The access road to Keene Fields, that would also serve this development, is very narrow so that delivery vans, emergency vehicles etc, have difficulty in in access.
12. Similarly the entrance from the development to the access road appears insufficiently wide for the expected traffic (especially if a car is parked on it).
13. Insufficient parking spaces for 12 houses. The parking at Keene Fields (calculated on a similar basis), is already insufficient for needs. Anticipate a knock-on effect to the visitor parking here. Insufficient parking space will result in more cars parking on the Horseheath Road, a major access road for the village, exacerbating the safety problems on this busy road.
14. The design of the housing is out of keeping with the street scene and the styles of neighbouring housing. In particular the cladding seems out of character for the area. The housing will be elevated from the road and so be particularly conspicuous.
15. The site will be over-developed for the limited space available.
16. There is an inappropriate housing mix for the needs of the village – smaller housing and bungalows are particularly needed, rather than 4 bed family homes.
17. Unit 1 will overshadow and affect the privacy of adjacent housing in Parsonage Way.
18. Unit 12 will overshadow and affect privacy of the adjacent house off Horseheath Road. There is a house there already, with potential for further development which could be affected by this proposed unit.
19. Units facing Horseheath Road (9,10,11) will overlook the houses in Rhugarve Gardens (esp 2+4). The site is rather elevated compared to these houses, so even ground floor windows would affect the privacy of houses across the road.
20. Units 2-4 have potential to overlook and affect privacy of plots 1-3 Keene Fields.
21. Unit 8 appears very close and intrusive on 7 Horseheath Road – are the proportions of bungalow to green area correct?
22. Having more bungalows might resolve the issues of overlooking neighbouring homes.
23. Due to the loss of open grassed area, and its replacement with hard surfacing/buildings, there is a sever loss of rain soak-away space. Hence, there is the potential for flooding off the site (and an ice hazard in winter) particularly affecting banks near to Horseheath Road
24. Lack of sustainability in the design (no solar panels, rainwater collection etc)
25. Lack of spaces for bins and recycling containers

26. Is there sufficient capacity in the water supply + sewage systems (both are issues in Linton)
27. Regarding landscaping – the silver birch tree should be retained. Planting should be sensitive and of native species. Trees officers should be consulted regarding planting.
28. Conditions – Construction traffic must only access the site via the A1307 and Horseheath Road and not through the village. It should avoid times when children are walking to and from school.'
29. Comments of the amended drawings will be reported at the meeting.
30. **Local Highway Authority** – initially objected to the application on the grounds that the submitted drawings did not show the required 2.4m x 43m visibility splays at the junction with Horseheath Road. Revised plans have since been provided and the objection has been withdrawn.
31. The Local Highway Authority has stated that it will not be adopting any part of the development. It points out that a bin collection point will need to be located to the front of the proposed development due to the proposed bin stores being located more than 25m from publicly maintainable highway.
32. A condition should be included in any consent requiring submission of a Traffic Management Plan covering the period of demolition and construction for approval.
33. The Highway Authority has commented in respect of matters raised by the Parish Council and residents and these are referred to under the relevant section of the Planning Comments below.
34. **Urban Design Team** – considers the scheme as originally submitted to be generally well-designed, crisply blending contemporary and historic and design characteristics, although there were still elements of poor design which undermined the overall quality of the scheme. These concerns have been addressed in the amended drawings
35. **Trees Officer** – objects to the layout as submitted. There are two TPO trees on adjoining land and the root protection area (RPA) extends well into the site. The proposed car parking/permanent hard surfacing within the RPA is unacceptable as it occupies in excess of 20% of the RPA underneath the Beech Tree, which is beyond the limits of BS5837:2012. This applies regardless of whether the surface is permeable or not, or whether 'no-dig' construction is used. The parking of vehicles underneath a mature tree is something which should be avoided, due to falling branches etc, which will lead to pressure for the tree to be felled or heavily lopped.
36. Comments on the revised drawings will be reported.
37. **Environmental Health Officer** – 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.
38. **Housing Development Officer** – comments that there is a net gain of 11 units and therefore the provision of 4 affordable units meets the 40% or more required by Policy HG/3. The mix is two 1-bedroom, one 2-bedroom and one 3-bedroom unit, of which 3 should be rented and 1 shared ownership. Properties should be built to HCA design and quality standards.

39. **Environment Agency** – no objection but points out that the site is located above a Principal Aquifer, Source Protection Zone (SPZ2), Safeguard Zone, WFD groundwater body, WFD drinking water protected area, and is within 245m of a surface water course. The site is therefore considered to be of high sensitivity and could present potential pollutant/contaminant linkages to controlled waters.
40. Planning permission should only be granted subject to conditions being included requiring further investigation of the site if contamination not previously identified is found to be present, and the submission for approval of a scheme for surface water drainage.

Representations

41. 21 letters have been received from the occupiers of Nos. 1, 7, 9, and 15 Horseheath Road, 1, 3, 4, 6, 10, 11 and 12 Keene Fields, 29, 31 and 33 Parsonage Way, and 2, 5, 8, 11, 12, and 13 Rhugarve Gardens objecting to the application as originally submitted on the following grounds:
- a. Density too high, leading to overcrowded development. Keene Fields is 32 dwellings per hectare – proposed development should reflect this, but is 52 dph, which is out of keeping with surrounding developments, which have more of a suburban feel, as opposed to a tightly developed High Street location. Linton is not highly sustainable location as it does not have good services and public transport links required to support densities of 40 dph and above (Policy HG/1). Are minimum garden sizes met?
 - b. Loss of open space.
 - c. Information with the application is inaccurate as there are not footpaths either side of Horseheath Road which is a Safer Route for Schools.
 - d. Access is extremely narrow and on-street parking is not possible without cars parking on the grass verge, which will not be available if this development goes ahead. Access for emergency and delivery vehicles will be impeded. These already find it difficult to access Keene Fields and have to stop on the road, blocking entry to Keene Fields.
 - e. Inadequate parking – only 20 spaces proposed for 12 houses, five of which are garages, which are less likely to be used for parking. Parking will overspill onto Keene Fields. 1½ car spaces per dwelling is not realistic. There is no visitor parking and only a single disabled space (should be 5%).
 - f. There is already inadequate parking for the existing Keene Fields development leading to parking off-site on the roadway into the site and Horseheath Road.
 - g. Overspill parking on Horseheath Road will obstruct visibility at the junction (cars park here already), which will be dangerous for cars turning in and out of Keene Fields as a result. Horseheath Road is on a Safer Route to School and safety will be compromised.
 - h. Overflow parking could result in Rhugarve Gardens opposite, which is also narrow and used as a rat-run.

- i. Outdoor playspace provision does not comply with Policy SF/10 and should take account of lack of playspace in the existing Keene Fields development.
- j. Danger from construction traffic – should not be during school hours. Parking for construction/delivery vehicles will be a problem.
- k. No street lighting proposed – at least one lighting post is required for both the old and new developments.
- l. Parking close to the TPO Beech Tree should not be permitted and the tree should not be allowed to be re-shaped.
- m. Plot 9 is set well forward of adjacent building lines and will be out of keeping.
- n. Plots 1-7 have an unacceptable impact on adjacent properties in Parsonage Way, which primarily have a rear outlook. There will be loss of light to the houses and small gardens, overbearing impact due to scale of proposed building and proximity to boundary, and overlooking. There is no room for planting to soften the impact.
- o. Loss of privacy to rear of properties in Keene Fields due to overlooking from Units 1-7. The proposed dwellings are 3-storey and higher than the existing building on the site and will be overbearing as a result. The massing of these units is too great and height should be reduced, particularly as the land is lower than houses in Keene Fields. Incorrect distances from the proposed houses are marked on the plan.
- p. The occupier of 1 Horseheath Road is concerned at the scale of the unit on Plot 12, which will overshadow and overlook the existing property. There have been pre-application discussions about redevelopment of the land associated with 1 Horseheath Road and the proposed scheme for Newdigate House will prejudice this being brought forward.
- q. Plot 8 will have a seriously detrimental impact on 7 Horseheath Road. It will overlook being close to the boundary and result in the loss of a mature Poplar tree. Insufficient justification is put forward for its removal.
- r. Parking form Unit 8 next to 1 Keene Fields will result in fumes and noise. Development is too close to 11 Keene Fields.
- s. Due to the slope of the site boundary fences will need to be of adequate height to prevent overlooking.
- t. No screened storage and collection point for refuse provided.
- u. Retention of the Golden Ash at the front of the site should be ensured. The hedge along the front boundary of the site should be protected.
- v. Loss of wildlife – has the site been surveyed for bats?
- w. There should be no vertical cladding.
- x. Scheme has not addressed issues raised in earlier withdrawn application.

- y. There is a covenant on existing properties in Keene Fields preventing parking on the road which would cause an obstruction – this should be extended to the new properties.

Planning Considerations

Site and Proposal

- 42. Newdigate House is a detached dwelling set in a 0.3ha plot of land, elevated above the level of Horseheath Road. The site is located on the north side of the road. There is a high hedge along the Horseheath Road frontage and the site slopes in a northerly direction.
- 43. The site is accessed from Horseheath Road via Keene Fields, a development of 11 dwellings built on land at the rear of Newdigate House. To the west is No.1 Horseheath Road, a large detached house, and a number of properties in Parsonage Way. To the east are a number of properties in Horseheath Road, some of which have gardens abutting the application site. Opposite the site across Horseheath Road are further properties in Rhugarve Gardens and Horseheath Road.
- 44. There is no footpath along the south side of Horseheath Road, and as a result pedestrian have to walk across the Keene Fields access.
- 45. The application, as amended, proposes the demolition of the existing dwelling and the erection of 12 new properties. 11 of these will be served by an access spur from the west side of Keene Fields, with one plot having its own access from Keene Fields. No plot has direct access to Horseheath Road.
- 46. The proposed dwellings consist of 2 one-bedroom, 3 two-bedroom, 5 three-bedroom and 2 four bedroom houses. 4 affordable dwellings are provided (Plots 5-8). The layout comprises a terrace of 7 dwellings at the northern end of the site, including 2 one-bedroom dwellings. These properties will be two-storey at the western and eastern ends, with 2 three storey units in the middle.
- 47. Unit 8 comprises a single storey two bedroom bungalow at the north east corner of the site. Unit 9 will be adjacent the existing access road into the site and comprises a two storey four bedroom property. Units 10 and 11 are semi-detached three bedroom properties, the rear elevation of which face Horseheath Road. In the south west corner is Plot 12, a two storey four bedroom property.
- 48. A total of 20 car parking spaces are provided, including 4 garages. The existing footpath on the north east side of Keene Fields will be extended to the entrance to plot 8. A speed reduction measure will be introduced opposite plots 7 and 8, which will be in place of a feature shown on the approved drawings for the existing Keene Fields development, but which has not been constructed. This feature would have been at the point where the driveway to Plot 8 is now proposed.
- 49. The application is accompanied by a Design and Access Statement, Planning Statement, Arboricultural Impact Assessment, Landscape Statement, Land Contamination Survey, Renewable Energy Report, Services and Utilities Assessment, Drainage Statement, Site Waste Management Plan, Transport Statement and Draft Heads of Terms.

Principle of development

50. The site is within the village framework and therefore the principle of the redevelopment of the site is acceptable subject to compliance with other policies in the plan. Linton is designated as a Minor Rural Centre and so the number of dwellings proposed is within the maximum number of 30 permitted.

Density, Housing Mix and Affordable Housing

51. The density of the proposed development is 38 dph. Whilst this above the average density of 30 dph sought by Policy HG/1, the policy states that higher net average densities of at least 40 dph should be achieved in more sustainable locations close to a good range of existing or potential services and facilities, and where there is, or there is potential for, good local public transport services. Officers are of the view that Linton falls into this category.
52. Although Policy H/7 of the draft Local Plan omits the 40pdh comment in respect of Minor Rural Centres, objections have been received to that policy and therefore it cannot be given any significant weight in the determination of this application.
53. However, the acceptability of this density needs to be judged on other matters such as character, highway safety and impact on residential amenity. The density of the existing Keene Fields development is 39 dph.
54. The market housing mix was agreed at the pre-application stage and is required to allow the provision of 4 affordable housing units. The provision of this level of affordable housing meets the aims of Policy HG/3 and the scheme is supported by the Housing Development Officer.

Impact on character of the area

55. The site in its current form provides an area of green space in the street scene, and reads alongside the large garden of No.1 Horseheath Road to the south east. The remainder of the surrounding area is more intensely developed. The site is set above the level of Horseheath Road and therefore the impact of any new development will be increased. The Urban Design Team has been involved in the pre-application discussions and generally supports the design approach adopted. Although the design approach does not reflect that of adjacent properties officers are of the view that with the use of appropriate materials, which can be agreed by condition, the development need not appear out of character. The comments regarding the use of boarding are noted.
56. It is important that the existing planting along the Horseheath Road frontage is retained, including the Mountain Ash, and that high fencing is not allowed on that boundary. This can be secured by condition.

Residential amenity

57. The amended drawings seek to address concerns raised in respect of the impact of parts of the scheme of existing dwellings.
58. The house on Plot 1 has been reduced in height to 7.4m, with a roof design which slopes away from the boundary with the adjacent houses in Parsonage Way, which are dwellings which have a primarily rear aspect, so that the ridge line will be 7m from the boundary. Plot 1 will be within 3m of the boundary with Parsonage Way, but the eaves height at that point has been reduced to 2.9m, and the depth of two-storey element reduced. Although the outlook from the rear of properties in Parsonage Way

will change significantly, in officers view the amended scheme achieves an acceptable relationship with those properties.

59. Units 1-7 will back onto existing dwellings in Keene Fields. Any element of the new buildings above single storey height will be a minimum of 25m from the rear windows of properties in Keene Fields, and therefore compliant with Design Guide SPD distances aimed at preventing unreasonable overlooking. The new dwellings, with the exception of single storey rear projections will be a minimum of 15m from the boundary with Keene Fields, on land which is set below the level of that development. At the present time the view from the rear windows of properties on the south side of Keene Field is of a rising landscape to the south of Linton in the distance, which will be impeded by Units 1-7. The central units will be 8.9m high, however officers are of the view that there will not be an overbearing impact on properties in Keene Fields.
60. Plot 8 has a ridge height of 5.2m and will be set 5.4m from the boundary of the adjacent house in Horseheath Road. There is no significant change in level and officers are of the view that the new dwelling will not appear overbearing. A condition can be imposed preventing the insertion of any openings in the rear facing roof.
61. The house on Plot 12 will have a maximum ridge height of 7.6m. Although it is located close to the boundary with No.1 Horseheath Road officers do not consider it will have an overbearing impact on that property. It is designed with no first floor windows facing No.1 and future opening sin this elevation can be controlled by condition. Impact on potential future development of the adjacent site is not a material consideration.
62. The distances between the rear elevations of plots fronting Horseheath Road and properties on the opposite side of the road is such that they will not have an unreasonable impact.

Highway safety and parking

63. The Highway Authority has not objected to the application, and the applicant has demonstrated that the required visibility splays at the junction of Horseheath Road can be achieved.
64. In response to concerns raised by the Parish Council and residents, the Highway Authority has commented that under Manual for Streets, parked cars are not generally considered to be a significant impediment to vehicular visibility. In traffic generation terms the Highway Authority states that it can, under national guidelines, only object to a development if the impact is severe. The development is likely (using nationally recognised figures) to generate about 6 motor vehicle movements during the peak hour. Such an increase cannot realistically be seen as severe. Although the increase in motor vehicle movements will increase the likelihood of an accident occurring at the junction, this increase is likely to be so small as to almost be immeasurable within the normal variations in numbers of motor vehicles using the highway on a daily basis.
65. The Highway Authority is of the view that given the low levels of motor vehicle traffic that the proposal is likely to generate, the impact on the operation of the access to Rhugarve Gardens is unlikely to be significant.
66. As amended the scheme provides off-street parking for 20 cars, 4 of which are garaging. Policy TR/2 requires an average parking provision of 1.5 spaces per dwellings and the scheme achieves this, with two additional spaces. In practice the

driveway to Plot 8 will accommodate 3 vehicles, although only two are shown on the plan.

67. Two spaces have been lost on the revised plan. Whilst this is unfortunate this reduction is required to address the concerns of the Trees Officer regarding the impact of parking on the adjacent Beech Tree, which is the subject of a Tree Preservation Order.
68. The Highway Authority comments that Keene Fields is a private road and the control of on street parking therefore falls to the owner rather than the Highway Authority. Any parking that obstructs the carriageway such that access for emergency service vehicles is a danger and should be avoided. The width of Keene Fields is approximately 4.5m.
69. Refuse vehicles will need to stop on the access road when collecting bins from the collection points. Although this will obstruct the access roadway while it is taking place it is a weekly occurrence and for a short period of time only.
70. Garage sizes meet the requirements set out in the District Design Guide SPD.

Other matters

71. The application is accompanied by an arboricultural assessment. Whilst some existing planting within the site will be lost the individual quality of these trees does not of itself warrant retention.
72. The applicant has provided a small area of space which meets the requirements for on site provision for the number of units proposed. This development cannot be required to make up any shortfall in open space in the existing Keene Fields development.
73. Officers have asked for the comments of Anglian Water in respect of capacity on the sewage system.
74. The applicant has accepted the need for contributions in respect of public open space, community facilities and waste receptacle provision, and a draft Section 106 securing these is being prepared to cover these matters, and secure the provision of the affordable housing. The County Council has been asked to confirm whether an education contribution is required.
76. A condition can be imposed on any consent for a scheme of surface water drainage, and renewable energy technology.

Conclusion

77. Officers are of the view that the scheme as amended is acceptable.

Recommendation

78. That subject to the consideration of comments on the revised drawings, and the applicant entering into a Section 106 Agreement to secure the required contributions to public open space, community facilities and waste receptacle provision, that delegated powers to approve the application.

Conditions (to include)

- (a) 3 year time limit
- (b) Approved drawings
- (c) Landscaping
- (d) Tree/hedge protection
- (e) External material
- (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

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/2762/13/FL, S/0730/10/F, S/0348/06/O and S/1640/08/RM

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



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Scale - 1:2500

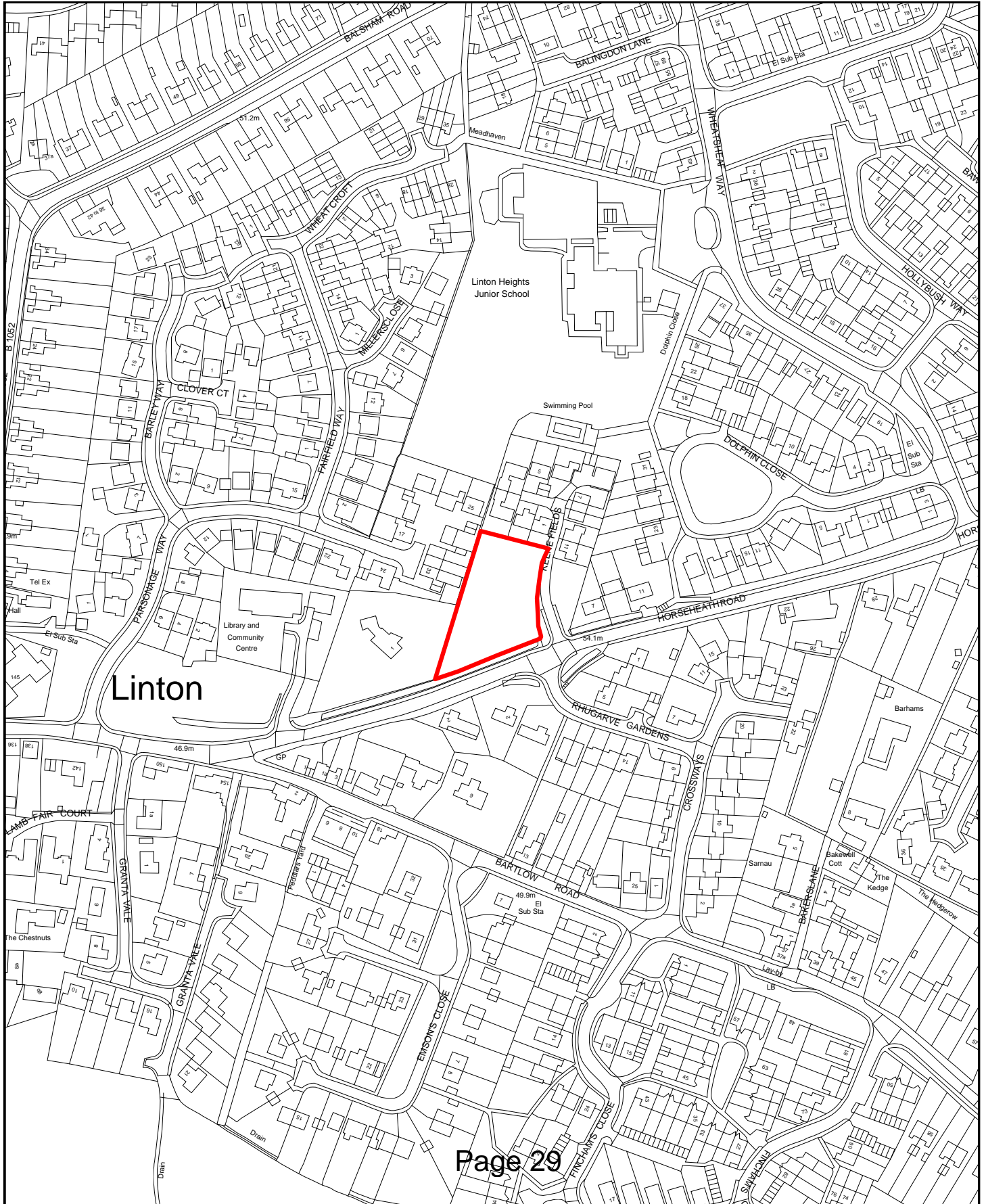
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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1427/14/FL
Parish(es):	Melbourn
Proposal:	Solar Farm and Associated Development
Site address:	Land Between Railway and Sewage Disposal Works, Royston Road
Applicant(s):	Solar Planning Ltd.
Recommendation:	Delegated Approval (as amended)
Key material considerations:	Countryside Landscape Character Heritage Assets Archaeology Ecology Biodiversity Trees and Landscaping Flood Risk Public Footpaths
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	Major Application of Local Interest
Date by which decision due:	30 September 2014

Executive Summary

1. This proposal, as amended, is for a new 14 MW solar farm with associated equipment covering an area of approximately 26.6 hectares of grade 2 agricultural land located to the north of the A505 Royston bypass, east of the A1198 road and sewage works, south of the Harcamlow Way public footpath and west of the Cambridge to London railway line and A10 road. The development is of a kind that receives very considerable support in national and local planning policy and that, following the guidance in the National Planning Policy Framework there must be a strong presumption in favour of it. The proposal would have an impact on the countryside but this is not considered to be unacceptable adverse visual impact that would significantly harm the character and appearance of the area as the development would be satisfactorily mitigated by additional landscaping. The development is also not considered to harm landscape character, damage the setting

of heritage assets, destroy important archaeological evidence, result in the loss of important trees and hedges, harm biodiversity interest, increase flood risk, be detrimental to highway safety, adversely affect the amenities of neighbours or seriously harm the amenity of public footpaths. Therefore, on balance, the public benefits of the scheme in respect of renewable energy production are considered to outweigh any identified modest harm arising from the development such as the limited visual harm and temporary loss of agricultural productivity.

Site and Proposal

2. The site is located outside of any village framework and within the countryside. It is situated immediately to the north of the A505 Royston bypass, 400 metres to the east of the A1198 road and immediately to the east of a sewage disposal works, 400 metres to the south of the Harcamlow Way public footpath, and 200 metres to the west of the A10 road and immediately to the west of the Cambridge to London railway line. The site, as amended, measures approximately 26.6 hectares in area and comprises two arable fields. The smaller western field is fairly level with tall hedges and woodland along part of the northern and southern boundaries and along the western boundary. The larger eastern field slopes down from south east to north west with the northern part of the field of fairly level topography. There is a tall hedge along part of the eastern boundary and a continuous hedge along the western boundary with the smaller field. The northern boundary has rough grassland within which are settlement lagoons belonging to the adjacent sewage works. A ditch runs between the two fields. The site has a grade 2 (very good) agricultural land classification and is situated in the East Anglian Chalk Landscape Character Area. The Holland Hall (Melbourn) Railway Cutting Site of Special Scientific Interest runs along the eastern boundary of the site. There is a Scheduled Ancient Monument to the east of the A10. It lies within flood zone 1 (low risk).
3. This full planning application, received on 1 July 2014 as amended, proposes the installation of 14MW of solar photovoltaic panels along with inverter/transformer buildings a substation, storage building, control room, construction compound, access tracks, security fence and pole mounted CCTV cameras for a temporary period of 25 years. The photovoltaic panels would be mounted on steel frames that are angled at 20 degrees to face south. There would be arrays of panels running east to west across the site. Each panel array would measure approximately 3.77 metres x 9.950 metres. They would have a maximum height of approximately 2.3 metres and be set approximately 4 metres apart. 3.5 metre wide access tracks would be provided within the fields to the construction compound at the entrance to the site on the western boundary of the small field. The substation compound would consist of a DNO building, control room and storage room. The DNO building would measure 11.5 metres in length x 5.3 metres in width x 3.7 metres in height. Within the site there would be eight groups of transformer/ inverter buildings erected at regular intervals centrally within the fields to serve the panels. They would measure 6.50 metres in length x 2.3 metres in width x 2.9 metres in height and 4.51 metres in length x 1.4 metres in width x 2.9 metres in height. A security fence that measures 2 metres in height and consist of timber posts with steel wire in a deer stock design would surround the site. A number of CCTV poles at a height of 4 metres would be erected around the perimeter of the site. Access to the site would be via the existing access to the sewage works off the A505 Royston bypass.

Planning History

4. S/1517/13/E1 - Screening Opinion for Solar Farm - EIA not required.

Planning Policy

5. South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
NE/2 Renewable Energy
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/11 Flood Risk
NE/15 Noise Pollution
NE/16 Emissions
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
TR/1 Planning for More Sustainable Travel

6. Submission Local Plan (March 2014)

S/7 Development Frameworks
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 Heritage Assets
CC/2 Renewable and Low Carbon Energy Generation
CC/6 Construction Methods
CC/9 Managing Flood Risk
SC/11 Noise Pollution
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel

7. South Cambridgeshire LDF Supplementary Planning Documents (SPD):

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

Consultation by South Cambridgeshire District Council as Local Planning Authority

Original Submission

8. **Melbourn Parish Council** – Recommends refusal and makes the following comments: -
 - i) Overdevelopment of this type of facility, if passed this will make 5 solar farms within 2km of Royston and Melbourn.
 - ii) We are concerned that there appears to be no reference to the involvement of District network Operators in this application which we believe may have relevance where there are several solar farms being fed in to the national grid in a small area.
 - iii) Little or no short or long term employment prospects or use of local contractors.
9. **Bassingbourn Parish Council** – Comments are awaited.
10. **Meldreth Parish Council** – Comments are awaited.

11. **North Herfordshire District Council** – Recommends that consultation is undertaken with Therfield Parish Council, the Conservators of Therfield Heath and Herfordshire County Council as the Local Highways Authority on the proposal and that account is taken of the views of the planning committee report and minutes from this Council when formulating a decision. Please see Appendix for a copy of the report and minutes.
12. **Royston Town Council** – Objects to the application and comments that it is inappropriate to site a solar farm within 100 metres of Royston as it is on one of the main gateways into the market town and would not improve the outlook of the town. It would be on prime agricultural land, in a prominent position and could be seen from Therfield Heath. The view from the Heath across the Cambridgeshire plain is important and should not be spoiled.
13. **Conservation Officer** – Comments are awaited.
14. **Ecology Officer** – Has some concerns and considers that the application needs to be improved to be able to recommend approval. Comments as follows: -
 - i) The creation of bare ground buffer zones adjacent to the southern boundary and SSSI is welcomed. As this area does not contain any solar farm structures I see no reason why it should be enclosed within the security fencing. The fence line should be amended to prevent it encompassing the habitat buffer.
 - ii) The Habitat Management Plan (HMP) states that the central ditch should be cleared to improve its habitats. I do not agree with this, the ditch never conveys water long enough for it to development a wetland interest. The scrub habitat that it currently has is locally more important in terms of representing a hedgerow and should be retained entirely as cover for animals. This statement should be removed from the HMP.
 - iii) The site plan shows roads traversing the site. Can it please be confirmed that these roads will be simple grass tracks seeded with wildflower mixes so as not to look any different to other parts of the site. If not, a lot of land take between the arrays will become road.
 - iv) The planting of hedges and gapping up of hedges is welcomed. The northern most point of this site has space that appears to be unused. Why can't some trees be planted here? They would not be shading the panels. Similar spaces exist along much of the northern boundary of the site and near to the ditch.
 - v) The ditch appears to be entirely enclosed by security fencing. This is not acceptable as it is viewed as a wildlife corridor that enables animals to move from the STW towards the triangle soakaway area. Larger scale drawings may be required to show how the fencing can be arranged without enclosing the ditch. The security fencing should be moved back from the ditch to retain a wider corridor. This corridor should have further tree planting within it.
 - vi) It is not clear within the HMP what is the difference between Management Area 1A and 1C, for example how would a taller growth be achieved in C compared to A when both are using the same seed mix on the same soil?
 - vii) The HMP Fig1 has used wrong labelling. It make reference to "section E" being adjacent to the SSSI yet in the text I read this as "section B" this needs correcting.
 - viii) The HMP states that section A is to be seeded with EM6 but does not clarify what the mix is for areas B and C.
 - ix) The size of this site makes it suitable to use some different seed mixes in order to further increase gain for wildlife. For instance, the buffer planting at the west of the site could include bird seed mixes and/ or pollen rich mixes. Can consideration be given to this type of mix where it is away from the SSSI.

- x) The section “additional measures” should remove reference to the pasque flower. This very rare plant will not colonise this site.
- xi) We require full details of the fence lifting measures (such as drawing detailing the size and form of the gaps) and locations of where they are to be located. At other sites entire sections of fencing have been raised by ~200mm.
- xii) I am unclear as to what the proposed cutting regime of section A is, can this please be specified.
- xiii) The size of this site makes it suitable to house more than just 9 bat boxes and 10 bird boxes. For example, a barn owl or kestrel box could be erected at the rear of this site. More boxes, specifying the type please.
- xiv) The section “ground preparation” states that the site will be soil stripped to reduce its fertility prior to seeding. This is welcomed, can the applicant please confirm where the spoil will be stored as it provides further habitat creation opportunities such as raised flower banks.
- xv) The area has an extensive rabbit population. Rabbit control should also be included within the HMP otherwise the rabbits will reach problem numbers where they damage the establishing flora and adjacent crops.
- xvi) During the establishment phase of the grassland it is necessary to keep the sward regularly topped in order to control annual weeds. I would expect the plan to include a statement recommending monthly topping of vegetation during the phase year of vegetation establishment.
- xvii) There is no need to remove the collected grass cuttings from a site this big. Space should be found for their permanent stock piling in order to create breeding sites for animals such as grass snakes. A location near the ditch or triangle soakaway could be suitable.
- xviii) Monitoring of the site is welcomed. The statement should also specify that a summary monitoring report will be provided to the LPA for their consideration. Ecological monitoring should continue on a 2 year basis for the duration of the project or until it is agreed that no further wildlife changes are occurring. The bat and bird boxes should be checked as part of the monitoring regime. The success of the seed mix establishment should be measured partly against the presence of those species contained within the mix and expected to be growing.
- xix) The indicative management programme table of actions is a useful guide and will be fully reviewed once further amendments have been made to the HMP.
- xx) The placement of wood and rubble piles beneath arrays across the site would aid the use of the site by small animals.

15. **Trees and Landscapes Officer** – Comments are awaited.

16. **Landscape Design Officer** – Has no objections subject to additional soft planting works to reduce the visual impact from the existing residential development to the South of the site and the Icknield Way Path to the North of the Site. The Habitat Management Plan (page 5) Ground Preparation – “top layer of soil should be removed to reduce fertility” this is highly unlikely to occur due to cost and should be removed from the document.

The proposed solar farm (S/1427/14/FL) at Royston Road, Melbourn will produce cumulative Landscape and visual impacts when combined with other proposed solar developments in the immediate area –

S/0098/14/FL South of Bury Farm, Bassingbourn

S/2616/13/FL Bury Lane Fruit Farm, Meldreth

S/1898/14/FL Muncey’s Farm, Melbourn

S/1902/14/FL Black Peak Farm, Melbourn (less effects)

i) Landscape Effects

The application site and the three adjacent proposed solar sites lie an average of 1000m apart, and if all constructed will take a significant portion (approximately 20%-25%) of the existing farmland between Bassingbourn, Melbourn and Royston. A change of land use and character– from agricultural to semi-industrial - on this scale can be assessed as significant cumulative landscape effects.

ii) Visual Effects

Direct combined visual effects - where two or more of the developments will be visible in a single view - are likely to be limited by distance and the presence of other landscape features (eg vegetation and the built areas of Royston)

Direct combined views will be possible from the SSSI Heathland to the south of Royston, and particularly the long Barrow SAM area. Here Bury Farm, the Application site and Muncey's Farm will be visible at distances of between 1Km and 3KM. Impacts will be lessened by distance and the industrial areas at the edge of Royston which lie between the Heathland and the Application site. They will remain significant and visible features in the landscape however as views from the heath are valued, and the receptors (walkers, horse riders etc) are considered to be sensitive to changes in the views.

Direct combined visual effects will be available from the railway heading north-east, although the receptors (train passengers) will be less sensitive to change.

Cumulative visual effects in succession – where the viewer has to turn his/her head to see the various developments.

Successive visual impacts will be experienced from several locations including the A1198 the A10 and the railway, although again significance could be said to be low due to distance and the low sensitivity of receptors.

Sequential cumulative visual effects are likely to be more significant in this area. Sequential effects occur when the receptor has to move to another viewpoint or moves along regularly used routes such as major roads or popular paths.

Sequential effects were not considered in the applicants LVIA.

Sequential effects will be highly noticeable to travellers on the A505 and on the railway, experiencing views to two or more developments in quick succession.

The most significant visual effects however will be experienced by travellers on local footpaths and rights of way such as the Hamcarlow Way where walkers and horse riders will pass close to Bury Farm, the application site and Bury Lane Fruit Farm developments within a 3KM walk. The developments will form an appreciable part of the view, and it will be obvious that this area of landscape has been changed.

iii) Mitigation

It will not be possible to completely mitigate the landscape and visual effects of the application site and the other proposed developments. The rising land, views from elevated positions and the time taken for any proposed screening to take effect (5-10 years estimated) mean that the development will remain highly visible in the landscape for a number of years. The Guidelines for Landscape and Visual Impact

Assessment (Third Edition) notes that developments with a life expectancy of over 10 years should be regarded as 'long term'.

In view of the above I would suggest the following:-

- a) Proposed solar development in this area of South Cambridgeshire has now reached its limit, and that further solar developments close to the application site will be difficult to accommodate.
- b) The application site and other local developments will require a robust and carefully implemented and well maintained landscape scheme to sit comfortably in the landscape.
- c) Suggest the following additions to the applicants points on the submitted mitigation plan:
 - Points 1:3, 2.2 and 2.4 – More planting is needed – more of a narrow woodland block than a hedgerow.
 - Points 2.3 and 2.7 – Do not appear to be under applicant's control. Alternatives needed?
 - Point 1.4 – Significant large tree planting to the east of this site – there is space and will mitigate direct views to rising land from the A505.
 - Point 2.6 – This needs to be a strong hedgerow with regular hedgerow trees within it.

17. **Environmental Health Officer** – Comments are awaited.
18. **Contaminated Land Officer** –Comments that a condition in relation to a contamination investigation is not required but agrees to allow for gas venting in any small structures on the site as a precautionary measure.
19. **Local Highway Authority** – Comments are awaited.
20. **Environment Agency** – Objects to the application as the Flood Risk Assessment is not acceptable. Comments that there are some reservations regarding surface water drainage from solar panel farms as they are relatively new and have no long term management records to date.

In general, a field with impermeable panels in it is going to behave differently to an agricultural field without panels. Although the site is considered to be within Flood Zone 1, we have some concerns regarding the surface water drainage proposals. The soils in the area proposed for the panels are understood to be relatively permeable. However, the site slopes down from south-east to north-west by at least 15 metres. Where a solar development is proposed, the FRA is expected to take account of site specific conditions, including the area of the site, soil conditions, the rainfall catchment and the design of the development to determine any impacts on flood risk. The submitted FRA does consider most of these aspects.

However, there is the potential for drainage patterns on site to change as a result of the solar development. The main change could be that surface water run-off is concentrated on certain parts of the site as it falls from the panels themselves which will be arranged in long, linear rows across the site. Due to the way the panels are angled, the water could run down the hill slope, creating flow routes and pooling at the bottom of the slope. There is no evidence to date to suggest that these flow routes will always occur but there has been at least one solar farm drainage failure in the area and a precautionary approach should be considered. Due to the relatively steep contours across the site it is felt that surface water drainage should be incorporated. It is considered that any changes to drainage patterns on site could be mitigated by swales/french drains and scrapes created on and/or across the site, which will help to intercept rainwater and slow down any concentrated flows on site,

in the event that preferential flow routes are created or rivulets form. A retention basin or pond at the bottom of the hill slope would help to collect the surface water run-off. Another option is to have grass under the solar panels, but an inspection regime would be needed to ensure the grass is maintained but a pond, swale or equivalent would be the preferred method.

Any Drainage Strategy should be dynamic so that it can be refined over time and include an inspection regime.

21. **English Heritage** – Comments that the application should be determined in accordance with national and local policy guidance and the on the basis of the Council’s specialist conservation advice.
22. **Cambridgeshire County Council Historic Environment Team** –Comments are awaited.
23. **Cambridgeshire County Council Rights of Way Team** – Comments are awaited.
24. **Natural England** – Comments that the application it is satisfied that the development would not damage or destroy the interest features of the Holland Hall (Melbourn) Railway Cutting Site of Special Scientific Interest.

Considers that the proposed development is unlikely to lead to significant and irreversible long term loss of best and most versatile agricultural land, as a resource for future generations. This is because the solar panels would be secured to the ground by steel piles with limited soil disturbance and could be removed in the future with no permanent loss of agricultural land quality likely to occur provided the development is undertaken to high standards. Although some components of the development, such as construction of a sub-station, may permanently affect agricultural land this would be limited to small areas. In the short-term we recognise that it is likely that there will be a loss of potential agricultural production over the whole development area. Comments that the Authority should consider whether the proposals involve any smaller scale or temporary losses of BMV agricultural land with reference to Paragraph 112 of the National Planning Policy Framework.

Solar farm developments offer excellent opportunities to create new habitats, and especially “priority habitats” listed under s41 of the NERC Act 2006. In particular, solar farms are ideally suited to creating new grassland habitats, which can be created among the rows of solar panels. If not already provided, the applicant should be encouraged to prepare a habitat creation plan (which should include measures to create suitable soil conditions / arable reversion techniques), suggested species mix for sowing, and details of how new habitats will be managed (e.g. grazing / mowing). Other priority habitats that could be created or enhanced depending on site conditions are hedgerows, ponds, and arable field margins. We suggest that a habitat creation plan also references any existing local sites recognised for their nature conservation interest, such as SSSIs and Local Wildlife Sites.

The application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The Authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application in accordance with Paragraph 118 of the National Planning Policy Framework.

The application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural

resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

25. **Campaign to Protect Rural England** – Objects to the application on the grounds that there are concerns that the cumulative effect of this proposal with the Bassingbourn proposal (S/0098/14/FL) would lead to a reduction in visual amenity of the countryside north of the bypass when viewed from Therfield Heath, an area of Common Land of at least sub-regional importance for recreation. Comments that the viewpoint in the Landscape and Visual Impact assessment from Therfield Heath is at a low point and away from much of the Common Land and the Hertfordshire Way that runs along the southern edge of the heath. The heath sits on sharply rising land and the bypass is prominent in views northwards and north eastwards. Any land hungry artificial structures such as solar farms arrays would be conspicuous in and detrimental to views of land north of the A505 because they will be as an entirely alien feature extending into open countryside when viewed from the heath. The solar farm would also result in the long term loss of grade 2 agricultural land that is among the best and most versatile in the country.
26. **Highways Agency** – Has no objections.
27. **Network Rail** – Comments that it is satisfied that the development would not cause any glint or glare issues in regards to the adjacent railway. However, requests informatives in relation to drainage, fencing and landscaping.

Representations by members of the public

28. One letter of objection has been received from a resident of Melbourn that considers the location inappropriate on the edge of Royston, that the Authority has already authorised more than a sufficient number of solar farms recently, loss of precious agricultural land, vandalism of the countryside and .

Material 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.

Principle of Development in the Countryside

30. The proposal represents a major development for the generation of renewable energy and as such receives considerable support from national and local planning policy.
31. Nationally the NPPF has as one of its 12 core principles the requirement to support renewable resources. Reference is made throughout the NPPF to the support of sustainable development and renewable energy whilst paragraph 98 clarifies that applications for energy development ought not to be required to demonstrate the need for renewable energy.

32. The Government's commitment to electricity generation by renewable sources is set out in the Renewable Energy Strategy, and in particular the target that 15% of national electricity production should be derived from renewable sources by 2020. This target has been maintained under the Coalition Government.
33. Locally the development plan comprises the adopted Core Strategy and Development Control Policies DPD. The Core Strategy has as two of its four objectives the effective protection and enhancement of the environment, and the prudent use of natural resources. Policy DP/7 of the Development Control Policies DPD states that outside village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside will be permitted. Policy NE/2 relates to renewable energy and advises the district council will support proposals to generate energy from renewable sources subject to compliance with general sustainable development principles and additionally be able to connect efficiently to existing infrastructure and for provision to be made for the removal of facilities from site should the facility cease to be operational.
34. The site is located within the countryside. The installation of a solar farm is considered to represent appropriate development within the countryside providing that there are no suitable brownfield sites available in the area of the scale required and the proposal would not result in the permanent loss of high quality agricultural land.

Best and Most Versatile Agricultural Land

35. The site covers 26.6 hectares of arable land. Natural England states that the site has an agricultural land classification of grade 2 (very good).
36. Whilst the use of brownfield or previously developed land is considered more appropriate and the preference for the development of solar farms rather than greenfield land as per the application site, it is difficult to find such land available that could accommodate the scale of the development and have low land values to enable the scheme to be commercially viable. The whole of the district comprises grade 2 and 3 agricultural land so it would be difficult to contribute to renewable energy in the area without the use of some of this land. A sequential study has been submitted that has assessed a significant number of sites in the area. Brownfield and previously developed land sites have been ruled out for reasons such as allocations for new development and existing uses. Lower grade agricultural land sites have all been ruled out for reasons such as a having a greater rural character, more open landscape, undulating topography, orientation to the north, limited area of land, effects upon the setting of villages, existing uses, the presence of residential properties, the proximity to footpaths, significant environmental constraints such as Sites of Special Scientific Interest and listed buildings, and higher risk flood zones. Without the use of greenfield land, the district would not be able to contribute towards the renewable energy targets set out by the government.
37. Furthermore, the proposal is not considered to result in the irreversible loss of this land given that it could be returned to its original agricultural use when there is no further need for the development. The land would be laid to grass on the site and although it is noted that it would not be cropped, there will be the opportunity to use the land for sheep grazing or biodiversity gain to retain the agricultural use throughout the life of the development.

Character and Appearance of the Area

38. The site currently consists of open arable land. Whilst it is noted that the introduction of a significant scale arrays of solar panels and buildings would substantially change the character and appearance of the landscape from being open and rural in character to being industrialised in character, it is unlikely to have adverse visual impact from the main public viewpoints surrounding the site. This is as a result of the low height and new planting that is proposed along the boundaries to screen the development and mitigate its impact upon the landscape from close views from the A505 and location adjacent the town of Royston and screening from longer distance views on Therfield Heath.
39. The nearest approved solar farms to the site where the cumulative impact of the development needs to be taken into consideration are at Bassingbourn and Meldreth. There are also two current applications for solar farms in Melbourn that need to be taken into account. It is clear from the Landscape Officer's comments that the development would be viewed cumulatively with the other solar farms in the area from public viewpoints on Therfield Heath and the Harcamlow Way. Although these impacts cannot be completely mitigated, the development is considered acceptable due to the longer distance views and siting on the edge of Royston providing there is a robust landscaping scheme. This would be a condition of any consent.
40. The site is located within the East Anglian Chalk Landscape Character Area. The distinctive features of this area are the gently undulating arable landscape with large fields bounded by hedges and occasional small groups of woodland. Although the development is not necessarily compatible with the existing landscape qualities of the area as the open arable landscape would be lost, the development would retain some of the the characteristic features and provide additional planting that would be designed to ensure it is in keeping with the visual qualities of the area. The development is unlikely to have an unacceptable impact upon landscape character.

Heritage Assets

41. The site is not located in close proximity to any listed buildings or conservation areas and the nearest Scheduled Ancient Monument is situated a significant distance away. The development is not therefore considered to harm any heritage assets.
42. The comments of the Cambridgeshire Historic Environment Team are awaited but given the approach taken with similar developments in the district, it is likely that an archeological evaluation of the site will be required prior to the determination of any application to ensure that the development would not result in the loss of any important archaeological remains. Any recommendation is therefore subject to this evaluation unless indicated that a condition would be justified for an investigation post the decision but prior to the commencement of any development.

Biodiversity

43. The site is located immediately adjacent the Holland Hall (Melbourn) Railway Cutting Site of Special Scientific Interest (SSSI). The habitats on the site comprise a mixture of arable land, grassland, trees, hedgerows and a ditch.
44. The habitats on the site are considered of low ecological value. The ditch on the site is dry and not considered to provide a suitable habitat for species such as the Great Crested Newt or water vole. The trees and hedgerow would contain a suitable habitat for bats and birds and these would be retained within the development. The

grassland may support reptiles but no evidence was found on the site. There was evidence of badger activity on the site and

45. The development would include mitigation measures such as a 30 metre wide buffer adjacent the SSSI and 8 metre buffer between the fence and hedgerows, fence gaps to allow the movement of wildlife, native tree and hedgerow planting, wildflower seeding and grassland strips. Any clearance of vegetation would also take place outside the bird nesting season. Any open excavation and materials stored on the site would be covered overnight to prevent use by badgers.
46. Additional information has been submitted to address the Ecology officer's concerns. This includes a revised Biodiversity Management Plan. The amendments to the scheme are likely to be satisfactory and would lead to the protection of the features of the habitats on the site and the adjacent Site and Special Scientific Interest and increase biodiversity interest on the site. However, confirmation on the acceptability of the scheme is awaited from the Ecology Officer.

Landscaping/Trees

47. The development would be unlikely to result in the loss of any important trees or hedges that contribute to the visual amenity of the area providing a condition is attached to any consent for protection purposes. A significant landscaping scheme would also be attached as a condition of any consent in order to mitigate the impact of the development upon its surroundings.

Flood Risk

48. The site is located within Flood Zone 1 (low risk). A ditch runs through the site along the boundary between the eastern and western fields.
49. The comments of the Environment Agency are acknowledged and additional information has been submitted to address its concerns in relation to surface water drainage at the site along with mitigation measures in the form a swale/filter drain alongside each road that would intercept overland flows and a swale at the bottom of the site that will intercept any overland flow and divert any water to a 5 metre wide detention/infiltration basin in the north west corner of the site. This scheme is likely to be satisfactory and the development would not result in an increase in the risk of flooding to the site and surrounding area. However, confirmation that the surface water drainage measures are acceptable is awaited from the Environment Agency.

Highway Safety

50. Access to the site during and after construction would be via the existing access to the sewage works off the A505 Royston bypass. This is a dual carriageway with a speed limit of 70 miles per hour. There is a slip road with a sharp left turn. The access route to the site during construction is likely to be on main roads such as the A505 and A10 and it would be unlikely that vehicles would need to travel through nearby towns and villages.
51. During construction, the traffic generation is estimated at a maximum of 83 HGV movements per day. There would also be movements from site personnel. When construction is complete, the traffic generation to maintain the development is estimated at one or two visits every quarter. Whilst it is acknowledged that there would be a significant number of traffic movements during the construction period, this would be in the short term and the development is not considered to result in a level of traffic generation to and from the site that would be detrimental to highway

safety given the capacity of the road, position of the access and visibility, the route taken to the site and the management of the traffic to the site. However, confirmation of the acceptability of the access is awaited from Hertfordshire County Council as the Local Highways Authority. A condition would be attached to any consent to agree the details set out in the Construction Traffic Management Plan.

52. A temporary compound would be provided on site for vehicles to park off the public highway during the construction period.

Residential Amenity

53. The site is located a significant distance from the nearest residential properties and is not considered to result in a loss of amenity. No Noise Impact Assessment is required to be submitted with the application as the low noise levels from the development would not be audible outside the site area.

Conclusion

54. The development is of a kind that receives very considerable support in national and local planning policy and that, following the guidance in the National Planning Policy Framework there must be a strong presumption in favour of it.
55. The proposal would have an impact on the countryside but this is not considered to be unacceptable adverse visual impact that would harm the character and appearance of the area as the development would be satisfactorily mitigated by additional landscaping. The development is also not considered to harm landscape character, significantly damage the setting of heritage assets, destroy important archaeological evidence, result in the loss of important trees and hedges, harm biodiversity interests, increase flood risk, be detrimental to highway safety or adversely affect the amenities of neighbours.
56. Therefore, on balance, the benefits of the scheme in respect of renewable energy production are considered to outweigh any harm from the visual impact and temporary loss of agricultural productivity.

Recommendation

57. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the comments of the Environment Agency, Local Highways Authority, Cambridgeshire County Council Historic Environment Team and Ecology Officer and the following conditions and informatives:

Conditions

- i) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- iii) The development, hereby permitted, shall be removed and the land restored to its former condition or to a condition to be agreed in writing by the Local Planning Authority on or before 25 years of the date of the first operational use of the development in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.
(Reason - Approval of the proposal on a permanent basis would be contrary to Policy NE/2 of the adopted Local Development Framework 2007 and the land should be reinstated to facilitate future beneficial use.)
- iv) All development must be removed from site within 6 months of the solar farm ceasing to be operational.
(Reason - The application site lies in the open countryside and it is important that once the development has ceased the site is brought back into a full agricultural use in accordance with the provisions of the NPPF and policy NE/2 of the adopted Local Development Framework 2007.)
- v) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- vi) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- vii) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from [the date of the first occupation of the dwellings hereby approved].
 - (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.
 - (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

- viii) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage including monitoring arrangements shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- ix) The development shall be carried out in accordance with the Traffic Management Plan reference (to be confirmed).
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- x) The development shall be carried out in accordance with the Biodiversity Management Plan reference (to be confirmed).
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- xi) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- xii) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

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/1427/14/FL, S/0098/14/FL, S/2616/13/FL, S/1898/14/FL & S/1902/14/FL

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

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**Meeting held in the Council Chamber, District Council Offices, Gernon Road,
Letchworth Garden City
Monday, 11 September 2014 at 7.30p.m.**

EXTRACT FROM DRAFT MINUTES

PRESENT: *Councillors: Fiona Hill (Vice-Chairman), John Booth, Paul Clark, Bill Davidson, Faye S. Frost, John Harris, Ian Mantle, Alan Millard, M.R.M. Muir, Mike Rice, Ray Shakespeare-Smith and Michael Weeks.*

IN ATTENDANCE: *Mary Caldwell (Development and Conservation Manager), Chris Carter (Senior Planning Officer), Marie Searle (Property Solicitor) and Hilary Dineen (Committee and Member Services Officer).*

ALSO PRESENT: *At the commencement of the meeting 14 members of the public, including 2 registered speakers.*

- 39. 14/02009/ADJ - LAND BETWEEN RAILWAY AND SEWAGE DISPOSAL WORKS, ROYSTON ROAD, MELBOURN. CAMBRIDGE**
Solar farm and associated development
NORTH HERTS DISTRICT COUNCIL: ADJACENT AUTHORITY: CONSULTEE ONLY

The Development and Conservation Manager presented report 14/02009/ADJ.

Presentation of the Committee's Views

Members agreed that all views should be included in the Minutes and that the Minutes and the report be taken into account in the determination of the application

Views of Members

Two Members stated that the proposed development was visually intrusive, would not enhance the area, was very close to the main gateway into Royston and that it was in a prominent position that could be viewed from Therfield Heath across the Cambridge Plain, which was an important view which should not be spoiled.

Two Members acknowledged that the proposed development would be visible from Therfield Heath across the Cambridge Plain, but was in a hollow and therefore would have no objection

Two Members stated that solar farms were visibly less intrusive than wind farms.

Three Members were concerned that agricultural land would be utilised for this purpose and felt that the land should remain available for agricultural purposes.

One Member stated that these types of development should not be placed on agricultural land, but on the roofs of factories as they did not enhance the area and, if agreed, may set a precedent for further developments of a similar type.

Others to be consulted

Members agreed that the determining authority should consult with Therfield Parish Council and the Conservators of Therfield Heath as well as Royston Town Council regarding the proposals.

They also agreed that the Hertfordshire Highways Authority should be consulted, prior to determination, specifically regarding vehicle movements onto the A505 during the construction phase.

RESOLVED:

- (1) That North Hertfordshire District Council strongly recommends that the determining authority, in addition to the consultation with Royston Town Council, consult with Therfield Parish Council and the Conservators of Therfield Heath on the proposals;
- (2) That North Hertfordshire District Council recommends that the determining authority consult, prior to the determination of the application, the Hertfordshire Highway Authority specifically in respect of vehicle movements onto the A505 during the construction phase;
- (3) That North Hertfordshire District Council recommends that the Officer's report and the minutes of the Planning Control Committee are taken into account in the determination of the application.

ITEM NO: 11	<u>Location:</u>	Land between Railway and Sewage Disposal Works, Royston Road, Melbourn. Cambridge
	<u>Applicant:</u>	Ms K Pell-Coggins South Cambridgeshire District Council
	<u>Proposal:</u>	Solar farm and associated development NORTH HERTS DISTRICT COUNCIL: ADJACENT AUTHORITY: CONSULTEE ONLY
	<u>Ref.No:</u>	14/02009/ ADJ
	<u>Officer:</u>	Richard Tiffin

Date of expiry of statutory period : 19 September 2014

Reason for Referral to Committee

Request made to discuss response at Committee by Cllr Hill

1.0 Relevant History

- 1.1 An associated planning application has been received for underground cabling within Royston to connect to the Grid. This application was not valid at the time of writing this report.

2.0 Policies

- 2.1 **NPPF**
10. Meeting the challenge of climate change, flooding and coastal change.

3.0 Representations

- 3.1 NHDC Consultee only

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The application site comprises agricultural land situated directly north of the A505 opposite the Fairview Homes housing site off of Burns Road and between the Anglian Water Sewage Treatment Works and the Railway.

4.2 Proposal

- 4.2.1 The proposal comprises an area of PV panels at 20 degree angles achieving a height of 2.3m. The proposal also specifies pole mounted security cameras every 100m and on corners these attaining a height of 4m. Various other development is specified including perimeter fencing at 2m and 8 green coloured inverter cabins attaining a height of 2.9m. New hedge planting is specified on most sides of the scheme and along the entire boundary with the A505. The scheme would deliver 14 MW of power at peak (approximately equivalent to 7 large wind turbines).

4.3 Key Issues

- 4.3.1 The key issues here centre on the degree to which this proposal would impact on the residents of North Hertfordshire. This being the case this report seeks to establish the views of this Authority in relation to issues such as visual / landscape impacts that might be different or support the views of the parishes in North Herts principally the Town Council (Royston) in order that these may be forwarded to the determining authority for consideration as part of its consideration of the planning application.
- 4.3.2 This is a silent technology, unlike a wind farm. In my view they are largely benign but do have the potential to impact adversely on the best quality landscapes. This aspect, together with construction traffic activity, should be the focus of any representation.
- 4.3.3 The NPPF has the following to say on these technologies:

97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- **have a positive strategy to promote energy from renewable and low carbon sources;**
- **design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;**
- **consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;**
- **support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and**
- **identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.**

In terms of handling planning applications then the NPPF goes on to set specific limits beyond which authorities should not stray:

98. When determining planning applications, local planning authorities should:

- **not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and**
- **approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.**

- 4.3.4 This report is clearly not aiming to make a recommendation to Members as to the merits of this scheme. Accordingly, I will follow the approach adopted in respect of the wind farm proposal on our border in Central Bedfordshire at Langford, brought to this committee some time ago, and which has now been completed and is operating following a Public Inquiry. In this regard I will outline what I consider to be the key issues and invite comments from Members while suggesting some points to raise in any response back to the determining authority, South Cambs District Council.
- 4.3.5 All construction activity to and from the site is envisaged directly from the A505. I attach the applicant's Transport Statement at Appendix 1 for information. The County Council Highways Department should be consulted by South Cambs although I have no reason to question that a road such as the A505 would not be suitable for the kind of traffic volumes envisaged during the construction phase.
- 4.3.6 Visual and landscape impacts are very much the main issue with this kind of development. Landscape impacts are generally just that, impacts in wider views of the overall landscape. Conversely, visual impacts are those which impact in more local views. Given the low level nature of the proposal and the relatively flat nature of the landscape I would suggest that both landscape and visual impacts would be minimal. However, I would suggest that the North Herts communities affected, principally the Town Council, are fully consulted and their views and concerns in this regard are taken into account by the determining Authority (South Cambs). I would also recommend that the Conservators of Therfield Heath are also consulted as there will be some views from the higher ground south of the Town. The applicant, in the accompanying DAS, characterises the appearance of the technology as follows:

"The arrays will be of a simple form and construction with panels of a glass construction with outer metal framework. The panels are likely to be of a Crystalline Silicon or a material called 'Thin Film' and consist of semi- conductors and photovoltaic cells protected by a thin layer of glass. The panel have a blue/black appearance and because they absorb sunlight there is no discernible reflection or glare produced. In this way they have an advantage over other structures commonly found in rural areas such as cement roof sheeting, glass houses and poly-tunnels. All these structures and materials are reflective, sometimes glaringly white in appearance and can detract from the overall appearance in the landscape. The solar panel arrays in comparison do not produce this reflection and the proposed array will appear as a dark coloured entity toning with the existing patchwork of fields. "

4.4 Conclusion

- 4.4.1 That the Planning Committee endorse a response highlighting the points set out under 6.0 Recommendation.
- The North Hertfordshire District Council strongly recommends that the determining authority consult Royston Town Council. Additionally, the Council recommends that the Conservators of Therfield Heath are consulted.
 - The North Hertfordshire District Council recommends that the determining authority consult the Hertfordshire Highway Authority specifically in respect of vehicle movements onto the A505 during the construction phase.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- The North Hertfordshire District Council strongly recommends that the determining authority consult Royston Town Council. Additionally, the Council recommends that the Conservators of Therfield Heath are consulted.
- The North Hertfordshire District Council recommends that the determining authority consult the Hertfordshire Highway Authority specifically in respect of vehicle movements onto the A505 during the construction phase.



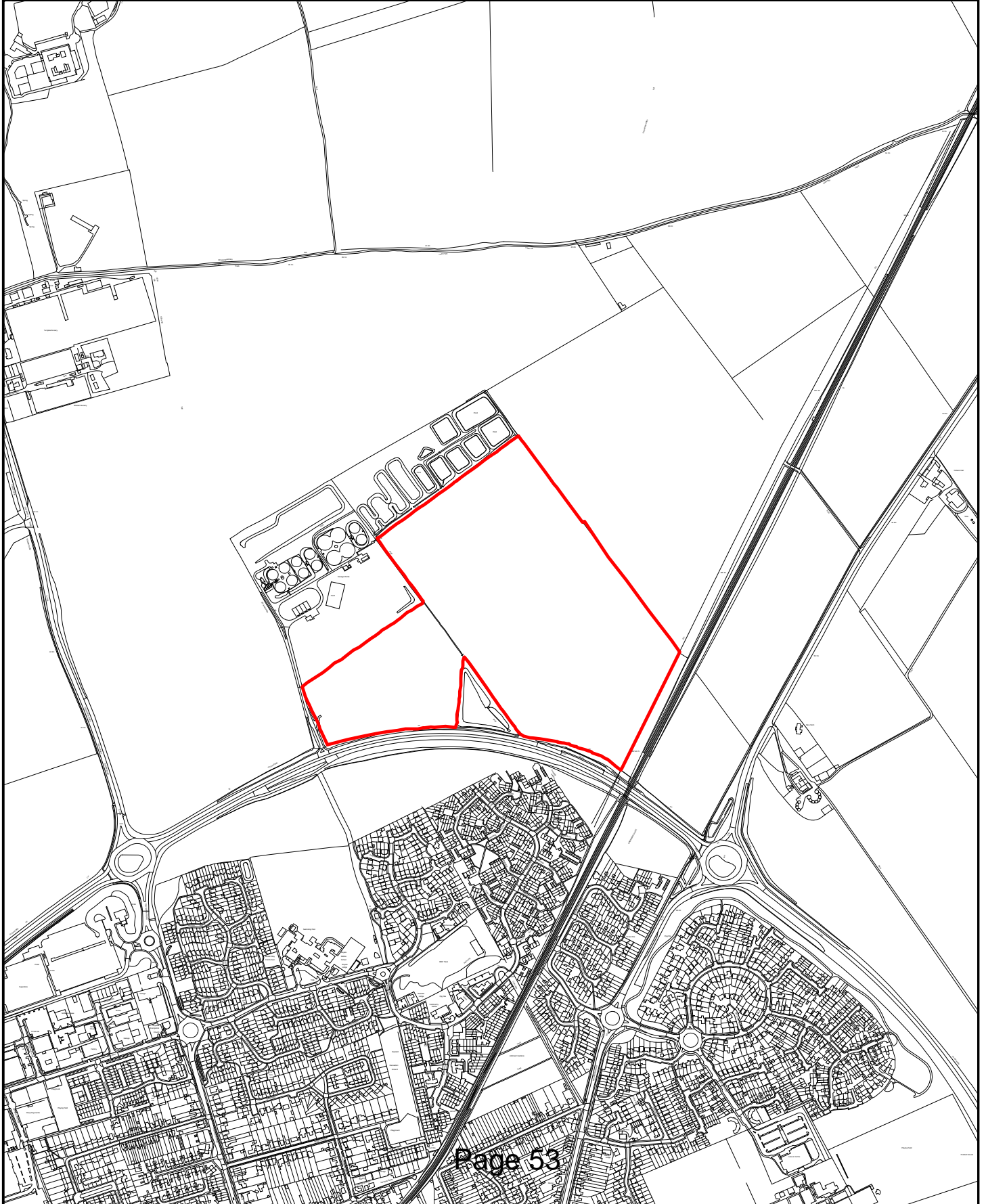
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South
Cambridgeshire
District Council

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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1372/14/FL
Parish:	Girton
Proposal:	Demolition of existing pavilion and development of a new sports pavilion, two fenced and floodlit artificial turf pitches, car, coach and cycle parking and associated landscaping and access improvements
Site address:	Howes Close Sports Ground, Huntingdon Road
Applicant:	Anglia Ruskin University Higher Education Corporation
Recommendation:	Delegated Approval
Key material considerations:	Principle (including Green Belt), design, impact on character of the area, residential amenity, highway safety, drainage and other matters.
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Paul Sexton
Application brought to Committee because:	The officer recommendation of delegated approval is contrary to the recommendation of refusal from Girton Parish Council
Date by which decision due:	18 September 2014

Site and Proposal

1. Howes Close Sports Ground is located to the west of Whitehouse Lane, north of the Huntingdon Road, Girton.
2. The area, which extends to 5.15ha, currently comprises four adult grass football pitches, a small pavilion on the south west boundary and a gravelled parking area at the southern end of the site, and training floodlights.

3. The application, as amended, proposes demolition of the existing pavilion and re development of the site to provide two flood lit artificial pitches, new sports pavilion and parking area on the east side of the site. Two grassed pitches are provided on the west side of the site.
4. Access will be from the existing entrance from Whitehouse Lane in the south east corner of the site.
5. One of the artificial pitches will be used primarily for hockey, and the other for football among other sports. Both pitches will be enclosed by 3m high perimeter fencing, rising to 5m behind the goals. Both pitches will be illuminated with a total of twelve 15m high floodlighting columns (4 of these being shared between the two pitches). The illuminance for the pitches is at a minimum maintained level of 500 lux. A path is proposed to connect the pavilion to the artificial pitches.
6. The new pavilion is located close to the site boundary with Whitehouse Lane. It provides changing rooms at ground floor, 6 separate football/hockey changing facilities are provided, as well as two additional and larger changing facilities for rugby and American Football. Separate changing facilities are provided for referees, along with other facilities including laundry room, physiotherapy/medical room, reception, toilets, storage and plant areas.
7. The first floor extends over a portion of the ground floor footprint and provides for a warm-up area, small kitchen and communal area, which includes a terraced area for spectators.
8. Solar thermal panels are to be installed on the first floor section of the roof space. Air source heat pumps are to be located adjacent to the building.
9. Parking facilities will increase from 18 cars to 54 cars, as well as four additional spaces which are capable of accommodating coach or minibus parking. 96 cycle parking spaces are provided between the new pavilion and Whitehouse Lane.
10. Additional landscaping is proposed.
11. To the north west the site adjoins the rear gardens of properties in Thornton Close, Girton. There is some boundary planting and fencing on this boundary. To the south west the site adjoins Felix House Hotel.
12. To the west the site adjoins the boundary with Cambridge City Council, and the premises of NIAB, which forms part of the site of the Darwin Green development. Whitehouse Lane continues to the north in the form of a public right of way, which also runs along the north east boundary of the site. Beyond the north east boundary are farm buildings, on land which will form part of the Darwin Green development, and will comprise school playing fields.
13. Anglia Ruskin University ("ARU") also owns an additional area of sports ground between the Felix Hotel and the Huntingdon Road.
14. The site is outside the village framework and in the Cambridge Green Belt.
15. The application is accompanied by a Design and Access Statement, Planning Statement, Flood Risk Assessment, Transport Assessment, Noise Impact Assessment Report, Travel Plan, Lighting Report, Visual Assessment, Archaeological

Evaluation, Ecological Assessment (including Phase 1 Habitat Survey), Arboricultural Report, Renewable Energy Statement, Statement of Community Involvement, Geophysical Report.

Planning History

16. S/1742/06/F – Floodlighting – Approved
17. S/1215/07/F – Variation of Condition 4 of Planning Permission S/1742/06/F to allow for floodlights to be used for period July to September - Approved

Planning Policies

18. *National Planning Policy Framework (NPPF)*
19. Paragraph 79 states that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their permanence and openness
20. Paragraphs 87 to 90 advise on the definition of inappropriate development and harm to the Green Belt (see paras 61-64 below)
21. *Planning Practice Guidelines (NPPG)*
22. The NPPG provides guidance on such topic as climate change, the need for transport assessments, and reiterates and expands on points in the NPPF in relation to healthy communities. It also provides advice on the principle of light pollution.
23. *The Inner Green Belt Study 2012*
24. The application site fell within Sector 1, Area 2 of this study and comprised part of gap between Girton and Cambridge the significance of which was said to be high importance to the setting of the City in this study.
25. *Local Development Framework*
 - ST/1 – Green Belt
 - 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
 - GB/5 – Recreation in the Green Belt
 - NE/1 – Renewable Energy
 - NE/3 – Renewable Energy Technology in New Developments
 - NE/6 – Biodiversity
 - NE/11 – Flood Risk
 - NE/12 – Water Conservation
 - NE/14 – Lighting Proposals
 - NE/15 – Noise Pollution
 - CH/2 – Archaeological Sites
 - TR/1 – Planning for More Sustainable Travel
 - TR/2 – Car and Cycle Parking Standards

26. Supplementary Planning Documents

District Design Guide SPD – adopted March 2010
Biodiversity SPD – adopted July 2009
Landscape in New Developments SPD – adopted March 2010

27. *Draft Local Plan*

S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Sustainable Design and Construction
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
NH/10 – Recreation in the Green Belt
SC/10 – Lighting Proposals
SC/11 – Noise Pollution
TI/3 – Parking Provision

Consultations

28. **Girton Parish Council** – recommends refusal. “Although acknowledging that the demolition and replacement on Green Belt land is acceptable according to planning law, the Council suggests that any changes to floodlighting should be taken into account regarding the effect on light pollution levels. The configuration could be moved to improve the application and the pitches should be relocated with landscaping to mitigate light pollution. The council noted the discrepancy between the design and access statement and the transport statements, and supports the idea of a broad leaf tree break between the houses and the sports field,”
29. **Cambridge City Council** – supports the application in order to provide the necessary sports facilities as generated by the Darwin Green 1 development. A direct off-road cycle/pedestrian route from the entrance to the site to the cycle parking and pavilion would be preferable to prevent conflict with vehicle movements within the car park.
30. **Local Highway Authority** – It is believed that the applicant has been in informal consultation with Barratt Homes (Darwin Green Development), but the Highway Authority would recommend that these consultations are carried out to formally produce a design in this area that is suitable for all end users.
31. The Highway Authority believes that the proposed access is still very motor vehicle dominated, and separate cycle and pedestrian routes should be provided as a 1.0m footway would not be adequate for the number of pedestrians that are intended to frequent the proposed development.
32. The drawing showing the relocation of the 40mph signs has been superseded as this stretch of road is now 30ph. A swept path analysis for coach and minibus parking should be provided to ensure that these spaces can be accessed without undue manoeuvring.
33. The applicant mentions that car parking within the site and on Whitehouse Lane will be managed. The applicant should show how this will be achieved and it is

recommended that this area is expanded to incorporate the carriageways in the surrounding area.

34. Comments on the revised drawings will be reported at the meeting.
35. **Environmental Health Officer**– notes that a number of objections have been received which have the common themes of disturbance caused by light from floodlighting and noise.
36. The revised lighting assessment indicates the revised lighting spill will not impact existing properties any more than the originally proposed scheme. However, it will fall onto the proposed residential premises to the south-east of the site in the Cambridge City Council's area and may require appropriate screening to limit the light falling on these properties in the future.
37. Existing residential premises to the north-west of the site are likely to experience impacts from light from the illuminated pitches. The plans submitted indicate the housing will be outside the area illuminated by the lights and as such it is highly unlikely a statutory nuisance from artificial light will be an issue.
38. The submitted lighting assessment determines the Environmental Zone according to the Institute of Lighting Professionals as being E3. Whilst the pre curfew and post curfew levels of light intrusion are acceptable, it is necessary to also consider the luminaire intensity. Details of these have not been provided. The ILP require a pre curfew level of 10,000 candela and a post curfew value of 1,000 candelas in order to prevent excessive glare from the installation.
39. In any case, these lights will be visible to anyone in direct line-of-sight of the pitches from their dwelling. It would not be reasonably practical to mitigate against this.
40. The other common issue is that of noise. Due to the distance from and the nature of the plant being installed at the changing rooms it is highly unlikely to cause an issue. Similarly, vehicle movements and parking may be audible at times but not be an issue for existing residential properties at Thornton Close.
41. However, there are concerns regarding what will be an intensification of use on the site, as whilst the current use will not be changed, potentially the amount of people using the facility and the times that it will be used for will be increased from what is experienced at present.
42. There is not robust data available to predict what noise levels will be produced by supporters at the facility and consequently received by receptors when matches are played. This will also be dictated by other environmental factors such as wind direction, weather conditions, topography, etc. The noise report submitted considers data measured that is representative of ambient (background) levels obtained at times when matches were not being played and attempts to predict what may happen during play, but until a facility is up and running it will be difficult to make precise calculations.
43. Spectators and players will often shout at their teams and can involve the use of language some may find offensive. This cannot reasonably be controlled at such a venue. Due to the open and exposed features of a playing field "noise barriers" will not be effective. In effect, the only realistic control on noise from spectators and players is to limit the times of operation. Additionally, this would also limit the impacts from light pollution.

44. In order to reduce the occurrences of stray balls entering nearby residential gardens, high level netting could be installed close to the boundary of the site.
45. It is suggested that in order to achieve a balance between allowing evening use of the pitches, but preventing excessive impacts on residential premises, the hours of operation of the pavilion and car park area should be restricted to 07.00-23.00 hours Mondays to Saturdays and 09.00-22.00 hours on Sundays and Bank Holidays. Floodlighting should be timed controlled and switched off at 21.00 hours
46. If approved a condition should also be included restricting the hours of use of power driven machinery during the course of demolition and construction.
47. In conclusion, the use of the site will be intensified and the times of use will be extended. Due to the nature of the facility noise and lighting impacts are difficult to moderate apart from the introduction of time limits. Impacts will be noticeable at nearby residential premises but these need to be considered against the benefits of the provision of such a facility.
48. **Sport England** – supports the principle of enhancing the sports facilities on this site, but objects with regard to the details submitted, particularly the proposed football artificial grass pitch. Its comments are attached as Appendix 1.
49. The comments of Sport England on the revised plans will be reported at the meeting.
50. **Asset Information Definitive Map Officer** – Public Footpath No.48 Cambridge shares the site access. The proposal will slightly increase traffic along the footpath, but this footpath is already shared with traffic for some its route. No significant objections but informatives should be included in any consent regarding protection of the right of way.
51. **Environment Agency** – The Council’s Drainage Manager should be consulted in respect of local awarded watercourses, their byelaws and constraints. The Drainage Manager should agree the attenuated water volume to be discharged to a local watercourse.
52. The Agency would wish to see conditions requiring the submission of schemes for sustainable surface water drainage, and pollution control.
53. **Ecology Officer** – Comments will be reported at the meeting.
54. **Drainage Manager** – Comments will be reported at the meeting.
55. **Landscapes Officer** – Comments will be reported at the meeting.
56. **Cambridgeshire Archaeology** – Comments will be reported at the meeting.
57. **Design Enabling Panel** – Comments will be reported at the meeting.

Representations

58. Letters have been received from the occupiers of Nos. 12, 14, 19, 25, 26, 27, 28, 32, 34, 36, 38, 40, 44, 48, 50, 58, and 66 Thornton Close Girton, objecting to the application on the following grounds: Comments have also been received from Cllr Holland, Cambridge City Council (Castle Ward).

- a. This is a Green Belt site, which will include a new building, new hard surface pitches and floodlighting, which will have a significant detrimental impact on local residents. The site currently has limited light pollution. This is one of the last remaining stretches of the Green Belt between Cambridge and Girton. The 2012 Inner Green Belt Boundary Study classified the significance of development on this critical gap as 'Very High'. This development will erode that gap.
- b. The NPPF states that account should be taken of 'the different role and character of different areas' whilst protecting the Green Belt around urban areas. 'And deliver sufficient community and cultural facilities to meet Local needs'. Inappropriate development is by definition harmful to the Green Belt, and should not be approved except in very special circumstances. These seem to be missing. The intensification of use will change the sports ground to an urban space and will soon become ideal for housing being 'surrounded by development'
- c. Increase in noise. This is a commercial enterprise with the facilities being used by both Anglia Ruskin and general public at any time of year, not just term time as at present. The area of Thornton Close is currently a quiet residential area. Currently the site is used on average one Wednesday afternoon during term time for approximately half the year, on a Sunday morning. When all the current pitches are in use the noise is unbearable.
- d. The NPPF states that the planning system should 'protect areas of tranquillity'.
- e. Should not be a commercial development but limited to students and members of ARU. At local meetings residents have been advised that the new facilities would be made available to local clubs which will again increase impact.
- f. The grass pitches are being re-aligned due to the other development proposed. There is only one full-size grass pitch which may be used to a much greater extent than at present, causing increased noise to local residents. The grass pitches should therefore form part of the application and be open to control by appropriate planning conditions. The pitches have recently been re-aligned but the previous alignment caused little problem with stray balls in adjoining gardens. Pitches will now be within 10 metres of the north west boundary, when they are currently 30 metres away. Moving the pitches 20 metres away would lessen the impact.
- g. Concern about noise from the pavilion, particularly the first floor spectator area. The first floor and viewing balcony are likely to be well used after the artificial pitches have stopped at 22.00 hrs. This would be increased further if the premises is licensed and events held with amplified music. The background noise levels have only been carried out between 09.00 to 11.00 and 17.00 to 19.00 when nearby traffic noise is likely to be high and therefore a proper assessment of late night noise levels is impossible. No weekend levels were taken.
- h. The noise report relies on attenuation that 'could' be provided, but does not specify how this will be achieved. Cass Allen in preparing its report should have visited residents in Thornton Close for a more informed view of the

acceptability, or otherwise, of sports noise. Pitches should be re-orientated to reduce impact.

- i. The viewing gallery will result in a loss of privacy.
- j. Discrepancy in the hours requested for the floodlit pitches, between the Planning Statement and Transport Assessment.
- k. 3 – 5 metre high ball-stop fencing should be provided where pitches are adjacent to residential properties.
- l. Impact of floodlighting to 22.00 hours during the week. It is understood that it is currently restricted to 21.00 hours and with limited facilities the site is cleared soon afterwards. The extension of hours and more extensive facilities users are likely to be on site much later. Lighting should be restricted to 21.00 hours and the site cleared by 22.00 hours. The need for the additional lighting is poorly justified. Lux levels are double that which the FA states are needed.
- m. The application suggests that light pollution to nearby residencies will be minimal, however this only refers to illuminated ground space. As the lights will not have total bulb covers they will be clearly visible from significant distances, and very intrusive, principally to bedroom windows of houses adjoining the site. NPPGG states that light should not spill beyond the boundary of the area proposed to be lit, and should not affect the surrounding area. With the height of the poles this does not appear possible. The height of the lights will be higher than first floor windows of properties in Thornton Close and will be intrusive.
- n. Alternative locations for the illuminated pitches should be explored, either on the existing rugby pitch adjacent Huntingdon Road, or adjacent the Felix Hotel car park, where there is already light pollution.
- o. If the applicant already has permission for current floodlights then why is there an in-depth analysis for the impact of light pollution on a Green Belt site.
- p. The application makes no mention of tree planting. Is there to be any? Broad leaf planting should be provided to lessen the impact to properties in Thornton Close.
- q. What are the effects on the future inhabitants of the NIAB development?
- r. Effects of change should be monitored.
- s. Parking is provided for about 500 people, with coach parking. Such a large number of spectators will generate a louder noise than the decibels in the Noise Report.
- t. Current noise from occasional large scale events is tolerated but this increase will be very different.
- u. Concern about additional traffic and air pollution. The additional activity will increase congestion in Wilberforce Road and Huntingdon Road.

- v. Impact on bird and bat populations in the area. Many species are seen, including Peregrine Falcon. Policy NE/6 (enhancing wildlife and habitats) will become difficult/impossible to implement.
- w. Additional public access will raise security concerns. People already come into gardens to retrieve stray balls.
- x. There will be a lot of excavated material in providing the new pitches – could some of this be used as a noise bund?
- y. Why is there to be a £250,000 potential donation from Cambridge City Council? SCDC should not be swayed by the possibility of Section 106 money from a neighbouring authority. Why is this money not being used to fund the development of Wilberforce Road's hockey facilities.
- z. The South Cambridgeshire Recreation and Open Space Study was set up to assess whether there was quantity or quality of recreation and open space provision within the District and that such as there was, met local needs and that such space was 'available to the general public' of the locality. It also claims that Girton exceeds the minimum standards for outdoor sport, which serves mainly the village to the north, but that accessibility to residents to the south is restricted.
- aa. The Committee Report for the North West Cambridge extension (C/11/1115/OUT) which acknowledged that the use of the Green Belt for outdoor recreation was supported in principle, floodlighting would not normally be encouraged in the Green Belt.
- bb. Cllr Holland's main concern is how the application relates to proposals for Darwin Green in Cambridge City, and the impact of the proposed development on Whitehouse Lane. The D & A states that Whitehouse Lane would be widened to accommodate the additional traffic, but states that this is not part of this application. If the traffic impact is considered such as to warrant widening the road should this not be part of the main application as access has implications for existing and proposed cycle routes. The widening of the junction may also impact on the parcel of land owned by ARU which currently accommodates the rugby pitch and this will have a visual impact on the character of Huntingdon Road. There are already several junctions with permissions to serve Darwin Green and the North west site and these should not be compromised.
- cc. Cllr Holland states that the Travel Plan does not mention coaches accessing the site and feels that these would need to use the Park and Ride site on Madingley Road and passengers would access coaches from there. The Travel Plan does not demonstrate how the various transport modes will impact on Whitehouse Lane. How does the proposal relate to the school and sporting facilities on Darwin Green – again there is concern for traffic safety along Whitehouse Lane. From a briefing by the Arts Officer at Cambridge City Council it was suggested that Section 106 monies may be used to develop a community room/meeting room in the proposed pavilion. One of these uses could be for training courses for referees, which would be an income stream for ARU, but would it fit with the Use Classes applied to the pavilion. Has a noise assessment been carried out for the potential use of the pavilion for sports social events?

Planning Considerations

Principle of development (including Green Belt)

59. There are a number of key issues for Members to consider in this case; whether the proposed development is appropriate development by definition in the Green Belt; whether the proposal results in any other harm to the Green Belt; residential amenity, landscape impact; highway safety, lighting; ecology; drainage, archaeology and any other matters.
60. If it is concluded that the proposal is inappropriate by definition, then this and the extent of any other harm, will require Members to consider whether the applicant has demonstrated that very special circumstances exist which clearly outweigh that harm.
61. Paragraph 87 of the NPPF confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 states that substantial weight should be given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
62. Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt is inappropriate, but lists exceptions, which includes 'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.
63. Paragraph 90 states that certain other forms of development are also not inappropriate development in the Green Belt and do not conflict with the purposes of including land within it. Engineering operations are referred to as falling within the scope of this paragraph.
64. The proposed development provides facilities for outdoor recreation and therefore looking at the provisions of paragraphs 89 and 90 of the NPPF the main consideration in determining whether the proposed development represents inappropriate development is whether it preserves the openness of the Green Belt, and the purpose of including land within it.
65. Policy GB/5 encourages proposals in the Green Belt which provide opportunities for outdoor sport and recreation, appropriate to the Green Belt, where it would not harm the objectives of the Green Belt.
66. The site forms part of a narrow area of land between the edge of Girton and Cambridge. Although the site cannot be viewed from Huntingdon Road the existence of a public right away along two boundaries of the site means that the potential for the site to be viewed is increased. The existing building and car parking area are located at the south west end of the site, with the remaining land being open. Officers are of the view that the larger replacement pavilion building, additional parking area, and the introduction of two pitches which will be enclosed by fencing, with floodlighting, will not preserve the openness of this particular section of the Green Belt. Although the fencing will be 'open-mesh' style fencing it can have a fairly solid appearance depending on the angle from which it is views.
67. Officers are therefore of the view that the proposal is inappropriate development, and therefore harmful by definition.

Any other harm to the Green Belt

68. The site in its current less intensely developed form provides an important gap between Girton and the edge of Cambridge. The character of this area will be changed by other development in the immediate area. The sports ground will be enclosed by development on all sides and therefore the visual impact of the proposed development on the wider area will be more restricted.
69. Although officers are of the view that the wider visual impact of the lighting columns will be limited, there will be an increased impact when the floodlights are in use. The applicant accepts the need for a restriction on the hours of use of the floodlights and this is considered in more detail under residential amenity below. Given this time restriction, and the ability to control the type and direction of lighting to limit light spill, officers are of the view that it may be possible to reduce the potential visual impact on the Green Belt to an acceptable degree.
70. The comments of the Landscapes Officer will be reported.

Residential amenity

71. The proposed development has the potential to significantly increase the level of use of the site, and as a result the impact on adjoining residents. At present the use of the site is limited, although residents have highlighted concerns as a result of the existing level of use. The site has consent for training floodlights near the existing pavilion and these can be used until 21.00 hours. However these are fewer in number and lower.
72. As amended the artificial pitches will be sited between 50m and 70m from the boundary of existing properties in Thornton Close. The car parking and pavilion will be a minimum of 100m from Thornton Close. The Environmental Health Officers comments in respect of the potential impact in terms of noise and lighting are set out in paragraphs 35-47 above. It is recommended that in order to reduce potential impact the hours of illumination should be restricted to 21.00 hours, as opposed to the 22.00 hours as requested by the applicant. Officers are of the view that such a restriction is necessary in this case.
73. The Environmental Health Officer has stated that the use of the pavilion should be restricted to 23.00 hours, however officers are of the view that if the use of floodlighting is to be restricted to 21.00 hours then the use of the pavilion could reasonably be restricted to 22.00 hours, and the site vacated by 22.30 hours.
74. These suggested restrictions have been put to the applicant and any response will be reported to the meeting. The levels of illumination proposed have also been queried with the applicant. These should be kept to the minimum required by the particular sporting activities.
75. Given that the pavilion building is 100m from the boundary with properties in Thornton Close officers are of the view that the extent of any will not be unreasonable.
76. The Environmental Health Officer has commented on the difficulty of assessing potential impact of noise from increased spectator use of the site. Officers have asked for additional comments from the applicant regarding the likely level of spectator use, although this is unlikely to be high for the majority of the time.

77. The application proposes additional planting on the west boundary of the site and additional protection in the form of fencing can be required by condition.
78. Cambridge City Council has not objected to the application, however officers have requested clarification that the potential impact of the development on future occupiers of the Darwin Green site within its area.

Highway safety

79. The Highways Authority has requested that the applicant considers the impacts of this development alongside that of Darwin Green. The further comments of the Local Highway Authority will be reported. Whitehouse Lane is narrow, without formal footpaths and the proposed development has the potential to significantly increase the amount of traffic.
80. Enhanced access to the site from Whitehouse Lane is proposed as part of the application and can be secured by condition. The level of car parking proposed within the site has been increased to cater for the proposed additional use envisaged.
81. 96 car parking spaces are provided, although the scheme does not currently show these as being covered. A condition should be attached to any consent requiring secure covered cycle parking.

Design of Pavilion

82. The building is a modern part two-storey design, which will be brick at ground level with cladding above. The building will have thermal panels on the roof, which will take the total height to the top of the panels of 8m.
83. Officers are of the view that the level of facilities provided within the building is reasonable to support the level of development proposed.
84. Any detailed comments on the building from the Design enabling Panel will be reported.

Drainage

85. The site is within Flood Zone 1 but due to the scale of development a Flood Risk Assessment has been submitted with the application. The site is bounded by a ditch on the north and east boundaries and the comments of the Council's Drainage Manager will be important in agreeing any surface water discharge rate to these watercourses in order to prevent potential flooding issues.
86. The conditions requested by the Environment Agency can be included in any consent.

Ecology

87. The applicant has undertaken a Phase 1 Habitat Survey and Protected Species Survey, and as a result of its recommendations a Nocturnal Bat Emergence Survey was conducted. That report did not find evidence of bats emerging from the existing building, although it recommends that bat boxes are incorporated into the new building. The main report suggests that clearance work is undertaken outside bird breeding season and recommends ecological enhancements.

88. The comment of the Ecology Officer will be reported and he has been asked to comment on the potential impact of floodlighting on existing wildlife, an issue which has been raised in local representations.

Archaeology

89. The applicant has undertaken an archaeological investigation of the site which has not found archaeological features. The comments of Cambridgeshire Archaeology will be reported.

Other matters

90. Officers have concluded that the proposal is inappropriate development by definition as it will not preserve the openness of the Green Belt
91. The applicant does not agree with officers view that the proposed development is inappropriate by definition but has, without prejudice to that view, set out what it considers to be the very special circumstances that exist in this case. This is contained in the Planning Statement (paras 6.18 – 6.20 and expanded upon in a letter dated 17 September 2014. The letter, and relevant section of the Planning Statement, are attached as Appendix 2.
92. Officers are of the view that the proposed development will have an impact on the openness of the Green Belt in the immediate area of the site, but accept that the impact on the wider Green Belt will be minimal, with the exception of the lighting proposed.
93. The applicant has submitted a Statement of Community Involvement with the application. It is recognised that the enhanced sporting facilities that the development will provide will benefit local users and groups, in addition to persons from ARU, and that these will include residents of both this District and Cambridge City. The City Council is seeking to secure some funding for this development from the Section 106 for the Darwin Green development.

Conclusion

94. Officers are of the view that the issues in this case are finely balanced. As a matter of fact the proposed development will have an impact on the openness of this part of the Cambridge Green Belt, however Policy GB/5 and the NPPF support the appropriate provision of facilities for sport in the Green Belt, and it is the benefit of the provision of these, and the enhanced facilities for ARU, which forms the main basis of the applicants 'very special circumstances' in this case.
95. Officers are of the view that the applicant has demonstrated that very special circumstances exist in support of this proposal. Provided that the areas of concern relating to hours of use of both the floodlighting and pavilion can be addressed, and that the matters in respect of highway safety, ecology and drainage can be dealt with appropriately, officers are of the view that on balance that any identified harm could be clearly outweighed by the overall benefits of the proposal.

Recommendation

96. Officers will report the response to consultations of the amended drawings, and view of the applicant on the restriction on hours of operation of the floodlights and pavilion.

If these issues are satisfactorily addressed officer will recommend delegated powers of approval subject to conditions.

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) Details of floodlighting
- (i) Hours of operation of floodlights – 21.00hrs
- (j) Restrict use of pavilion – 22.00hrs
- (k) Ecology measures
- (l) Covered cycle parking
- (m) Restriction on hours of power driven machinery during demolition and construction
- (n) Highway conditions

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/1372/14/FL and S/1742/06/F and S/1215/07/F

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



**SPORT
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Creating a sporting habit for life

Paul Sexton
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambs CB23 6EA

6 August 2014

Our Ref: E/SC/2014/36882/S

Dear Paul,

App Ref: S/1372/14/FL
Site: Howe Close Sports Ground, Whitehouse Lane, Girton,
Cambridge CB3 0LF
Proposal: Demolition of the existing pavilion and development of a new
sports pavilion, two fenced and flood lit artificial turf pitches,
car, coach and cycle parking and associated landscaping and
access improvements for Anglia Ruskin University

Thank you for consulting Sport England on the above application.

Summary: Sport England supports the principle of enhancing the sports facilities on this site, but wishes to object with regard to the details submitted, particularly with regard to the proposed football artificial grass pitch (AGP).

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184)

The consultation is therefore statutory and Sport England has considered the application in the light of the National Planning Policy Framework (in particular Par 74) and its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England (see link below).

<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Essentially Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all/part of a playing field, unless one of 5 exceptions applies:

Sport England Policy Summary of Exceptions	
E1	An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport
E2	The Development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches
E3	The Development only affects land incapable of forming part of a playing pitch and the would lead to no loss of ability to use/size of playing pitch
E4	Playing field lost would be replaced, equivalent or better in terms of quantity, quality and accessibility
E5	The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field

The Proposal

The proposal relates to the construction of two floodlit artificial sports pitches and a new pavilion at the above sports ground. One pitch will have a short pile suitable for hockey use, whilst one will have a longer '3G' pile suitable for football. The site has been used as a playing field since 1967, with a small pavilion added in 1972, which is now not fit for purpose to serve this site. The site usually contains four senior grass football pitches, but should planning consent be granted for the artificial pitches the number of grass pitches will be reduced to two.

The submitted documents indicate that the new facilities, particularly the artificial pitches, will be made available for community use with evening use proposed until 2200 hrs.

In strategic terms Cambridge City Council and South Cambs District Council have recently commissioned a Playing Pitch Strategy which will assess pitch provision (including artificial pitches) across the two districts. However, outputs from this study are unlikely to be available for another few months, so will not feed into the decision making process for this application.

Sport England use the Facilities Planning Model (FPM) to assess supply and demand for sports facilities. Outputs for 2014 in relation to AGP provision indicate unmet demand in Cambridge equating to 1.53 pitches and unmet demand in South Cambs equating to 0.99 pitches. Existing pitches are operating at 100% of capacity in Cambridge and 93.5% of capacity in South Cambs, with significant cross border movements to use facilities in both districts. There is therefore a strong case to support additional AGP Provision in the wider Cambridge area

Sport England has also consulted with the relevant National Governing Bodies for Sport (NGB's) with regard to the proposals, and has received the following comments:

England Hockey

England Hockey have not been involved in the project but support the proposal as it will provide a new floodlit hockey pitch in an area that is experiencing high demand for hockey, causing capacity issues at existing facilities. The design of the pitch and pavilion are considered suitable for hockey uses. The new football pitch will also help to free up capacity at existing sand-based pitches in the area.

Football Association

The FA has not been involved in the development of this project and FA funding is unlikely as the facility will predominantly be used by the University. The FA would wish to see community use of facilities on this site developed. The FA have concerns regarding the details shown as the AGP is under-sized (the pitch should be 100m x 64m not including run-off/recess areas) and cannot be used for competitive football. The grass pitches are also not to FA recommended sizes for senior football (100m x 64m). For this reason the FA do not support this proposal. In strategic terms the FA considers that the most pressing demand for this type of facility is within villages outside Cambridge. No objection to the proposed pavilion though eight changing rooms to serve four pitches appears to be a little excessive.

In considering the views of the NGB's above, Sport England are generally supportive of the principle of this development as the provision of two new floodlit all-weather pitches should help to meet existing unmet demand for such pitches in the local area, especially if evening/weekend community use is secured.

However, we share FA concerns that the design/layout of the proposals fail to meet NGB/Sport England technical guidelines, in particular:

- The new 3G pitch (for football) does not meet minimum size requirements to allow competitive matches to take place (further guidance can be obtained from FA publication 'The FA Guide to 3G Football Turf Pitch Design Principles and Layouts').
- The remaining grass football pitches do not meet FA recommended size for senior football (100m x 64m)

In light of the above, Sport England **objects** to the proposal because is not considered to accord with any of the exceptions in Sport England's playing fields policy, as the proposed football artificial pitch does not meet FA technical standards for such a pitch, therefore reducing its value for University and wider community use.

We would request that further consideration is given to amending the plans to ensure that the facilities on this site can meet NGB requirements as discussed above.



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Should there be a particular rationale for the facilities being provided as set out on the submitted plans, Sport England would be grateful to receive this from the applicants and we will reconsider our recommendation.

Should your Council be minded to grant planning permission for the development whilst an objection is in place from Sport England, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the National Planning Policy Guidance the application should be referred to the secretary of State via the National Planning Casework Unit.

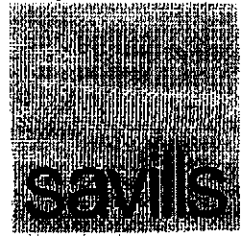
If you would like any further information or advice or should you wish to discuss this matter further, please contact the undersigned at the address below.

Yours sincerely,



Philip Raiswell
Planning Manager
Tel. 0207 273 1824
Email: Philip.raiswell@sportengland.org





09 September 2014
CAPL/307190/A3/CF/CC

Paul Sexton
Planning Services
South Cambridgeshire District Council
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AMENDED
17 SEP 2014

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Dear Paul,

RE: PROPOSED DEMOLITION OF THE EXISTING PAVILION AND DEVELOPMENT OF A NEW SPORTS PAVILION, TWO FENCED AND FLOOD LIT ARTIFICIAL TURF PITCHES, CAR, COACH AND CYCLE PARKING AND ASSOCIATED LANDSCAPING AND ACCESS IMPROVEMENTS AT HOWES CLOSE SPORTS GROUND, WHITEHOUSE LANE, CAMBRIDGE (S/1372/14/FL)

On behalf of the applicant, Anglia Ruskin University Higher Education Corporation, we enclose revised plans and documentation in relation to planning application S/1372/14/FL at Howes Close Sports Ground, Whitehouse Lane, Cambridge.

The revised site plan provides an enlarged artificial pitch, to reflect the most recent FA standards. This has resulted in the pitches being slightly re-positioned in order to accommodate this change in size. However, the artificial pitches and associated floodlighting have not been located any closer to those properties on Thornton Close. The revised site plan also shows a minor re-design to the coach/minibus parking arrangements to ensure suitable manoeuvrability on site. This is confirmed with swept path analysis, as requested by the local highways authority.

The revised plans and documentation include the following:

- Site Plan (2234-MA-00-XX-DR-A-00001H)
- Car Parking Layout (2234-MA-00-XX-DR-A-00012J)
- Swept Path Analysis (C-214067/SK10 P2, SK02 P2, SK03 P2 and SK04 P2)
- Update to Noise Assessment (LR01-14467, dated 09 September 2014)
- Updated Flood Risk Assessment (Revision C, August 2014)

Revised vertical and horizontal lux level plans will follow under separate cover.

Whilst the Football Association identified that the two grass pitches do not reflect the size standards required for senior football, the grass pitches do not form part of the present planning application. Irrespective of this, one of the grass pitches is shown slightly larger than the 100m x 64m standard and so there is suitable capacity for this pitch to be used for senior football. In terms of the second grass pitch, this is below the size capacity for senior football. However, this pitch will instead act as a training pitch and can be used for other types of sport and junior football teams. The proposals result in a significant improvement in outdoor sports facilities for the University and the local community. The 3G pitch enables a better standard of football to be played and for a greater level of use than existing grass pitches. Having this one grass pitch below the FA standards for senior football is justified on the basis that it enables the provision of full size artificial football and hockey pitches to be accommodated on site. These are far more durable and can be used throughout the year, unaffected by weather and with floodlighting enabling matches or training to take place in the evening.



The Football Association has no objection to the proposed pavilion, but in passing comment suggests that eight changing rooms to serve four pitches *'appears to be a little excessive'*. We do not agree. The proposed changing rooms serve five as opposed to four pitches as a rugby pitch is located to the south of the application site. The facilities will be used by both genders for a range of different sports and at peak times, staggering starts would not prove sufficient to accommodate the anticipated fixtures. It is likely that at peak times, football, rugby and hockey will all be taking place and that there will be a need for male and female changing rooms. The facilities have therefore been designed to accommodate the peak University requirements, most notably being Wednesday afternoons. The facilities also take account of the various other activities that may take place on site, to ensure a flexible and adaptable sports facility is provided. This includes youth activities and running groups whose use of the facility may not directly correlate with the number of pitches. The University has also taken specific care to ensure that the changing facilities proposed reflect the needs and intended uses of the proposed pitches so that the sports ground operates effectively. The University has an American football team and the rugby pitch to the south of the application site will be used for matches. Given the number of players, each team will require two changing rooms when matches are played. The number of changing rooms is therefore considered appropriate and necessary to accommodate and serve the proposed pitches and the diversity of sports activity intended on site.

If the above information and enclosed plans could please be taken into account in the determination of the application. Should any queries arise, please contact the undersigned.

Yours sincerely



site itself, built form is kept to the minimum required and the proposed pavilion is located close to the existing access and Whitehouse Lane, minimising the building's prominence on site. Floodlighting has been designed to ensure that light is tightly controlled and is focussed on the pitch area whilst the height of the columns ensures they are not visible in wider views from beyond the site as they sit below the height of trees along the northern boundary.

6.15 The pavilion has been designed to have a low profile so as to minimise impact from residential properties in Girton and to ensure it is not visible in views from beyond the site. As shown in the Visual Assessment, the building is not visible from the surrounding viewpoints within the Green Belt.

6.16 In addition to the above, the proposed number of pitches on site remain as existing, albeit two associated with additional structures. The proposed artificial pitches, lighting and fenced areas are considered essential elements to support a beneficial use of Green Belt for sport and to maximise the use of the facilities, in line with policy GB/5 of the Development Control Policies DPD and the NPPF which seeks to encourage the use of Green Belt for recreational and outdoor sports activities. There is a current lack of all weather facilities within the sub-region for both hockey and football. This particularly restricts the opportunities for young people to engage in sport during the winter months when grass pitches are in poor condition and not available for use after school owing to dark nights. Floodlit artificial surfaces provide the opportunity for young people to take part in activity after school, when dark, but also provide a high quality surface which improves technique and does not result in cancellations when grass pitches become waterlogged and muddy.

6.17 It is therefore considered that such facilities are appropriate within the Green Belt and will not adversely affect either the openness of the Green Belt nor the purposes of including land within it.

6.18 Should South Cambridgeshire District Council not agree with the above conclusions and consider that the development is "inappropriate", it is considered that the very special circumstances would include the following:

- There is a significant shortfall of sports pitches within the Cambridge sub-region, particularly all weather pitches with associated floodlighting as evidence by local studies. Correspondence has been obtained from various sports clubs and bodies re-affirming this point (included within the Statement of Community Involvement). It should also be noted that Sport England has previously acknowledged the inability to accommodate replacement playing fields elsewhere in the City (see Committee Report for C/07/0003/OUT relating to phase 1 of the Darwin Green development at Appendix 1).

This restriction of space, in addition to the residential growth and demand for Cambridge and the wider sub-region, further strengthen the importance of enhancing existing facilities.

- As noted above, the size of the pavilion and pitches reflect standards set by Sport England and as such indicates the need for the proposed pavilion facilities in order to serve the number of pitches already located on site, albeit two of which will become artificial pitches as a result of the proposals.
- There is a lack of all weather facilities within the sub-region for both hockey and football, which particularly restricts the opportunities for young people to engage in sport during the winter months when grass pitches are in poor condition and often not available for use after school owing to dark nights and waterlogged/muddy conditions. Flood lit artificial surfaces provide the opportunity for people to take part in activity after school, provide a high quality surface which improves technique and does not result in cancellations when grass pitches become waterlogged and muddy. The proposed development will enable community access and deliver associated health benefits, as supported through the NPPF and the development plan. Obesity is an established national concern with the prevalence of obesity among adults increasing sharply during the 1990s and early 2000s. Regular physical exercise can reduce the risk of obesity as well as other chronic conditions including coronary heart disease, stroke, type 2 diabetes, cancer, mental health problems and musculoskeletal conditions. The Department of Health recommend in their physical activity guidelines (2011) that adults undertake at least 2.5 hours of moderate intensity aerobic activity every week and children over five should engage in at least 1 hour of moderate to vigorous intensity physical activity every day. It is therefore considered that facilities to encourage and facilitate such exercise should be supported, especially when taken in the context of a shortage of facilities as noted above. Whilst the Public Health profiles for South Cambridgeshire and Cambridge (2013) suggest that estimated levels of adult healthy eating, physical activity and obesity are better than the England average, there remain opportunities for improvement with some notable differences between the two authorities and the best authorities in England (see Appendix 2 for the authority summaries). Government figures² estimate that problems associated with being overweight or obese cost the NHS more than £5 billion every year, with those cost expected to rise to £9.7 billion by 2050 and with the wider costs to society expected to reach £49.9 billion per year³. Increasing opportunities for sport will deliver significant health benefits and help to reduce the strain on local health services and reduce costs to taxpayers of tackling issues such as obesity.

² <https://www.gov.uk/government/policies/reducing-obesity-and-improving-diet>

³ http://www.noo.org.uk/NOO_about_obesity

- Sport plays a significant role in modern society, not only in terms of health and exercise, but in terms of social cohesion and community well-being. Sport England's *Creating safer communities* sets out that sport plays a significant role in local communities, reducing crime and anti-social behaviour and increasing educational attainment in young people. The facilities will provide new opportunities for sport for staff and students of the University and local communities, enabling increased social interaction and enhanced community well-being.

6.19 In order for the very special circumstances to exist, the potential harm to the Green Belt by reason of inappropriateness, and any other harm must be clearly outweighed by other considerations.

6.20 As set out at paragraphs 6.9 to 6.13 of this Statement, the proposals do not adversely impact on Cambridge as a compact city, the need to maintain or enhance the quality of its setting or the need to prevent communities from merging into one another and the city and there is consequently very limited harm arising to the Green Belt purposes. Indeed, the proposals support the notion of Cambridge as a compact city and are in accordance with the character of this part of the Green Belt, as set out in the Cambridge Landscape Character Assessment. There are significant benefits in terms of delivering enhanced sports facilities for the University and local community, which if sports needs are to be met at Cambridge, will inevitably need to be within the Green Belt. The benefits of the development clearly outweigh any potential harm in this instance.

Design

6.21 The design of the proposal has been an integral part of the pre-application process with the design of the scheme not only relating to the appearance of the proposed pavilion but also the wider site layout, including pitch positioning and other such points to ensure an effective, practical development results. The proposed flood lit pitches have been positioned in a location to ensure no significant adverse impact on adjacent properties in terms of light spillage or evening noise and the pavilion has been re-positioned to facilitate access to the pitch for both users and for pitch management, with equipment stored within the pavilion. The repositioning of the pavilion also provides greater separation from the Hotel Felix, with the low profile of the pavilion minimising the prominence of the building within the proximate landscape. More specific details and design justification are set out within the Design and Access Statement that accompanies this planning application.



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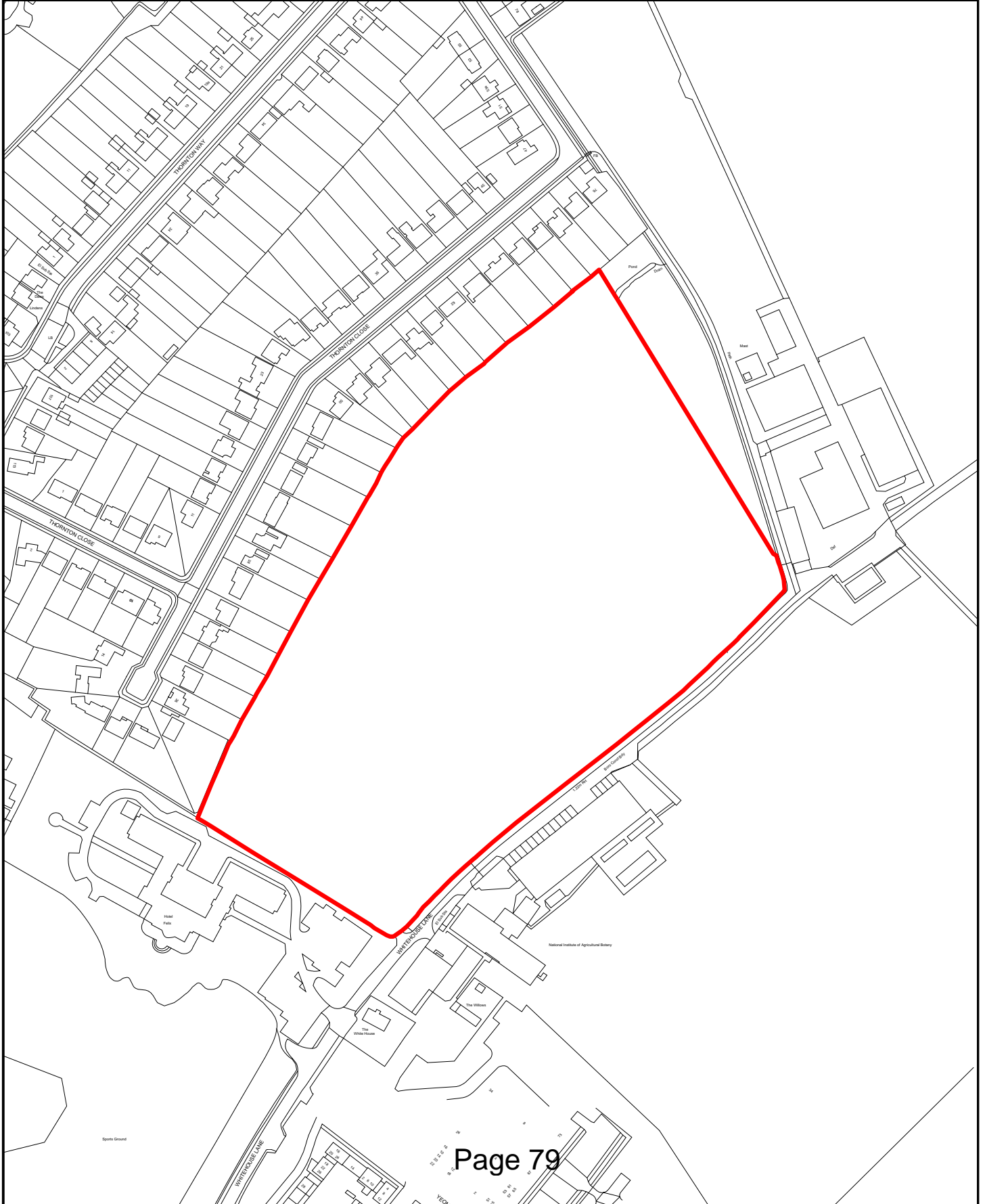
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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1577/14/FL
Parish:	Willingham
Proposal:	Use of the land for the permanent siting of one gypsy mobile home, day room, two caravans and lean-to horse shelter and stables
Site address:	1 Cadwin Lane, Off Schole Road
Applicant(s):	Miss Esther Smith
Recommendation:	Approval
Key material considerations:	<ul style="list-style-type: none">• The extent to which the application accords with the provisions of the development plan;• The general need for, and availability of, additional gypsy sites;• The applicants' personal needs and circumstances;• Human Rights Issues• Open space and indoor community infrastructure
Committee Site Visit:	None
Departure Application:	Yes
Presenting Officer:	Andrew Winter
Application brought to Committee because:	The recommendation of the Parish Council conflicts with that of Planning Officers
Date by which decision due:	28 August 2014

Planning History

1. The land has been subject to two temporary permissions (**S/1653/05/F & S/0324/10/F**) for use as a gypsy site comprising one mobile home and one touring caravan. The latter permission also included temporary use of the land for the siting of a day room and lean-to horse shelter. Temporary consent was granted to enable the local planning authority to properly assess the impact of traveller development on Willingham, along with the adoption of a Gypsy and Traveller Development Plan Document.

Planning Policies

2. National Planning Policy Framework 2012

Planning Policy for Traveller Sites (PPTS) 2012

3. South Cambridgeshire Local Development Framework Core Strategy 2007

ST/5 - Minor Rural Centres

4. South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure in New Developments

DP/7 Development Frameworks

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

SF/11 Open Space Standards

NE/4 Landscape Character

NE/10 Foul Drainage

5. South Cambridgeshire Local Plan 2004 (Saved Policies)

CNF6 Chesterton Fen

6. South Cambridgeshire LDF Supplementary Planning Documents (SPD):

District Design Guide SPD – Adopted March 2010

Landscape in New Developments SPD – Adopted March 2010

7. Draft Gypsy and Traveller DPD

The decision to no longer produce a separate Gypsy & Traveller DPD was made at the Northstowe & New Communities Portfolio Holder Meeting on 25 January 2012. The preparatory work already undertaken for the Gypsy & Traveller DPD has now being used to inform the preparation of the Local Plan rather than a separate DPD.

8. Proposed Submission Local Plan (July 2013)

H/19 Provision for Gypsies and Travellers and Travelling Showpeople

H/21 Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks

S/7 Development Frameworks

S/10 Group Villages

SC/7 Outdoor Playspace, Informal Open Space, and New Developments

SC/8 Open Space Standards

Consultations

9. **Parish Council** – recommends approval of a temporary siting only: “Willingham Parish Council recommended refusal [of a permanent consent] on the grounds that Willingham already has a disproportionate number of traveller sites.”

10. **Local Highway Authority** – No objections

Representations

11. The use of the site is currently unauthorised due to the expiry of planning permission S/0324/10/F and the application is submitted retrospectively.

Planning Comments

12. The main issues in this application are:
 - The extent to which the application accords with the provisions of the development plan;
 - The general need for, and availability of, additional gypsy sites;
 - The applicants' personal needs and circumstances;
 - Human Rights Issues
 - Open space and indoor community infrastructure

The extent to which the application accords with the provisions of the development plan

13. The only policy in the Development Plan concerned with the provision of gypsy and traveller sites is saved Policy CNF6 of the adopted South Cambridgeshire Local Plan, which states that the expansion of existing residential caravan sites or the sporadic siting of individual caravans will not be permitted except for an area on the west side of Chesterton Fen Road. Aside from this, Policy DP/7 of the DCP DPD (2007) restricts development outside of village frameworks to that for agricultural, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside. Given the limited scope of Policies CNF6 and DP/7, there is reliance upon the 'General Principles' Policies DP/1 - DP/3, albeit these need to be utilised in accordance with the advice of national policy - PPTS. This and numerous appeal decisions confirm that gypsy sites are often located in the countryside and that issues of sustainability should be seen in the round with a more relaxed approach taken to gypsies' normal lifestyle.
14. The site is set between existing plots. The site assessment undertaken for the Issues and Options 2 Consultation (Gypsy and Traveller DPD) exercise in 2009 commented that "the site lies within an area with a village edge character, rather than the wider fen landscape further from the village. Due to the extensive planting on the site boundaries wider landscape impacts from the Cadwin Lane pitches are limited." In the circumstances, the continued use of the site is considered to accord with Policies NE/4, DP/2 and DP/3 that seek to preserve or enhance the character and appearance of the local area and countryside and to protect landscape character.
15. The sustainability of the site has also already been assessed as part of the background work for a site allocations policy. That has concluded the site is close to the edge of Willingham, and is sufficiently close to enable walking access to the services and facilities of village. The site is within 700m of an hourly public transport service. The needs of the site are already being met by local services, including the local primary school. Schole Road is a bridleway, but the pitches do not impact on use of the route. Although the road has a rough surface in places it is capable of accommodating the development.
16. Policy DP/1 requires development to contribute to the creation of mixed and socially inclusive communities and provide for health, education and other social needs of all sections of the community. At present, there are 8 permanent pitches along Schole Road and 13 permanent pitches along Meadow Road to the north (see Appendix A).

As noted by an Inspector for in a 2013 appeal at 2 Cadwin Lane (APP/W0530/A/12/2184929):

“Although there are groupings of gypsy development along both Meadow Road and Schole Road, the combined size of the sites on the east side of Willingham is relatively modest in comparison with the size of the settled community [approx. 3,500]. Moreover, although the appeal sites can be reached on foot from the settlement, and the others are at a similar distance, they are all set beyond the edge of the built-up area, and they do not present an overbearing physical presence. I conclude that, taking into account of the appeal proposals, the scale of gypsy and traveller sites would not dominate the settled community of Willingham, and none of the proposals would conflict with Policy C of PPTS.”

The general need for, and availability of, additional gypsy sites

17. The draft Local Plan identifies need for at least 85 permanent gypsy and traveller pitches between 2011 and 2031. Government policy requires local planning authorities to maintain a five year land supply of travellers sites, in a similar way to housing, and identify deliverable sites to meet the needs to meet identified for the first five years. Between January 2011 and May 2013, the Council had granted or resolved to grant planning permission for 72 pitches. In addition, a site at Chesterton Fen Road for 26 pitches, on land identified for Gypsy and Traveller pitches in the South Cambridgeshire Local Plan 2004, has commenced construction, with a number of pitches now occupied. Therefore it has been argued that sufficient sites have come forward through windfall planning applications to meet the identified need. The draft Local Plan does not propose any further allocations.
18. Notwithstanding the above, the aforementioned appeal at 2 Cadwin Lane concluded that there were misgivings about the robustness of the Gypsy and Traveller Accommodation Needs Assessment (GTANA) and its assumptions, leading to a serious underestimate of the need for additional pitches. The Inspector here stated that based on the Council's waiting lists for public sites, the number of unauthorised pitches and the temporary planning permissions in place present a clear need for additional gypsy and traveller accommodation in South Cambridgeshire, which carries significant weight relative to PPTS.

Prematurity

19. Should permanent consent be granted in this instance it would not result in an unduly large addition to the accommodation stock that would in turn predetermine decisions about the allocation of gypsy sites in the emerging Local Plan. Consequently, there is not considered to be a strong reason why the development would prejudice the drat Local Plan.

The applicant's personal needs and circumstances

20. The site is occupied by the applicant, her husband and her six children, who have resided on the site for approximately nine years. The whole family are registered at Willingham Doctors Surgery. Four of the children attend Willingham Primary School, whilst one is expected to attend in the future. One child is currently without schooling. These factors are considered to carry some weight in this application.

Human Rights Issues

21. Refusal of permanent planning permission would lead to interference with the applicant's rights under Article 8 of the European Convention on Human Rights. This must, however, be balanced against the protection of the public interest in seeking to ensure needs arising from a development can be properly met, or that they do not prejudice the needs of others. These are part of the rights and freedoms of others within Article 8 (2). Officers consider that refusal of permanent planning permission would not be proportionate and justified within Article 8 (2).

Open Space and Indoor Community Infrastructure

22. The applicant and her family have occupied the site for several years gaining two consecutive temporary planning permissions since 2006. The occupants therefore do not present any new demand, per se, upon existing services and facilities in the area and it is considered that financial contributions towards open space and indoor community infrastructure lack justification in these particular circumstances.

Conclusion

23. Paragraph 14 of the NPPF explains that the presumption in favour of sustainable development means granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the NPPF indicate that development should be resisted.
24. The site is generally well screened and situated in a reasonably sustainable location. In that sense, it scores well when judged against other sites in the surrounding area. It would continue to assist the family with its employment and educational needs. The general need for gypsy and traveller accommodation, the lack of suitable alternative sites and the family's general needs are considered to weigh in favour of the proposal.

Recommendation

25. Approval, subject to the following conditions:
 1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan (Scale 1:1250, date stamped 3 July 2014), Block Plan (date stamped 3 July 2014).
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 2. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in paragraph 15 of the ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites.
(Reason - The site is in a rural area where residential development will be resisted by Policy DP/7 of the adopted Local Development Framework 2007 unless it falls within certain limited forms of development that Government guidance allows for. Therefore the use of the site needs to be limited to qualifying persons.)
 3. The residential use, hereby permitted, shall be restricted to the stationing of no more than one mobile home, one day room and one touring caravan.
(Reason - To ensure there is no adverse pressure on local infrastructure such as local schools created by further people living on the site.)

4. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.
(Reason - In order to limit the impact of the development on the area's rural character and the residential amenities of neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
5. No commercial activities shall take place on the land, including the storage of materials.
(Reason - In order to limit the impact of the development on the area's rural character and the residential amenities of neighbours in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
6. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - In order to limit the site's impact on the area's rural character in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers

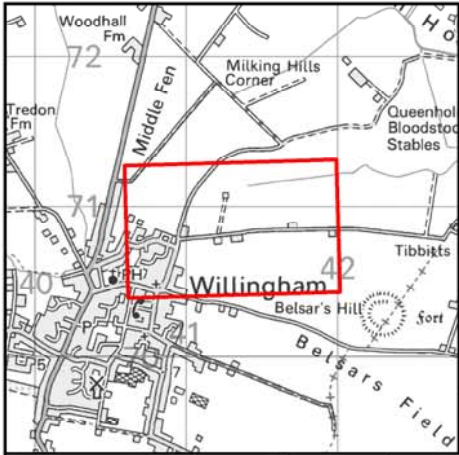
Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

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

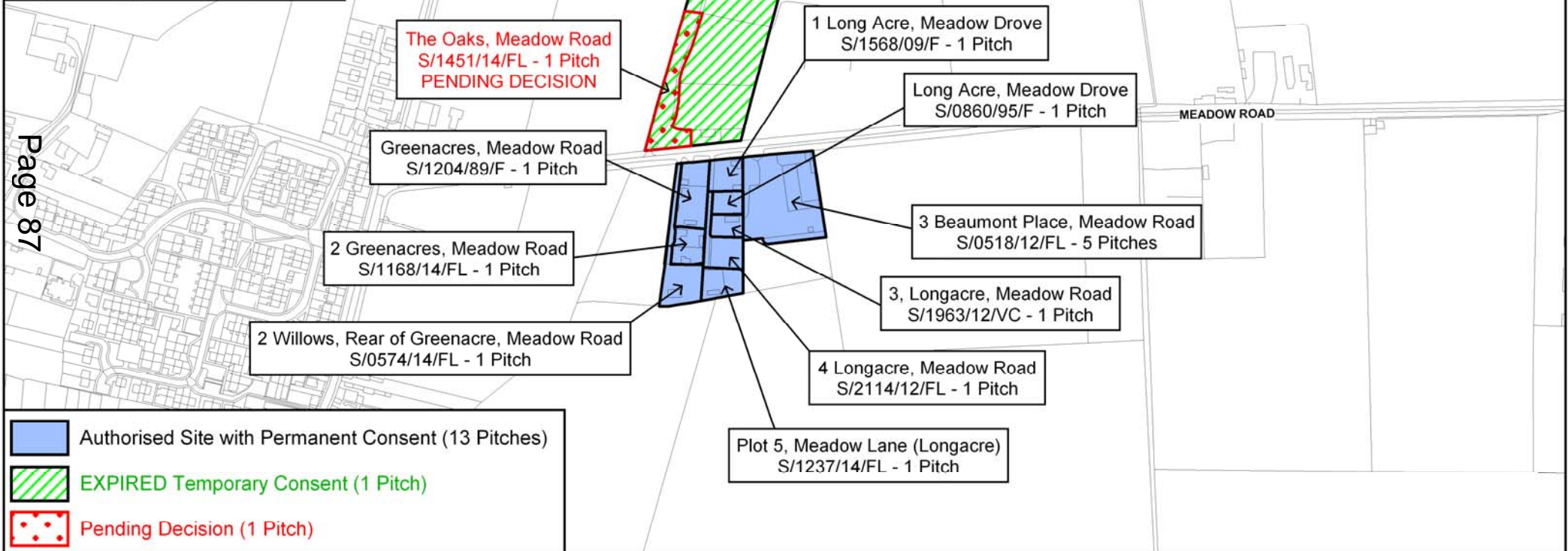
The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Gypsy and Traveller DPD Issues and Options 2 – Site Options and Policies July 2009
- Cambridge Area Gypsy and Traveller Accommodation Needs Assessment (GTANA) 2011
- Planning File Refs S/1653/05/F & S/0324/10/F

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



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Date:	02/09/2014
Produced by:	Michael Sexton
Service:	Planning Policy
Scale:	1:5000 @ A4

Gypsy & Traveller Sites in Willingham (Map 1 of 3) Location Map (at 02 September 2014)

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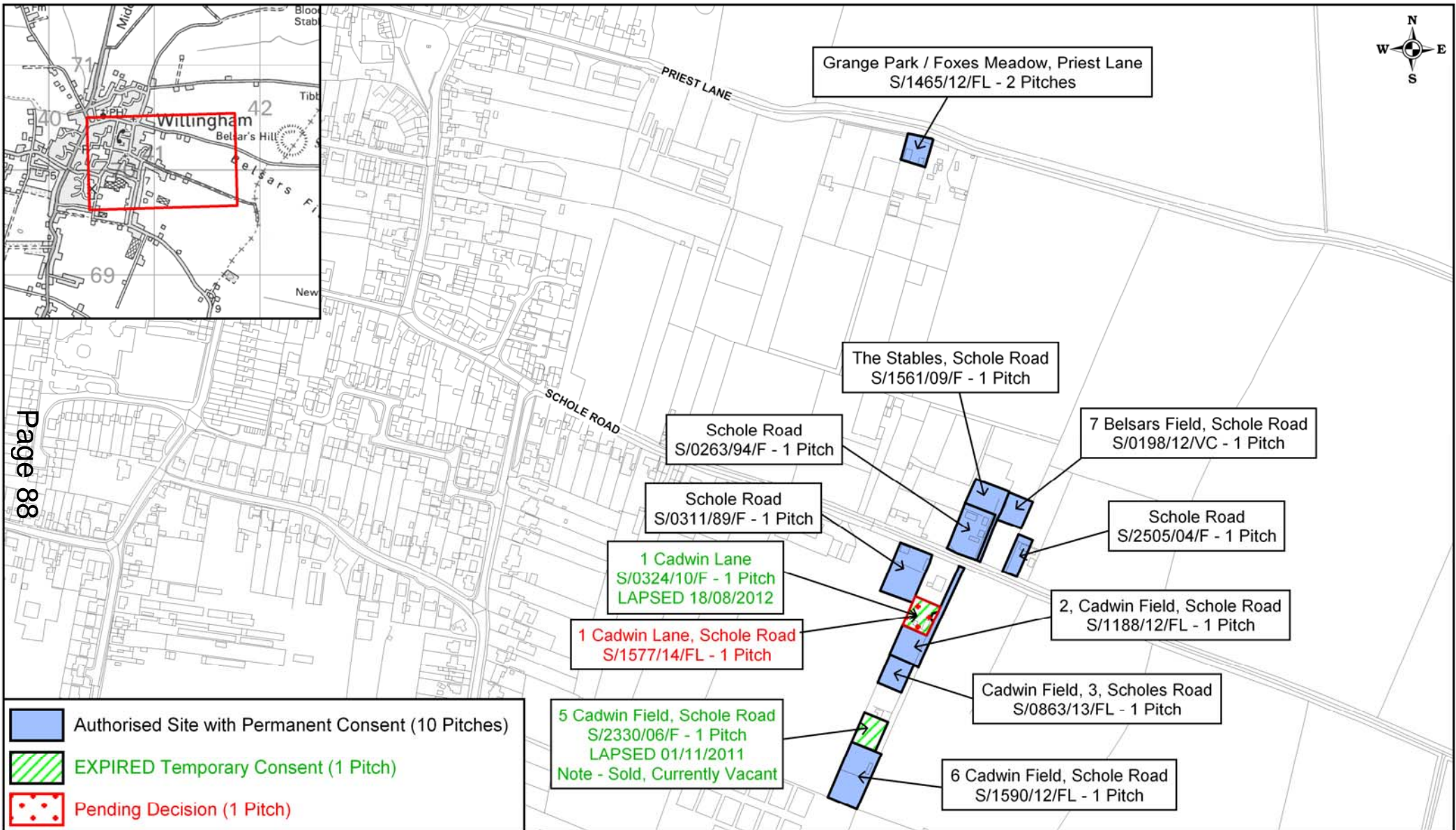


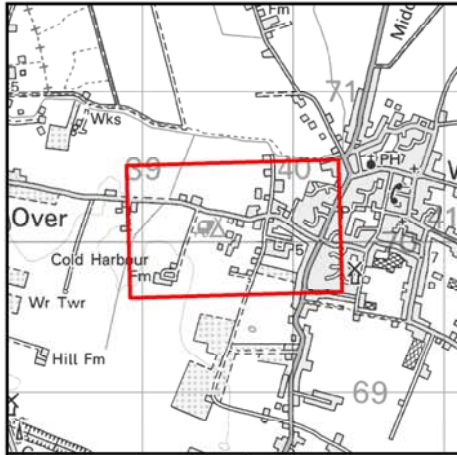
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	EXPIRED Temporary Consent (1 Pitch)
	Pending Decision (1 Pitch)

Date:	02/09/2014
Produced by:	Michael Sexton
Service:	Planning Policy
Scale:	1:5000 @ A4

Gypsy & Traveller Sites in Willingham (Map 2 of 3) Location Map (at 02 September 2014)

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Alwyn Park, Over Road
S/0825/13/FL - 3 Pitches

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 Authorised Site with Permanent Consent (3 Pitches)

Date:	02/09/2014
Produced by:	Michael Sexton
Service:	Planning Policy
Scale:	1:5000 @ A4

Gypsy & Traveller Sites in Willingham (Map 3 of 3) Location Map (at 02 September 2014)

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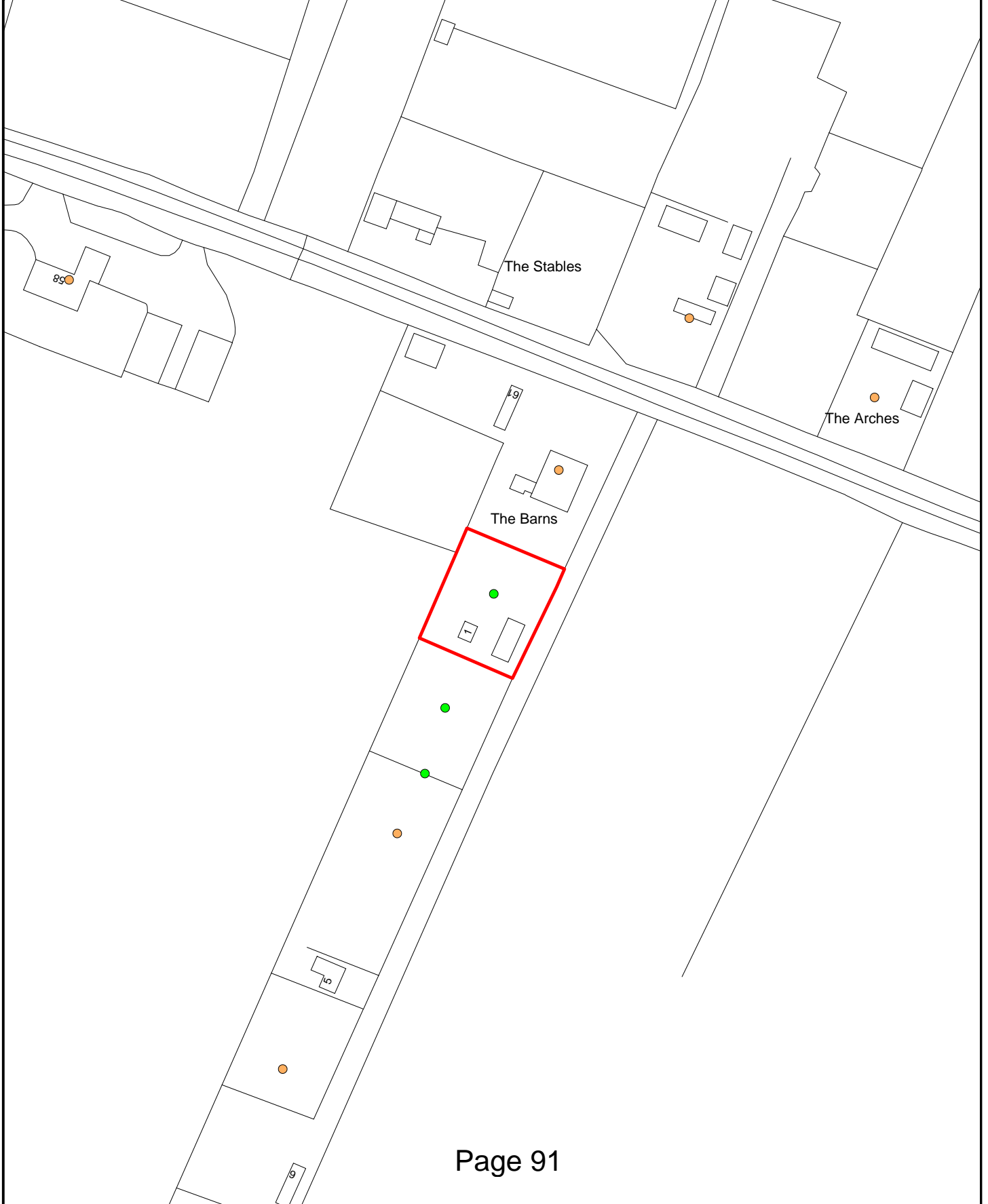
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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1827/14/OL
Parish:	Over
Proposal:	Outline Application – Erection of one dwelling
Site address:	Land to rear of 18 Mill Road with vehicle access between 12 and 18 Mill Road, Over
Applicant(s):	Mr I Corney
Recommendation:	Delegated Approval
Key material considerations:	Principle and Housing Land Supply Sustainability of the Site Impacts to the Countryside Residential Amenity Access Flood Risk and Drainage S106 Contributions
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Rebecca Ward
Application brought to Committee because:	The recommendation of the Parish Council conflicts with that of Planning Officers and the applicant's partner is a District Councillor
Date by which decision due:	1 October 2014

Site and Proposal

1. The site is located outside the Over village framework and on land designated as countryside. It is situated to the south of Mill Road and to the north of Whines Lane, on the eastern edge of the village.

2. The site will be accessed from Mill Road through an existing drive (between No.18 and No.12 Mill Road). Whilst the site will be accessed from this road the main dwelling house will be situated closer to and have a stronger relationship with Wines Lane.
3. The site measures 0.24 hectares in area and currently comprises an area of open paddock land in use by the applicant. There is a hedge with trees along the southern and western boundary of the site, beyond which are residential properties and their gardens. There are ditches along the western and northern boundaries of the site.
4. The application seeks outline planning permission for the erection of a single dwelling with access. All other matters are to be reserved including layout, design and appearance and landscaping.

Planning History

5. Reference has been made to the following recent decisions in regards to the Councils Housing Land Supply :

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

6. The following applications have a connection with the site:

S/1996/88/F - Land adjacent to 3 Wines Close Over (known as 3a Wines Close) - Dwelling – Approved
 C/0384/64 - Outline Application for residential development on the site – Refused in June 1964

Planning Policies

7. National Planning Policy Framework (2012)
 Technical Guidance to the National Planning Policy Framework (2012)
8. South Cambridgeshire LDF Core Strategy DPD, 2007
 S/T6 Group Villages
9. Local Development Framework
 - DP/1 Sustainable Development
 - DP/2 Design of New Development
 - DP/3 Development Criteria
 - DP/4 Infrastructure and New Development
 - DP/5 Cumulative Development
 - DP/7 Development Frameworks
 - HG/1 Housing Density
 - NE/1 Energy Efficiency
 - NE/2 Renewable Energy
 - NE/9 Water and Drainage Infrastructure
 - SF/10 Outdoor Play Space, Informal Open Space and New Developments
 - SF/11 Open Space Standards
 - TR/1 Planning For More Sustainable Travel

TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Modes

10. **Supplementary Planning Documents**

District Design Guide SPD – adopted March 2010
Landscape in New Developments SPD – adopted March 2010
Open Space in New Developments SPD – adopted January 2009

11. **Draft Local Plan**

S/10 Group Villages
CC/4 Sustainable Design and Construction
H/7 Housing Density
H/11 Residential Space Standards
HQ/1 Design Principles
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultations

12. **Parish Council** – recommends refusal. The area of the application, apart from the proposed dwelling, is outside the village framework. We will be asking the district councillor to bring this application to planning committee and will be nominating our vice chair to attend any such meeting in order to express our strong concerns in relation to this application.

Additional comments to this were submitted by the Parish Council on the 8 September. These comments can be found in appendix 1. In summary the Parish Council raised concerns in regards to the sustainability of the site and village framework concerns in regards to the recent appeals at Waterbeach.

13. **Drainage Manager** – No objections raised. Recommends a drainage condition is added to the notice to ensure concerns presented by neighbouring residents in regards to flooding are covered prior to commencement of development.
14. **Ecology Officer** – No objections
15. **Local Highways Authority** – No objections but require the following conditions to be added:
- Visibility Splays
 - Drive constructed of a bound material
 - Falls and Levels are such that no private water drains onto the public highway

Representations

16. No.12 Mill Road, No.13 Mill Road, No.18 Mill Road, No.19 Mill Road, No.20 Mill Road, No.22 Mill Road, No.33 Mill Road and No.3a Whines Lane, No 4 Wines Lane. The following material planning concerns have been raised: -

- i) Traffic generation, highway safety to vehicles and pedestrians and constrained width of the access.
- ii) Flood risk and drainage.
- iii) Loss of agricultural land.
- iv) Outside village framework.
- v) Impact on countryside and rural character.
- vi) Impact to neighbouring amenity

Planning Comments

17. The main issues to consider in this instance are: the principle of the development, 5-year land housing supply, sustainability, Impact upon the countryside, access, drainage and flooding and open space indoor community infrastructure contributions.

Principle and Housing Land Supply

18. 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.
19. On the 25th June 2014 two appeal decisions in Waterbeach found that the Council did not have a 5 year supply of housing land. The Councils housing supply policies in adopted and emerging plans are therefore out of date.
20. 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 be taken to be policies 'for the supply of housing.
21. 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.
22. The following comments therefore relates to all other planning considerations.

Sustainability of the Site

23. Over is a designated as a Group Village in the Local Plan and has a range of services and facilities including; a primary school, doctors surgery, mobile library service, village store, hair dressers, garage, community centre and hall, church, allotments and recreation and play ground. Whilst the village does not provide the level of services a minor rural centre would, officers consider this level of provision is suitable to meet everyday needs. The addition of a single dwelling would have no material adverse or beneficial impacts on existing services.

24. As previously pointed out, the site lies on the eastern edge of the village with Mill Road running beside the site access, linking pedestrians to the services and facilities of the village. There is a bus stop at the end of the drive, with services to Cambridge throughout the day. The guide bus way is situated just outside the village with sufficient space for cycle parking. Some residents might wish to make the extra journey to get a more direct service.
25. For the above reasons officers consider that the plot is within a sustainable location in accordance with policy DP/1 of the Local Development Framework and that the development would comprise sustainable development as defined by the National Planning Policy Framework.

Housing Density

26. The site measures 0.24 hectares in area. The erection of a single dwelling would equate to a density of approximately 4 dwellings per hectare. Whilst this would not comply with Policy HG/1 of the LDF that seeks a density of at least 30-40 dwellings per hectare in villages across the district, it is considered acceptable given its sensitive location on the edge of the village, similar size of the plots and density in the immediate area and nature of the access.

Impact to the Countryside

27. The site is currently a piece of grassland used as a paddock. The site is bordered on the south, west and north by existing residential properties (No.18, No.12 Mill Road and No.3a and No.4 Whines Close) and their private amenity spaces. To the eastern edge of the site is the open countryside.
28. In accordance with policy NE/17 'Protecting high quality agricultural land' it states that council should not grant planning permission for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless the need for the development overrides the need to protect the agricultural value of the land. In this instance the Department of Environment, Food and Affairs, Agricultural Land Classification map has listed the area as Grade 2 agricultural land (although the map isn't specific to this site, the classification covers the wider area of Over), being very good quality. However, as the site is prone to some flooding, adjacent to a ditch and located in close proximity to the existing village framework, officers do not consider this particular area to be 'high quality' as to warrant the application for refusal on this basis.
29. The proposed dwelling would be situated to the southern edge of the plot in-line with the built up development of Whines Lane, situated between No.3a and No.4. As the dwelling is situated in the corner of the plot, in line with the existing built up development, views on-to the site from the countryside will remain unchanged.
30. An existing drive to the paddock is situated between No.12 and No.18 Mill Road. Public views from the street scene on to the appeal site can be seen from this point. Officers do not consider the visual link to the countryside to be significant in this particular location as there is currently a visual back drop of two storey properties from Whines Lane.
31. For the above reasons officers do not consider the proposed development would affect the openness and character of the countryside.

Residential Amenity

32. The proposal seeks outline permission only. No elevation drawings have been submitted as part of the application. These details will be dealt with in a following reserved matters application where the impacts to residential amenity will be assessed. Officers consider that the site is of suitable size such that a dwelling could be located without it having adverse impacts to neighbouring amenity in regards to being overbearing, overlooking, loss of light/over shadowing.

Access

33. Access to the site is between No.12 and No.18 Mill Road. This is an existing vehicular access and is 4m wide and is 50m in length (until it reaches the paddock). A 1.8m close boarded fence and hedging separates the drive from the residential properties.
34. As proposed, the drive would solely serve the proposed dwelling. A new garage would be situated roughly half-way down the plot with the drive extending up to this point. Whilst the width of the access might be tight in serve two passing vehicles, officers consider that any oncoming cars would be able to see what's ahead of them and would be able to hold back. At 4m the access is considered to be wide enough for larger emergency vehicles to gain acces.
35. As proposed officers consider the existing access is suitable to serve a single dwelling without having an adverse impact to highway safety. The Local Highways Authority has raised no objections to the scheme however have advised a set of standard conditions should be attached to permission.
36. In regards to the impact of a vehicle access upon neighbouring amenity, in particular the enjoyment of their garden spaces; officers consider the proposal to be acceptable for the following reasons:
- The drive will be situated away from the primary garden space of No.3a Whines Lane.
 - There is already vehicle access between No.12 and No.18 and whilst the use of the drive would intensify for a single dwelling, it is not considered to be significant.
37. For these reasons officers consider the access to be suitable and would accord with policy TR/1 of the Local Development Framework

Drainage and Flood Risk

38. The site lies with Flood Zone 1 (low risk). The western and northern boundary of the site comprises ditches which link onto the awarded water course that runs to the far east of the wider site.
39. Flood Zone 1 or land assessed as having less than 1 in 1,000 annual probability of river flooding. In accordance with the advice set out in the NPPF technical guidance, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems. This should be applied to the scheme at reserved matters stage.
40. Notwithstanding this, concerns received from neighbouring residents suggested that the site does flood at times of heavy rainfall. In particular reference was made to the north-west corner of the site where the ditch along the western boundary of the site ends. Officers have consulted the Councils Drainage Manager, who agreed that this

concern could be covered by condition ensuring the ditches are re-instated and maintained. The agent/applicant is aware of this and has agreed to a condition being added on the permission.

Open Space, Indoor Community Infrastructure, Waste

41. The agent/applicant has submitted a heads of terms application to secure the necessary S106 contributions in accordance with adopted policy. An agreement will need to be completed prior to issuing a decision notice.

Other Matters

42. Officers have been made aware that 'Honey Fungus' has been seen to grow on the site. Officers have made the agent/applicant aware so the right process can be used for its removal.

Conclusion

43. 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/6: Group Villages and DP/7: Village Frameworks. Officers have therefore assessed the application in relation to all other relevant planning policies.
44. For the reasons detailed in the report, officers do not consider there to be any material adverse impacts of the development in relation to the impacts on the countryside, flooding/drainage, residential amenity, access and the sustainability of the site.
45. The key benefits of the scheme would be the following:
- Single house would have limited impact upon existing services and facilities
 - Set within a Group Village
 - Add a small increment to the supply of windfall sites around the district contributing to meeting wider housing targets
 - No sustainability impacts
46. 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

47. Delegated approval subject to:

S106 contributions towards open space, indoor community facilities, waste receptacles and s106 monitoring costs

Conditions:

1. Approval of the details of the layout of the site, the scale and appearance of the buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
3. The development hereby permitted shall be carried out in accordance with the following approved plans: The Location Plan 1:1250, 0(90)01
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
4. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
5. The details of landscaping required in condition 1 above shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
6. Two 2.0 x 2.0 metres pedestrian visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of the new dwelling. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
(Reason – For highway safety)
7. The proposed drive way be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason – For highway safety)
8. The proposed drive be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason – For highway safety)
9. During the period of demolition and construction no power operated machinery shall be operated on the premises before 8 a.m. on weekdays and 8 a.m. on Saturdays nor after 6 p.m. on weekdays and 1 p.m. on Saturdays (nor at any time on Sundays or

Bank Holidays), unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Background Papers

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

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

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Planning file reference S/1827/14/OL

Report Author: Rebecca Ward – Senior Planning Officer
Telephone: (01954) 713236

Appendix 1

Over Parish Council

Response to planning application S/1827/14/OL

Outline application - Erection of one dwelling

38 Mill Road, Over CB24 5PY

Over Parish Council considered this application carefully and voted decisively to recommend refusal, basing its argument largely on the fact that it lies outside the village framework. However we have been advised that, post-Waterbeach, this consideration carries much less weight than it once did, and that we should therefore supplement that objection with comments on "sustainability". This response addresses both issues.

1. Village Framework issues

The Waterbeach Inspector's report has been portrayed by SCDC Councillors (and to some extent by officers) as undermining village frameworks in their totality. This view is exemplified in the relevant Member Briefing Note that says in its introduction: "*..... It also has the effect that housing supply policies such as village frameworks are considered out of date.*" This has been taken to indicate that village frameworks no longer exist as meaningful concepts – a far wider demise than is justified by the appeal decisions.

The Inspector's decisions hinged on the Council's lack of a 5-year supply of housing land and he was critical of the role of the cap on **significant** housing developments in the **larger** settlements that is enshrined within the village frameworks. This is exemplified in Para 20 of the 'Manor Oak Homes' report where he discusses the implications of the AMR figures, figures that only involve developments down to sites of 9 homes.

Nowhere in the Waterbeach reports does the Inspector state that village frameworks should no longer apply in the case of very small-scale 'windfall' applications in lower classifications of villages – a point that the Member Briefing Note fails to make clear. All the Inspector's remarks are addressed at significant developments in larger communities like Minor Rural Centres where a cap of 30 homes is usually applied, and at the Council's consistent failure to achieve its housing requirement of some 950 homes per annum.

Within SCDC's Village Classification Report (June 2012) the villages around Cambridge are ranked according to their scores on a variety of sustainability factors relating to their services and facilities. Over, already placed in the lowest category of 'Group Village', comes equal bottom in the ranking table of 23 classified villages, scoring a grand total of 0 points. Indeed, Over fails to score a single point in every one of the assessed factors, indicating that it is one of the least sustainable locations in the area for housing development. In this regard, the Inspector's comments about higher-rated villages being appropriate locations for significant housing developments can have little relevance.

We therefore submit that Over's village framework should still be regarded as sound, and that the established rules about preventing developments outside its boundaries should be respected.

2. Sustainability issues

As has been mentioned earlier, Over is classified as a Group village, by definition poorly ranked on sustainability factors such as transport, secondary schooling, village services and employment. Indeed it was so poorly ranked that it came equal last in the list of 23 classified villages, scoring 0 points against each of these measures. (This is despite the absurd statement in the Village Classification Report (on P13) that the village is around 1000m from the Longstanton Park and Ride site - a journey that would in reality be almost 3.5km for a crow, and a full 5km for anyone travelling by road.)

The application site lies almost entirely outside the existing village framework, with just a short stretch of the proposed access route being within it. The location chosen for the proposed large four-bed+ dwelling lies on the far side of the paddock, resulting in a significant loss of arable land under the access road and turning head. There may be other reasons for choosing this location within the paddock, but this is about the poorest possible location from a sustainability viewpoint, involving the loss of much more green space than is strictly necessary.

The dwelling has been located close to the Whines Lane dwellings in order to appear part of that development, but in reality it doesn't relate to them at all. Its long access route will come via Mill Road, emerging onto a bend in that road, making use of what is currently an occasional route between existing houses for equestrian-related activities and vehicles.

A single dwelling, even a large detached unit, will not add anything to the existing village amenities, but will simply draw on them - and they are already assessed as minimal. Employment opportunities in the village are scarce, and travel will almost inevitably involve the use of a motor car, bearing in mind the low level of public transport services.

The Cambridgeshire ACRE survey, undertaken in January 2012, into Over's housing needs indicated a severe lack of smaller, affordable homes. It noted responses arguing that the wrong types of housing were being built, and that most recent developments had predominantly been of larger executive-style homes "when what we really need is affordable housing for local people". This application seeks to add yet another large executive-style home to Over's housing stock, while doing nothing to assuage the shortage of smaller homes.

Summary

Over Parish Council considers that this proposed dwelling fails virtually every test of sustainability, is of a type of which the village already has a glut, and that the vast majority of the application site lies outside the village framework that has defined the village's perimeter for many years. It therefore recommends strongly that outline planning permission is **refused**.

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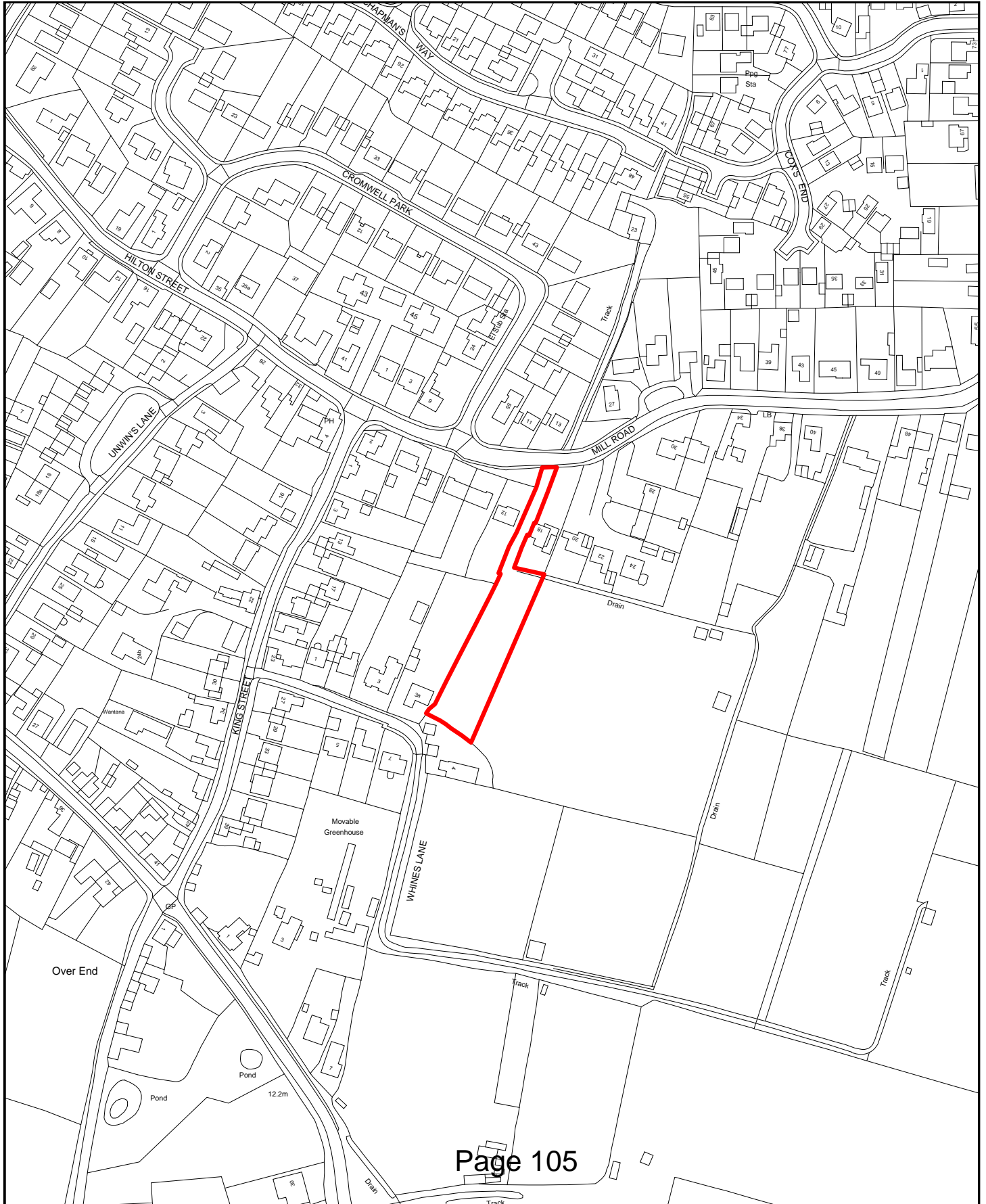
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0436/14/FL
Parish(es):	Over
Proposal:	Replacement of bungalow and replacement with 2 semi-detached houses
Site address:	60 The Lanes, Over
Applicant(s):	Mr T Mendham
Recommendation:	Approval
Key material considerations:	Principle of Development Visual Impact Residential Amenity Highway Safety
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Debra Bell
Application brought to Committee because:	Parish Council recommendation of refusal conflicts with Officers recommendation
Date by which decision due:	3 July 2014

Site and Proposal

1. The site is located within the village framework on a corner sites at the intersection of The Lanes, Websters Way and Angelsey Way in Over.
2. The site currently comprises a bungalow set back a little way behind a sparse hedge. The surrounding properties comprise a mixture of bungalows and houses of a variety of designs. The house across the road at no 59 the Lanes is a grade II listed building.
3. The proposal is to demolish the existing bungalow and replace it with a pair of semi-detached 'chalet' style' homes, They are to be set further forward on the site with gardens to the side and rear. Each home will have two parking spaces with ample room for bike and bin stores.

4. The scheme was amended on 7th August 2014; to bring the homes further forward on the site, amend the design to a more traditional style and to show visibility splays on each side of each access.

Planning History

5. The site has been subject of pre-application discussions, following which the applicant amended his proposals from two detached house to a pair of semi-detached 'chalet style' homes.

Planning Policies

6. National Planning Policy Framework (Adopted March 2012)
7. Local Development Framework Development Control Policies (Adopted July 2007);
DP/1 Sustainable Development
DP/2 Design of new Development
DP/3 Development Criteria
DP/4 Infrastructure and New Development
DP/7 Development Frameworks
HG/1 Housing Density
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/12 Water Conservation
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
TR/1 Planning for more Sustainable Travel
TR/2 Car and Cycle Parking Standards
8. Local Plan (Proposed Submission Version (July 2013)
NH/14 Heritage Assets
9. Supplementary Planning Documents
District Design Guide SPD (adopted March 2010)

Consultations

10. Over Parish Council recommends refusal. It advises that it has received representations from a neighbour who is concerned about loss of privacy and the Parish support this concern. Its previous concerns about the vehicular access have not been fully addressed. Clarification is also sought as to whether windows are any windows in the rear elevation
11. Local Highways Authority seeks a revised plan pulling the parking spaces slightly further forward on the site. Safeguarding conditions are recommended.
12. Environmental health Officer recommends safeguarding conditions and informatives regarding hours of working, plant and machinery and procedures given that the proposal involves demolition.
13. The Conservation Officer has no objections.
14. The Urban Design Officer raised concerns with the original design and siting and made suggestions to improve the proposal.

Representations

15. None have been received.

Planning Comments

16. There are no objections in principle to the development; it accords with Policy ST/6 which allows for residential development of up to 8 dwellings within the village framework.
17. A draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed four bedroom dwelling is being sought.

Visual Impact

18. This part of Over does not have any specific character. It is made up of a variety of homes of different styles and forms: houses and bungalows built predominately over the last 40-50 years with a recent 'infill' site to the rear.
19. The application has been amended so the homes are brought further forward on the site to 'address' the corner and the design and indicative materials are appropriate to the local context. In this form and design it is not concerned that it will cause harm or adversely affect the setting of the listed building at no 59 The Lanes.

Residential Amenity

20. Given its siting, pulled forward on the site, the proposal will not cause any loss of light or loss of privacy to the neighbouring properties.
21. The rear elevations include 'indent panels' at first floor to add relief. This is not intended to be a window but to avoid doubt and to address any concerns the neighbour and parish may have, this can be the subject of a safeguarding condition.
22. Conditions will also be attached to ensure the neighbours' amenities are also safeguarded during the construction phase.

Highway Safety

23. The Local Highways Authority has requested that the parking spaces are redesigned slightly to avoid any potential overhanging of the footpath. The applicant has agreed to do this. Safeguarding conditions are also recommended.
24. The Parish Council's concern related to reversing from the drive; it wishes to see turning provided on site. The site is not on a busy main road where on-site turning would be required. The applicants have displayed clear pedestrian visibility splays on the site plan. Officers consider these to be appropriate in this residential location which would provide a suitable 'window' whereby drivers could pull onto and out of the drive safely.

Conclusion

25. The proposal is considered to be acceptable, subject to certain conditions applied to the decision notice.

Recommendation

26. Delegated approval subject to prior completion of S106 agreement.

S106 requirements

27. A scheme for contributions towards community facilities, open space and waste receptacles will need to be agreed prior to issuing a decision notice.

Conditions

- (a) Approved Plans
- (b) Timescale
- (c) Materials
- (d) Landscape Implementation
- (e) Boundary details
- (f) Power operated machinery and other conditions and informatives suggested by Environmental Health Officer.
- (g) No windows at first floor level in the rear (north west) west elevation without prior consent

Background Papers

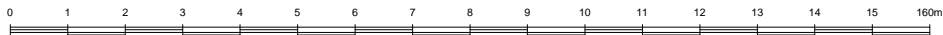
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The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning Reference File : S/0436/14/FL.
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author: Debra Bell – Planning Officer
Telephone: (01954) 713263



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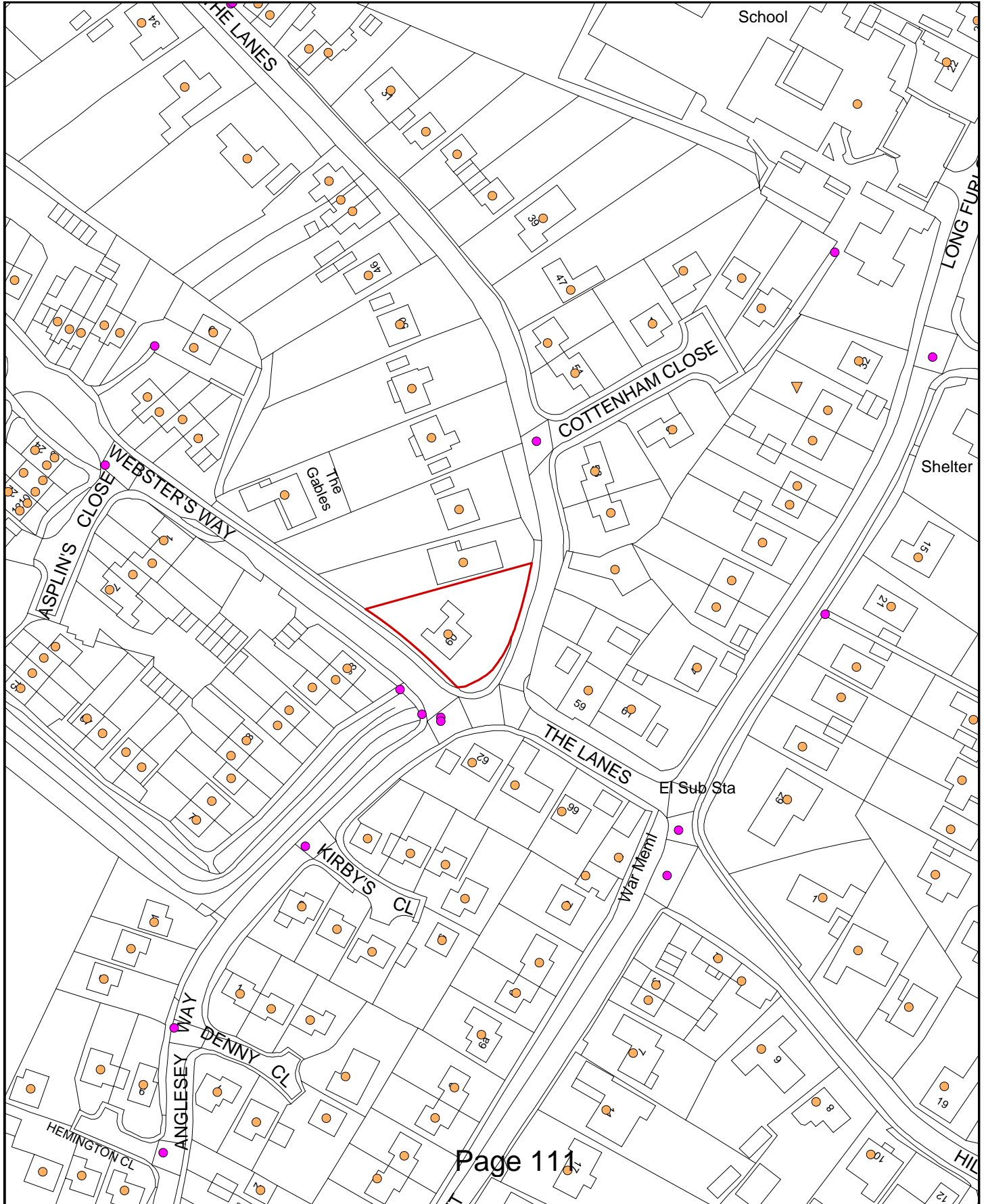
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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

01/10/2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/2322/13/FL

Parish(es): Great Shelford

Proposal: Extension to existing dwelling and proposed dwelling

Site address: 19 Hinton Way

Applicant(s): Mr Dave Southby

Recommendation: Approval

Key material considerations: Principle, character of area, neighbour amenity, highway safety, parking, trees and landscaping

Committee Site Visit: None

Departure Application: No

Presenting Officer: Katie Christodoulides

Application brought to Committee because: Recommendation conflicts with the views of Great Shelford Parish Council and part of the site is in the ownership of South Cambridgeshire District Council

Date by which decision due: 09/01/2014 (Extension of Time Agreed)

Planning History

1. S/0447/13/FL-Extensions-Approved.

Planning Policies

2. **National Planning Policy**
National Planning Policy Framework-March 2012
3. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007:**
Policy ST/4: Rural Centres
4. **Local Development Framework Development Control Policies 2007:**
Policy DP/1: Sustainable Development
Policy DP/2: Design of New Development

Policy DP/3: Development Criteria
Policy DP/4: Infrastructure and New Developments
Policy HG/1: Housing Density
Policy SF/10: Outdoor Playspace, Informal Open Space and
New Developments
Policy SF/11: Open Space Standards
Policy NE/1: Energy Efficiency
Policy NE/2: Renewable Energy
Policy TR/2: Car and Cycle Parking Standards

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

District Design Guide - Adopted March 2010.
Open Space in New Developments - Adopted January 2009

6. **Draft Local Plan:**

S/8 Rural Centres
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/1 Mitigation and Adaption to Climate Change
NH/4 Biodiversity
SC/11 Noise Pollution
TI/3 Parking Provision

Consultations

7. **Great Shelford Parish Council**_ Recommends refusal. Concerns raised regarding the loss of parking off Hinton Way and the replacement to the rear which would cause disruption to No.17 Hinton Way. Concerns raised regarding the ownership of the development site.
8. **Land Officer**_ No objections. A vehicular right of access over the District Council's parking area from Chaston Road to No.19 Hinton Way has been informally agreed.
9. **Environmental Health Officer**_ Raises no objections and requests that conditions in regard to working hours and driven pile foundations and an informative in regard to no bonfires or burning of waste shall be added to any consent granted.
10. **Local Highways Authority**_ Raises no objections and requests that a condition requiring that no part of any structure including the proposed front wall shall overhang or encroach under or upon the public highway shall be added to any consent granted.

Representations

11. **No.21 Hinton Way**_ Objects to the proposal on the grounds of loss of privacy and intrusion.
12. **No.17 Hinton Way**_ Objects to the proposal on the grounds of over development of the site. Concerns raised regarding the loss of the right of way to Nos. 17 & 15 Hinton Way and building over the existing drain were raised.

13. **Address not provided**—The current application S/0793/14 for land to the rear of Nos. 15, 17 & 19 Hinton Way makes the proposed dwelling less appropriate.

Planning Comments

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

15. Principle of Development

The site is located within the village framework of a 'Rural Centre' where development without any limited on individual scheme size will be permitted within the village framework. The site has an area of 0.013998 hectares. The proposed dwelling would equate to a density of 71 dwellings per hectare. Whilst this density would be higher than the minimum density of 30 dwellings per hectare and at least 40 dwellings per hectare in more sustainable locations, given the character of the area with small dwellings in narrow plots, the proposed density is considered appropriate to the surrounding area.

The design of the proposed rear extension is considered to be simple and would be comtable with the design and character of the existing dwelling.

16. Character and Appearance of the Area

The adjacent dwellings along Hinton Way to the south of the site are characterized by two storey, terraced properties in large narrow plots. Larger semi-detached dwellings lie to the north and further south. There is no set dwelling design or distinct character to the area. The design of the proposed dwelling would match the design of the existing terraced properties, with the addition of a lean-to porch and single storey rear extension. The proposed scale and layout of the dwelling would be appropriate to the site and surrounding area. The proposal is therefore not considered to be excessively prominent in street scene views and would not result in harm to the character and appearance of the area.

17. Neighbour Amenity

The attached neighbouring property at No.17 Hinton Way lies to the south of the development site. A 1.8 metre high brick wall serves as the common boundary between the neighbour and development site. To the rear of the neighbouring dwelling at No.17 Hinton Way lies a single storey pitched roof rear extension which has a door and obscure glazed window within the rear elevation. Two roof lights lie within the northern roof slope of the extension which face towards the development site. The proposed single storey rear extension to No.19 Hinton Way would not extend beyond the rear of the neighbouring single storey projection. The proposed single storey rear extension has been assessed in terms of loss of light, loss of privacy and overbearing impact and is considered acceptable in terms to this neighbour.

The proposed dwelling adjacent to No.19 Hinton Way has been assessed in terms of loss of light, loss of privacy and overbearing impact and is acceptable in terms of neighbour amenity to No.17 Hinton Way.

To the north west of the site lies the neighbouring property at No.21 Hinton Way. No. 21 Hinton Way is set back further from the public highway than No.19 with an open green area lying immediately adjacent to the highway. To the front of the neighbouring property at No.21 Hinton Way lies various trees and hedges with a flat roof garage sited adjacent to the common boundary with No.19 Hinton Way. To the

rear and side of No.21 Hinton Way lies a paved area. Given the size and distance of the proposed dwelling from the neighbour at No.21 Hinton Way, the proposal is not considered to result in significant overbearing or loss of light. The neighbours at No.21 Hinton Way raised concern regarding the proposed first floor side (north) elevation window and loss of privacy. Given the position of this window with oblique views to the north west, which is not used as a private amenity area, this is not considered to result in significant loss of privacy to this neighbour. A condition shall be added to any consent granted to remove permitted development rights for any windows at first floor level in the rear elevation of the dwelling.

18. Highway Safety/Parking Provision

Two parking spaces are provided for the proposed dwelling and one space would be provided for the existing dwelling. Additional off street parking spaces are also available within the parking area which is sited to the north west of the site. The Council's Parking Standards require an average of 1.5 spaces per dwelling and a maximum of two spaces per 3 or more bedrooms in poorly accessible areas. Vehicular access to the site would be through the adjacent parking area. The proposal is therefore considered acceptable in terms of highway safety.

19. Trees and Landscaping

There are no trees within the site which will be affected by the proposal. The proposed landscaping comprises of a mix of soft and hard landscaping, similar to the existing landscaping at No.19 Hinton Way. A planning condition will be added to any consent granted to require that the hard and soft landscaping works are carried out in accordance with the approved details.

20. Developer Contributions

The South Cambridgeshire Recreation Study 2005 identified a shortfall of sport and play space within Great Shelford. No open space is shown within the development. The increase in demand for sport and play space as a result of the development required a financial contribution of approximately £2244.90 (index linked) towards the provision and management of open space off and in the village to comply with Policy SF/10 of the LDF.

The South Cambridgeshire Community Facilities Assessment 2009 states that Great Shelford has a poor standard of facilities. Due to the increase in the demand for the use of this space from the development, a financial contribution of £371 (index-linked) is sought towards the provision of new facilities or the improvement of existing facilities in order to comply with Policy DP/4 of the LDF. The applicant has agreed to these contributions and a Section 106 Agreement is to be completed.

21. Other Matters

The neighbour at No.17 Hinton Way in their comments raised concern regarding the right of way to the rear of Nos. 17 & 15 Hinton Way through No.19 Hinton Way, and that the proposed dwelling would be built over an existing drain. These matters are not material planning considerations and therefore cannot be considered as part of the application; however an informative shall be added to any consent granted to advise the applicant that the granting of planning permission does not infer any other permission.

Great Shelford Parish Council raised concern regarding the ownership of the development site. This is not a material planning consideration and cannot be considered as part of the application.

The District Council's Land Officer has raised no objections to the proposed vehicular access across land owned by the District Council.

22. Conclusions

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

Recommendation

23. Approval

Conditions

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:13048-01A.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (3) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority.
Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (4) The development shall commence in line with the landscape details submitted on plan number 13049-01A, unless agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (5) Prior to the commencement of any development, should driven pile foundations be proposed, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer to allow control of noise and vibration.
(Reason- To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- (6) No part of any structure shall overhang or encroach under or upon the public highway
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the rear (west) elevation of the dwelling at or above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

- (1) The applicant is advised that the granting of planning permission does not infer any other permission. The applicant may therefore wish to ensure the approved development does not conflict with other legislation, and may wish to check the Deeds for the property for relevant clauses.
- (2) During construction there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practise and existing waste management legislation.
- (3) The application site is subject to a Planning Obligation Agreement under S106 of the Town and Country Planning Act 1990, dated to be confirmed.

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;
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- (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 Submission March 2014
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Reference S/0447/13/FL, S/0793/14/FL, S/1329/12/FL, S/1275/14/FL.

Report Author: Katie Christodoulides – Planning Officer
Telephone: (01954) 713314



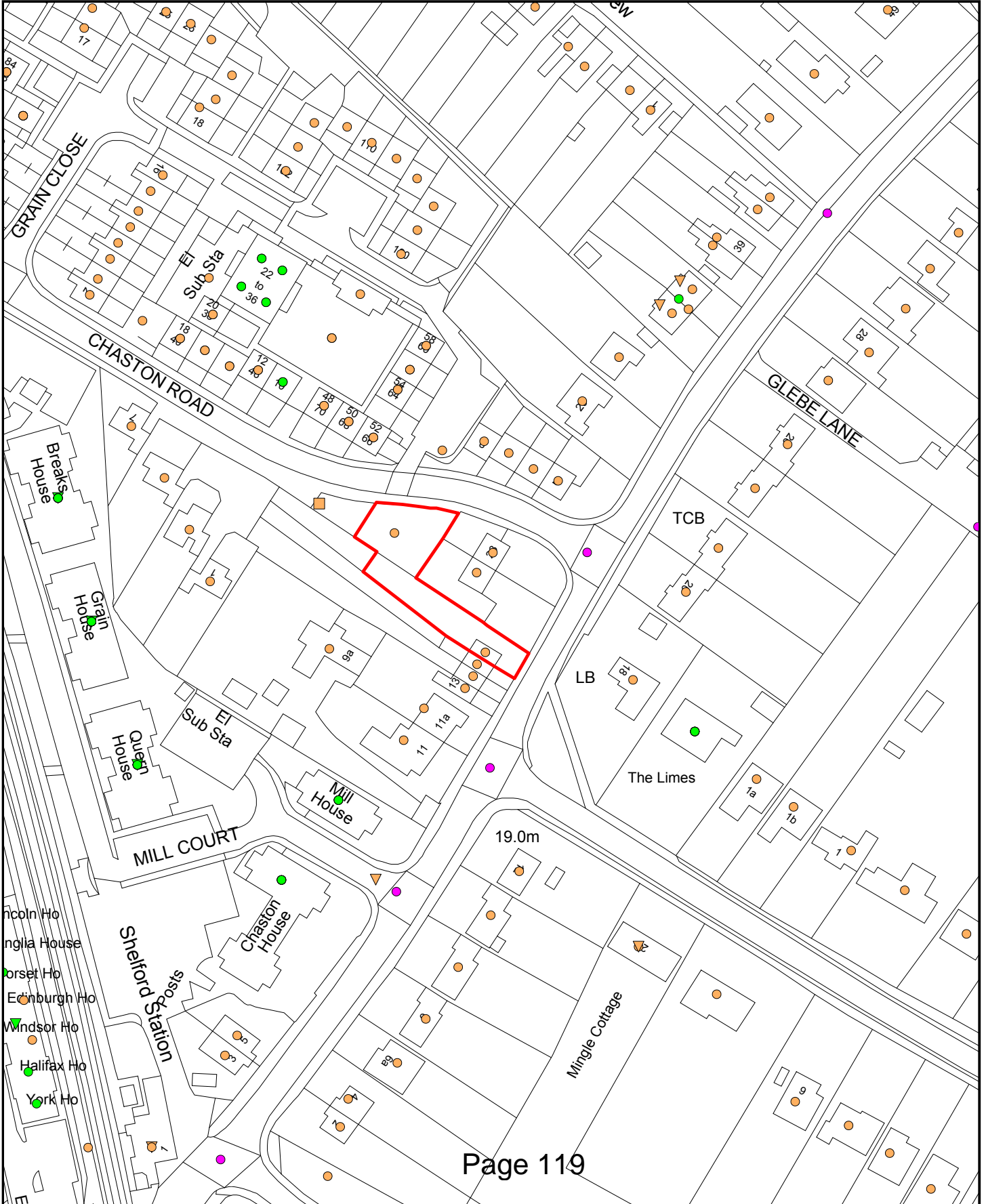
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Date of plot: 17/09/2014



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Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1616/14/FL
Parish(es):	WATERBEACH
Proposal:	Erection of Replacement Office/Reception, Staff/Utility Facilities and Storage Area
Site address:	Chittering Park Caravan Site, School Lane, Chittering
Applicant(s):	Chittering Park Ltd.
Recommendation:	Delegated Approval (as amended)
Key material considerations:	Countryside Business
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	The officer recommendation conflicts with the recommendation of Waterbeach Parish Council
Date by which decision due:	28 August 2014

Site and Proposal

1. The site is located outside the Waterbeach village framework and in the countryside. Chittering Park Caravan Site is situated within hamlet of Chittering to the east of the A10 and to the north of School Lane. The caravan park currently comprises a large grassed area to the north adjacent the access providing pitches for caravans and tents and a gravel area to the south that consists of a mobile home, portable office building and portable sanitary facilities. The site lies within flood zone 1 (low risk).
2. This full planning application, received on 3 July 2014 as amended, proposes the erection of an office/reception, staff/utility and storage building to replace the existing portable office building to be used in connection with the caravan park. The building would measure 12.5 metres in length, 6 metres in depth and have a height of 2.4 metres to the eaves and 5.2 metres to the ridge. It would have a rectangular floor plan and a pitched roof. The materials of construction would be timber weatherboarding above a red brick plinth for the walls and tiles for the roof.

Planning History

3. **S/2420/13/VC** - Variation of condition 2 of application S/0461/12/VC - Approved
S/2576/12/VC - Variation of condition 2 (restriction to seasonal use) of permission S/0461/12/VC to extend the times of the year which the site can be used for camping and touring caravans - Refused
S/0494/12/VC - Variation of condition 2 of planning consent c/1446/73/D for the temporary siting of a static mobile home for wardens accommodation for a period of three years (retrospective) - Refused
S/0461/12/VC - Variation of condition 2 of planning application s/1446/73/F for the extension of seasonal use of touring caravan site - Approved
S/1926/11 - Variation of condition 2 of s/1446/73/f for the temporary siting of static mobile home to serve as warden's accommodation for a period of three years, the extension of use of the caravan site season by 2 months from march 1st through to october 31st and the provision of security entrance barrier (retrospective) - Refused
S/0700/11 - Retention of portakabin in connection with the existing camping and caravan site - Approved
S/0447/06/F - Use of existing touring caravan and camping site for the siting of 18 cabin style static holiday units - Refused
S/1217/04/F - Redevelopment of existing caravan park to comprise 39 touring pitches, new toilet/shower/laundry block, reception building and internal road and extension of season to 11 months from 6th February to 5th January - Approved
C/1446/73/D - Touring caravan and camping site plus toilets and shower block - Approved

Planning Policy

4. **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/7 Development Frameworks
NE/6 Biodiversity
CH/2 Archaeological Sites
TR/1 Planning for More Sustainable Travel
5. **Submission Local Plan (March 2014)**
S/7 Development Frameworks
HQ/1 Design Principles
NH/4 Biodiversity
NH/14 Heritage Assets
TI/2 Planning for Sustainable Travel
6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
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

7. **Waterbeach Parish Council** – Recommends refusal on the following grounds: -
 - i) We are not happy that this would be a permanent new building.
 - ii) The plans do not reflect the current layout of the site.

iii) The building appears to be outside the development envelope.

8. **English Heritage** – Comments that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

Representations by members of the public

9. The occupier of Orchard Farm, School Lane objects to the application on the grounds of a permanent building that is on a site outside the village framework and questions the need for staff showers. Requests a clause that the building cannot be used for residential purposes should planning permission be granted. Also comments that there are conditions outstanding in relation to previous applications at the site.

Material Planning Considerations

10. The key issues to consider in the determination of this application are whether the principle of development is acceptable in the countryside and the impact of the development upon the character and appearance of the area, the setting of heritage assets and the residential amenities of neighbours.

Principle of Development in the Countryside

11. The site is located outside of any development framework where only development for agriculture, horticulture, forestry, outdoor recreation, and other uses that need to be located in the countryside will be permitted. The proposed building is related to the use of the site as a tourist facility that needs to be located in the countryside. It is of a scale that is essential to the operation of the facility and would ensure retention of a viable rural business. The development is therefore considered acceptable in principle.

Character and Appearance of the Area

12. The building would be sited to the rear of the existing buildings along School Lane and would be barely visible from public viewpoints. The scale, form, design and materials of the building would be appropriate to its countryside location and reflect that of a traditional agricultural outbuilding. The development is not therefore considered to harm the character and appearance of the area.

Heritage Assets

13. A Scheduled Ancient Monument is situated to the north of the site. The development is not considered to adversely affect the setting of the adjacent Scheduled Ancient Monument due to its location within an already built up area of the caravan site.

Residential Amenity

14. The site is located adjacent to a residential property known as The Old School House. The development is not considered to result in a loss of outlook or light to the dwelling or its rear garden given the siting of the building off the boundary, the low height of the building, the design of the building with the roof pitch sloping away, the fence and landscaping that create a screen along the boundary and orientation to the north.

Other Matters

15. The comments of the neighbour in relation to the future use of the building are noted. However, it is not considered reasonable to condition the use of the building to ensure that it would not be used for residential purposes given that planning permission would be required to change its use.
16. The conditions of previous planning applications are not considered relevant to this proposal. However, the enforcement officer has been passed a copy of the letter from the neighbour that outlines the concerns.

Conclusion

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

Recommendation

18. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the following conditions and informatives: -

Conditions

- i) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- iv) No materials or equipment shall be stored on the site outside the buildings save that waste materials may be kept in bins for removal periodically.
(Reason - In the interests of visual amenity in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- v) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

- vi) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Submission March 2014
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Reference S/1616/14/FL

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

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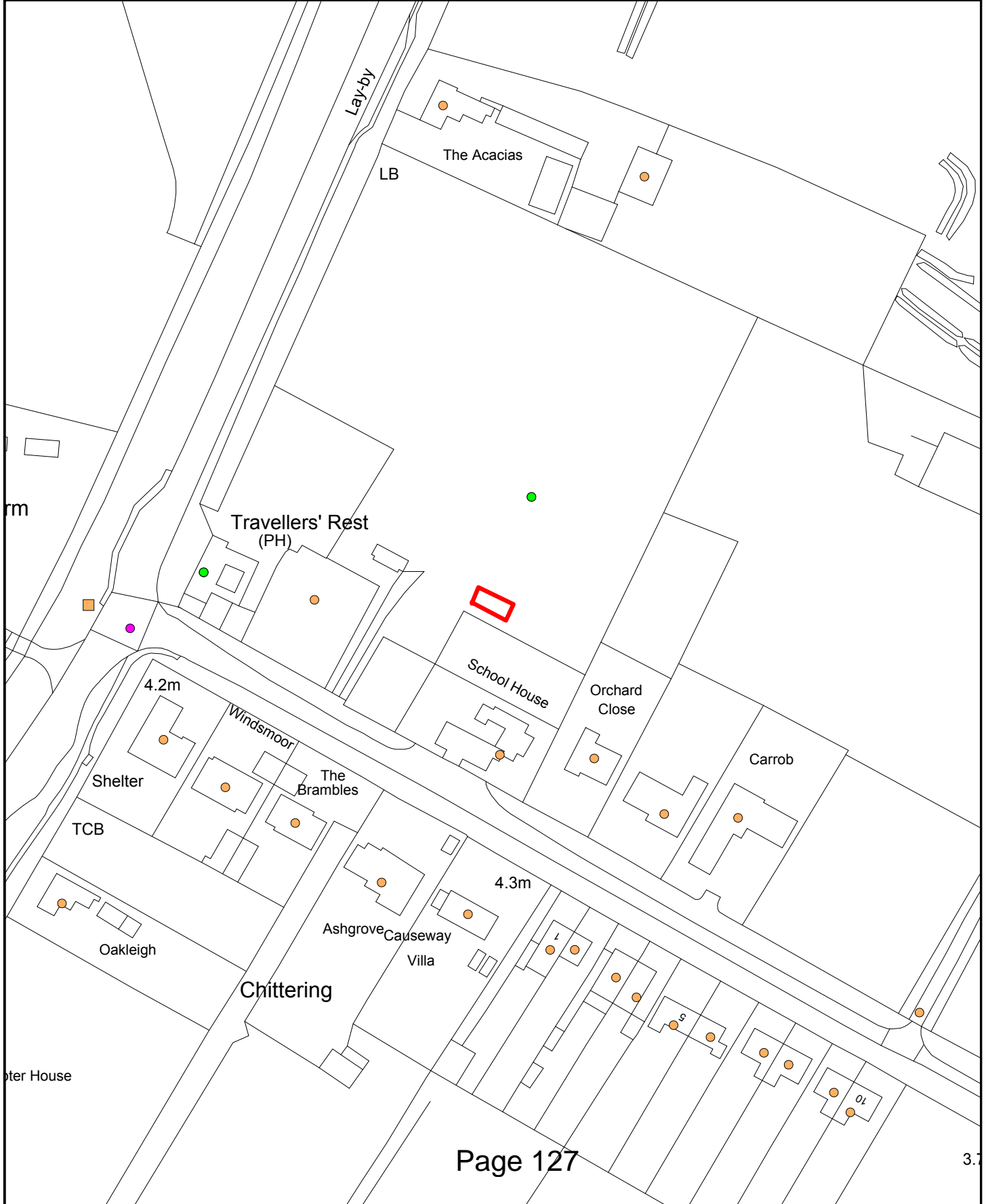
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Agenda Item 12

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1458/14/FL
Parish:	Coton
Proposal:	Erection of four bedroom dwelling with associated driveway
Site address:	57 The Footpath
Applicant:	Mr R Young
Recommendation:	Delegated Approval
Key material considerations:	Principle, 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 Coton Parish Council
Date by which decision due:	2 September 2014

Site and Proposal

1. Erection of two storey detached dwelling on a 0.016ha area of land which comprises part of the side and rear garden to No 57 The Footpath, Coton. The proposed 4-bedroom dwelling will have a maximum ridge height of 7.75m. Access will be gained via an existing grassed driveway between Nos. 71 and 73 The Footpath, with parking at the front of the proposed dwelling.
2. The existing dwelling at 57 The Footpath, which includes a rear annex extension, is located to the south east of the proposed dwelling, and will retain a substantial rear garden. It has access from The Footpath between it and No.69.
3. Directly in front of the proposed dwelling are a pair of cottages Nos. 69 and 71 set close to the road, and which have relatively shallow rear gardens, although these are quite well planted on the rear boundary. To the east is a detached house set back from the road.

4. There is conifer hedging on both the east and west boundaries of the site. The Footpath is a narrow road with no formal footpaths. The land rises slightly to the north.
5. The application is accompanied by a Design and Access Statement and Draft Heads of Terms

Planning History

6. S/1128/88/O – Erection of house and garage - Refused
7. S/0421/79/F – Erection of bungalow and garage – Refused – Appeal Dismissed

Planning Policies

9. *National Planning Policy Framework*
10. *Local Development Framework*
 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
 HG/1 – Housing Density
 SF/10 – Outdoor Play Space, Informal Open Space and New Developments
 SE/11 – Open Space Standards
 NE/1 – Renewable Energy
 TR/2 – Car and Cycle Parking Standards
11. Supplementary Planning Documents

 District Design guide SPD – adopted March 2010
12. *Draft Local Plan*
 S/3 – Presumption in Favour of Sustainable Development
 S/10 – Group Villages
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Sustainable Design and Construction
 HQ/1 – Design Principles
 H/15 – Development of Residential Gardens
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/8 – Open Space Standards
 TI/3 – Parking Provision

Consultations

13. **Coton Parish Council** – recommends refusal.
14. “The proposed house was too big and a serious overdevelopment for that location.
15. The proposed dwelling dominates 69, 71 and 73 creating loss of amenity in terms of light, views, vehicle movements, loss of privacy etc.

16. The application creates a precedent for a second row of hoses in back gardens, a form of development alien to the area, as was already recognised in 1988. It also puts pressure on The Footpath amenities with tight vehicular movements.
17. An earlier application was refused in 1988 by the South Cambs. Planning Department and this application offers no material difference or advantages.
18. The proposed dwelling is a two storey building some 8-9 metres high with upstairs bedrooms and the proposal understates the overlooking and shadowing problem.”
19. **Local Highway Authority** – requests that a method statement relating to the process of demolition and construction and any effects this may have on the adopted public highway is submitted. Temporary parking clear of the public highway should be provided for all vehicles visiting the site during the period of construction.
20. **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

21. Letters have been received from the occupiers of Nos. 69 and 73 objecting to the application on the following grounds:
 - a. Loss of sunlight to garden of No.73. The existing houses at Nos.73, 75 and 77 are staggered to prevent loss of light. Although there is an existing 3.55m high conifer hedge on the boundary which shades the garden, the impact of the new building, twice the height, will be much worse and most of garden would be in shadow during the afternoons, even in summer. The application underestimates the impact.
 - b. The hedgerow alongside the front of the house will be removed, which will result in overlooking of No.73, particularly as there could be re-profiling of the site. It would be better if the building were set further forward and away from the boundary.
 - c. The proposed house will completely dominate the area.
 - d. The occupier of No.69 strongly requests that given the large size and appearance of the proposed dwelling, that its orientation and placement are altered to reduce the negative impacts on the appearance and character of the local area. It would also minimise the impact on the amenities currently enjoyed by adjacent residents.
 - e. There will be a substantial increase in the amount of hard surfacing, which will result in the need to remove the excess water that will result. There have already been instances of water pooling as a result of new development in the area, which has been brought to the attention of the Council. The Design and Access Statement recognises that there will be limited changes to site levels. The drawings should contain these details and a proper modelling of the surface water run-off, indicating where extra drains will be placed.
 - f. The application mentions rainwater harvesting but gives no details. This would have to be extremely large to cope with excess water in winter months. It is

assumed that the ditch will be used as the primary means of removing water from the site, but this has limited capacity in winter months, and can flood.

- g. Concern that access for emergency vehicles along the footpath is restricted.
- h. The occupier of No.69 states that it is the intention to apply for a modest extension to the rear of that property and this should be taken into account when determining the current application.

Planning Considerations

Principle of development

- 22. The site is within the village framework. The site is not in the Green Belt, the boundary of which coincides with the rear of the plot. The principle of development is therefore acceptable subject to the proposal being compliant with other policies in the Development Plan.
- 23. Policy H/15 of the emerging Plan sets out the Council's proposed approach to dealing with applications for development of residential gardens, and the criteria which will be assessed. These include the character of the local area; any direct and on-going impacts on the residential amenity of nearby properties; the proposed siting, design, scale and materials of construction of the building; the existence of or ability to create a safe vehicular access; the provision of adequate existing on-site parking or the existence of adequate existing on-street parking; and the impacts on biodiversity and important trees.
- 24. 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.
- 25. There have been no objections lodged to Policy H/13, and Officers are therefore of the view that considerable weight can be given to the submission Local Plan policy, as a material consideration.
- 26. These matters are considered below.

Design and impact on the character of the area.

- 27. The proposed dwelling will sit behind existing dwellings on the footpath and slightly further back from the road than No.73 to the east, although no further back than No.77 The Footpath. Although the location of the proposed dwelling will introduce a dwelling which is behind existing dwellings, which is not characteristic of The Footpath, officers are of the view that it is well related to the existing pattern of development, and will not result in any significant harm to the character of the area.
- 28. In coming to this view officers are mindful of the appeal dismissed for a dwelling at the rear of No.57 in 1979, however are of the view that when considered against existing policy criteria the proposal is acceptable.
- 29. The proposed dwelling is well designed and will not detract from the appearance of the area.

Residential amenity

30. The proposed dwelling is set behind the rear gardens of Nos 69 and 71 The Footpath, which are limited in their depth. The proposed dwelling contains three bedroom windows in the front elevation facing these gardens, however the closest of these will be 15m from the common boundary. The two dormer windows will be further away at 20m. The distance from the first floor gable window to the first floor rear windows of No. 69 will be 25m. These distances comply with the minimum standards in the District Design Guide SPD.
31. The height of the front gable will be 7.75m, which is 2.4m higher than that of the existing dwellings at the front, however officers are of the view that given the separation distance it will not appear unduly overbearing. It will not result in loss of light to the cottages at the front.
32. The access driveway is immediately to the east of the side elevation of No.71, which contains a number of ground floor windows. The driveway is currently grassed, but will be hard surfaced if development proceeds. The access is already used to serve the site, although the usage would be intensified if the proposed dwelling were to be erected. At present there is only a low fence between No.71 and the driveway, however officers have met the occupier of that property on site, who does not object to the application, and would not wish to see the height of the fence raised.
33. The proposed dwelling will be sited immediately to the rear of the adjacent house to the east, with its gable end between 1.0m and 1.4m from the boundary. The garden of No.73 is already partly overshadowed by the existing boundary hedge, and although the gable is fairly wide and will result in some additional overshadowing, officers are of the view that this will not be materially detrimental to the amenity of the occupiers of that property to the extent which would justify a refusal of the application. Officers are however of the view that the relationship between the two dwellings would be improved if the proposed dwelling were to be sited further forward, and this will be discussed with the applicant's agent. This would however require a redesign of the dwelling to avoid overlooking of the existing cottages.
34. The relationship of the proposed dwelling to No.57 is acceptable.

Other matters

35. The application provides for adequate off-street parking.
36. The applicant has submitted a draft Heads of Terms which recognises the need for contributions in respect of open space and community infrastructure.
37. Officer recognise that surface water drainage has been an issue for the occupier of No.73 and should consent be granted conditions should be imposed requiring a scheme for surface water drainage and levels of the site to be submitted and approved

Conclusion

46. Officers are of the view, for the reasons outlined above, that the proposed dwelling is acceptable as submitted.

Recommendation

47. Subject to the prior signing a Section 106 Agreement that delegated powers are given to approve the application subject to conditions.

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

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/1458/14/FL, S/1128/88/O and S/0421/79/F

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



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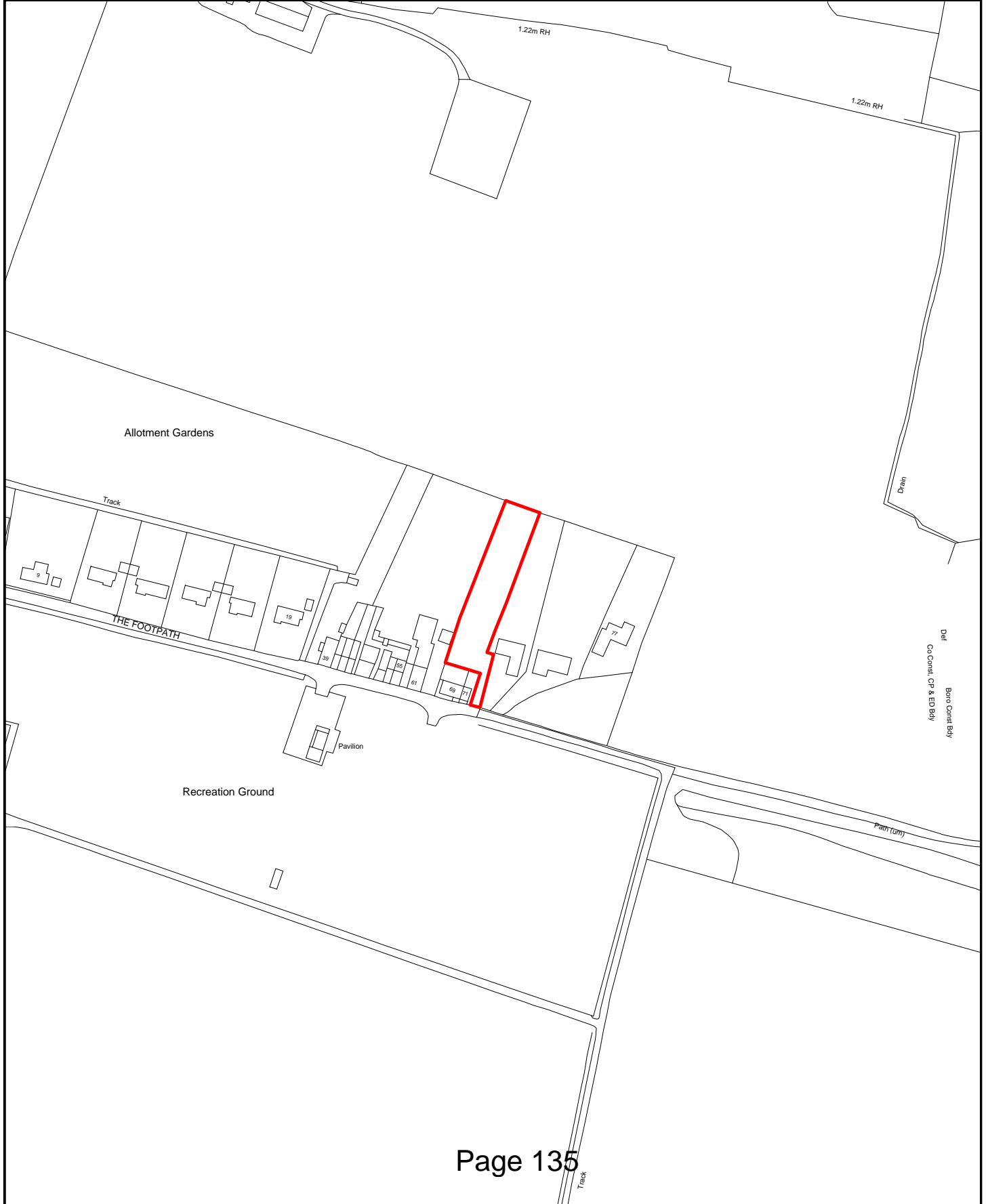
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Agenda Item 13

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0459/14/FL
Parish(es):	Caldecote
Proposal:	Single Dwelling and Detached Garage
Site address:	101a West Drive, Caldecote
Applicant(s):	Mr H Moss
Recommendation:	Delegated Approval
Key material considerations:	Principle of Development Visual Impact Residential Amenity Highway Safety
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Debra Bell
Application brought to Committee because:	Parish Council recommendation of refusal conflicts with Officers recommendation
Date by which decision due:	1 October 2014

Site and Proposal

1. The site is located within the village framework and measures approximately 0.04 hectares.
2. A private roadway defines the southern boundary. To the west is a small grassed a small grassed public space. To the north and east are adjacent residential properties.
3. The proposal is for a single dwelling and garage. The proposal is the same in style and scale to the dwelling approved by planning permission S/1963/14/FL (decided by planning committee on the 7 November 2012).
4. During the construction phase of the development it was brought to the Council's attention that the dwelling was not being built in the correct position on the plot. When addressing the matter it was found that the site was surveyed incorrectly and this therefore meant the dwelling was built 1m from the public footpath, rather than 2m

shown in the approved plans. As a result the applicants were asked to re-submit an application to account for this error.

Planning History

5. S/0608/09/O - Outline application for the erection of 1 dwelling following demolition of existing bungalow was approved. The outline consent was for a dwelling that would measure 9mx11m with a height of 805m.
6. S/1448/11 - Proposed single dwelling was approved. Planning permission on 28th September 2014
7. S/0950/12/FL - Proposed single dwelling and garage was withdrawn
8. S/1693/12/FL - Proposed Dwelling and Detached Garage – Approved at committee on the 7th Nov 2012

Planning Policies

9. National Planning Policy Framework (Adopted March 2012)
10. Local Development Framework Development Control Policies (Adopted July 2007);

ST/6 Group Villages

DP/1 Sustainable Development

DP/2 Design of new Development

DP/3 Development Criteria

DP/4 Infrastructure and New Development

DP/7 Development Frameworks

HG/1 Housing Density

NE/1 Energy Efficiency

NE/6 Biodiversity

NE/12 Water Conservation

NE/15 Noise Pollution

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

SF/11 Open Space Standards

TR/1 Planning for more Sustainable Travel

TR/2 Car and Cycle Parking Standards

11. Local Plan (Proposed Submission Version (July 2013)
NH/14 Heritage Assets

12. Supplementary Planning Documents
District Design Guide SPD (adopted March 2010)

Consultations

13. **Caldecote Parish Council** – Recommend Refusal and request that this application be considered at the next appropriate meeting of the SCDC Planning Committee. Material considerations in the view of the Parish Council include, but are not limited to:
 - loss of sunlight for the adjacent property
 - Proposed garage too close to property boundary
 - No height specified for garage on plans

- Vehicular access is on to a private road (Grafton Drive), does the applicant have easement?

The parish council also raised concerns over 'Pedestrian and cyclist safety issues when entering Grafton Drive from West Drive due to the nature and proximity of the boundary fence'. Following this the applicant amended the scheme to set the fence further into the site at this junction and identified that it will be low level. The Parish Council recognised the revised drawing does address that concern and therefore removed this specific objection.

14. Local Highways Authority – No objections

Representations

15. No.3 Grafton Drive, No.3 Highfields, No.33 Grafton Drive

- Dwelling sited too close to public footpath
- Highway and pedestrian safety when reversing from the drive
- Not appropriate in the street-scene
- Legal ownership

Planning Comments

16. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Additionally the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies Highfields Caldecote as a 'Group Village where the construction of up to 8 new residential dwellings within the framework is supported.
17. The proposed development would have been acceptable having regard to adopted LDF and emerging Local Plan policies, had policies ST/6 and DP/7 not become out of date as a consequence of the Council not currently being able to demonstrate a five-year supply of deliverable housing sites.
18. The developer has provided a draft heads of terms that covers the required contributions towards community facilities, public open space and waste receptacles for the proposed four bedroom dwelling.
19. The proposal will lead to an approximate density of 25 dwellings per hectare. While this is under 30 dwellings per hectare, it is considered appropriate given the constrained nature of the site.
20. The proposed dwelling is considered to be acceptable in principle.

Visual Impact

21. It is noted that West Drive does not have any specific character, as it is made up of a variety of different house styles while Grafton Drive has more of a uniform design.
22. The dwelling is the same as what was previously approved on the site S/1693/12/FL. The proposed front elevation has a well-designed traditional appearance. The proposed development does not have any blank elevation, with windows and a chimney feature defining the side elevations is considered that the proposal will be in keeping with the local area.

23. The dwelling is to be constructed in a Brunswick buff lbstock brick and a black slate roof. Details of this were submitted in the previous discharge of condition application and considered to be suitable.
24. The landscape details on plan 101D are considered to be acceptable. As the boundary treatment has been altered (31 July 2013) officers recommend a condition is placed on any decision to approve the application to ensure the area of fence on the junction of West Drive and Grafton Drive is kept at low level.

Residential Amenity

25. The proposal will not cause any significant different loss of light than what would have been caused by the previous approval S/1448/11. In addition the shadow created from the proposed dwelling will mainly fall across the roof of the existing bungalow. It is considered that there will be no detrimental loss of light to 101 West Drive. The only first floor window (serving the bathroom) facing 101 West Drive and this could be conditioned to be fixed with obscure glazing and for this reason there is no concern over loss of privacy. Window permitted development rights from this elevation will also need to be removed.
26. The proposed dwelling is located approximately 22m away from the existing dwelling of 97-99 West Drive. The window of bedroom 4 will mainly overlook the garage of the proposed dwelling, but will overlook a small part of the garden of 97-99 West Drive. This is not considered to be significant enough to warrant refusal. This distance between the proposed dwelling and the boundary of 97-99 West Drive is of sufficient distance to prevent there from being significant loss of light or for it to be unduly overbearing.
27. As proposed the garage is 5m in height and 2.5m to the eaves. The northern end of the garage is situated in close proximity to the shared boundary; it then projects away in to the site. The gable end would face the neighbouring residents with the pitch projecting up from the eaves reducing some of the bulk. For these reasons officers do not consider there to be significant harm to neighbouring amenity.
28. It would seem reasonable to control power operated machinery during construction due to the development and its proximity to adjacent residential properties.

Highway Safety

29. The Local Highways Authority commented on the revised application in which stated there would be no adverse effect on the public highway, as the site connects onto a private highway. The access to the road will, therefore, be a civil matter between the developer and Management Company.
30. The Parish Council have raised concern to pedestrian safety when cars reverse from the drive. The applicants have displayed clear pedestrian visibility splays on the site plan. Officers consider these to be appropriate and would provide a suitable window whereby drivers could pull out of the drive safely.
31. The proposed car parking spaces are slightly below the normal standard length by 0.2m. None of the previous applications raised this as a potential issue or concern. Taking this into consideration and that fact that many cars will still be able to use these parking space it is not considered reasonable to refuse the development on lack of on street parking.

32. The boundary treatment was amended on the 31st July 2014, to take into account the Parish Council concerns. The applicant agreed to set the boundary into the site on the corner of the plot, so pedestrians could see what is ahead of them, when they turn down Grafton Drive.

Conclusion

33. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report, and the proposed development remains acceptable. As such it is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

Recommendation

34. Approval subject to the following:

S106 requirements

35. A scheme for contributions towards community facilities, open space, waste receptacles and s106 monitoring.

Conditions

- (a) Approved Plans
- (b) Timescale
- (c) Materials Compliance Condition
- (d) Landscape Implementation
- (e) Boundary details
- (f) Power operated machinery
- (g) No windows in the west elevation without prior consent
- (h) Window positioned in the west elevation should be fixed shut and obscure glazed

Background Papers

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

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

Report Author: Debra Bell – Planning Officer
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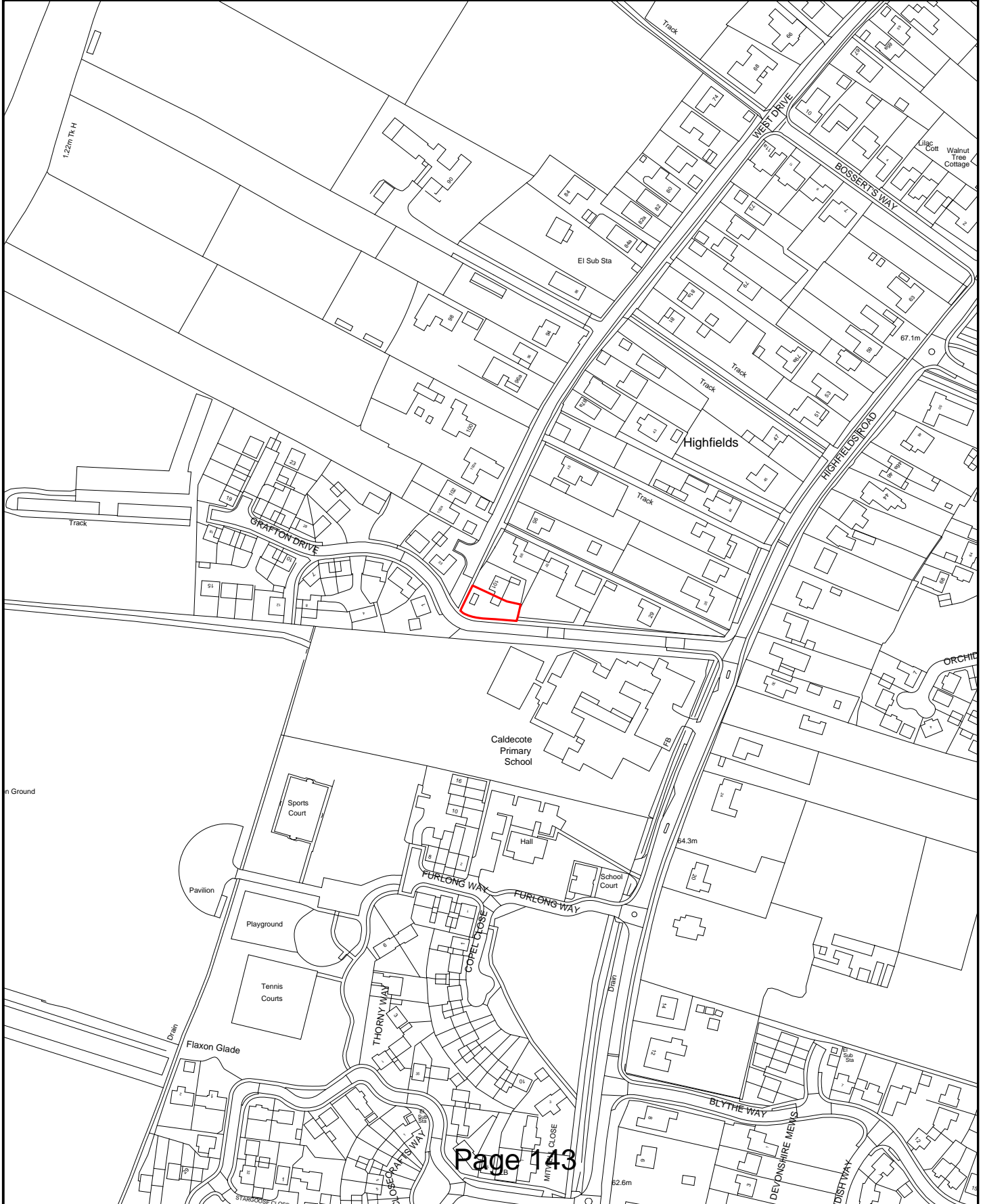
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Agenda Item 14

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1919/14/FL
Parish(es):	Cottenham
Proposal:	Replace existing 15m pole and antennas (17.7m to top) with new 14.3m pole and antennas (17.5m to top) and replace existing equipment cabinet with new equipment cabinet
Site address:	S H Watson & Co, 172 High Street, Cottenham
Applicant(s):	CTIL and Telefonica UK Ltd and Vodafone
Recommendation:	Delegated approval
Key material considerations:	Visual impact, neighbour amenity
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Julie Ayre
Application brought to Committee because:	The Officer recommendation is contrary to the response of Cottenham Parish Council
Date by which decision due:	2 October 2014

Planning History

1. S/2063/93/PNT – 15m high telecommunications mast including 2 omni-directional antennae and 1 dish antenna together with equipment cabinet.

Planning Policies

2. *National Planning Policy Framework 2012*
3. *Local Development Framework 2007*

DP/1: Sustainable Development

DP/2: Design of New Development
DP/3: Development Criteria
CH/5: Conservation Areas
NE/16: Emissions
Development Affecting Conservation Areas SPD
District Design Guide SPD

4. *Draft Local Plan 2013*

S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development
HQ/1: Design Principles
NH/14: Heritage Assets

Consultations

5. **Cottenham Parish Council** – Recommends refusal for the following reasons:

- Concern over the location of the mast in what is now a heavily populated area.
- Additionally, there are other masts outside of the village that could have been utilised.

6. **The Environmental Health Officer** – No objections.

7. **The Local Highways Authority** – No objections.

8. **Cottenham Village Design Group** – No comments received.

Representations

9. Letters of objection have been received from residents of Nos. 6 & 8 The Dunnocks. The main points raised are:

- When the existing mast was erected, the adjacent land was farmland and orchard. It has since been developed as a residential estate. The proposed replacement mast will enable stronger signals to be emitted. The intensification in use is unacceptable as it would have an adverse impact on the health of adjoining residential properties.
- There are other mobile phone masts in Cottenham, off Broad Lane and off Beach Road. Could one of these sites be utilised instead?
- The existing pole and antenna should be removed.

Planning Comments

Description and proposal

10. The site is located in the north-western corner of Watson's Yard, which comprises a range of commercial units that extend in depth from the north side of the High Street. The land lies inside the village framework and adjacent to the Conservation Area. To the north are the gardens of residential properties sited in The Dunnocks whilst, to the south-east, are the fire station and tower. Cottenham Primary School lies approximately 0.3 miles from the site.

11. The site currently comprises a 15m high telecommunications column together with 2 no. antennas that extend the total height to 17.7m, as well as equipment and meter cabinets.
12. The application proposes to remove the existing mast and equipment cabinet and to replace it with a 14.3m high column, with 3 no. antennas that extend to a total height of 17.5m. A replacement equipment cabinet is also proposed to the side of the new mast.
13. The application has been accompanied by a certificate confirming compliance with the requirements of the radio frequency guidelines of the International Commission on Non-Ionizing Radiation for public exposure (ICNIRP).
14. The supporting information explains that Telefonica has entered into an agreement with Vodafone to jointly operate and manage a single network grid across the UK. This agreement would allow both companies to pool their basic infrastructure whilst running two independent networks. To achieve this, they are in the process of upgrading their existing radio base station installations. The existing installation provides 2G coverage only, and the proposed replacement mast and cabinet would enable 2G, 3G and 4G coverage for both companies. 4G technology will allow customers to use ultra-fast speeds when browsing the internet and provide faster mobile downloads in the area.

Principle of development

15. The NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth, and that the development of high-speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services. In addition, the NPPF states that planning authorities should support the expansion of telecommunications networks and that they should aim to keep the number of masts to a minimum consistent with the efficient operation of the network.
16. The proposed development, which seeks to upgrade an existing mast site, and will enable both Telefonica and Vodafone to achieve both 3G and 4G coverage, will accord with these principles.
17. As the proposal seeks to upgrade an existing installation, in accordance with the principles outlined above, alternative masts in the area were not initially considered by the operators.
18. In response to concerns raised by the Parish Council and local residents, the applicant has explored the possibility of utilising other masts in the area that are located further away from residential properties:
 - **Broad Lane**
Consent was granted in 2001 for a 15m high mast off Broad Lane. Data available from rollout plans and online mapping suggests this mast may no longer be in existence. However, the operators have treated the mast as if it does exist and considered the possibility of sharing it instead of upgrading the application site. If this site were to be shared, only 1 antenna sector would be serving Cottenham (with the remaining two antennas wasted), it would be overloaded in terms of data and voice service quality and would not operate at high speed. As a result, another site would still be required within the village.

- **Beach Road**

Sharing this site would add a further 900m distance to the next existing site to the north. This would create a coverage gap, and another site would be needed in the village as a result.

19. Other masts in the vicinity have been explored by the operator but it has been demonstrated that they would result in an inadequate level of data coverage and necessitate the provision of an additional mast in the village. Upgrading the existing site would enable the coverage needs to be met at a single location without resulting in the need for a further mast elsewhere.

Residential amenity issues

20. With regards to health concerns raised by the Parish Council and local residents, the site does and would continue to comply with accepted safety guidelines by a considerable margin. To this effect, the application has been accompanied by a declaration which certifies that the site is designed to be in full compliance with the requirements of the radio frequency guidelines of the International Commission on Non-Ionizing Radiation for public exposure (ICNIRP). The ICNIRP guidelines are accepted as the appropriate safeguard to public health by the UK Government, EU and World Health Organisation.
21. The NPPF makes it clear that planning authorities must determine applications on planning grounds and that they should not question the need for the telecommunications system or determine health safeguards if the proposal meets International Commission guidelines for public exposure.
22. Given that an ICNIRP Certificate has been included with the application, the proposal cannot therefore justifiably be refused on public health grounds.
23. The perception of health impacts can be a material planning issue and, in order to minimise the perceived health risks associated with the mast, discussions have taken place with the operator with a view to securing a more slimline mast design. These negotiations are outlined in more detail below.

Impact on the character of the area

24. The site lies to the rear of Watson's Yard, approximately 85m back from the High Street, and directly adjoining the rear gardens of residential properties in The Dunnocks. The mast is visible from nearby dwellings whilst the antennae on top of the mast can be seen from the High Street above the roofs of the commercial buildings in Watson's Yard.
25. The replacement structure would be 20cm lower than the total height of the existing installation. To support the required infrastructure, the new mast needs to be wider than the existing in order to ensure wind loading would not interfere with signals, whilst the antennae are required to be longer and wider in order to provide additional coverage including 3G and 4G coverage. The mast is visible from residential properties in The Dunnocks, whilst the top of the mast and antennae are also visible from the High Street and village Conservation Area above the roofs of buildings within Watson's Yard.
26. The proposed replacement mast and antennae are more bulky and cluttered in appearance than the existing. In order to minimise the visual impact of the development, as well as to alleviate the public perception that there may be adverse

health risks associated with the mast, the operator is proposing to amend the design of the pole and headframe. The large headframe originally proposed would be replaced with antennae in a tight array at the top of the pole, resulting in a more streamlined appearance.

27. Based on these suggested revisions, the application is considered by Officers to be acceptable.

Recommendation

28. Delegated approval, subject to the receipt of revised plans referred to in paragraph 26:
1. The development hereby permitted shall begin not later than the expiration of three years from the date of this permission.
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon).
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 100 Rev A, 201 Rev A and 301 Rev A.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. Within 28 days of the bringing into use of the new mast, the existing mast and associated infrastructure shall be removed and all materials removed from the site.
(Reason – To minimise the impact of the development on the character of the area, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers

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

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

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Planning File Ref: S/1919/14/FL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author: Lorraine Casey – Senior Planning Officer
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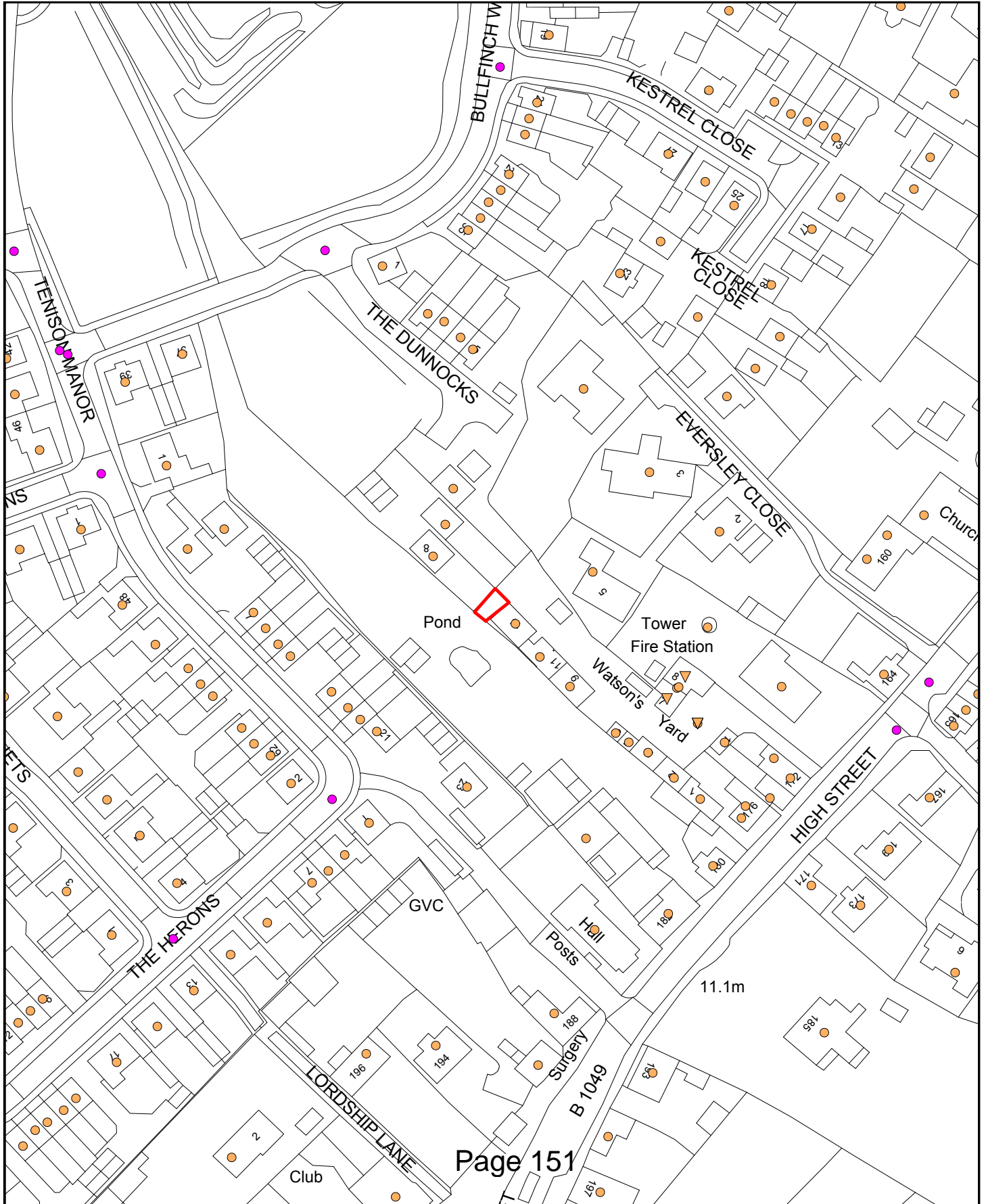
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Agenda Item 15

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 October 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1615/14/FL
Parish(es):	Sawston
Proposal:	Solar Farm and Associated Development
Site address:	Land North of Dales Manor Business Park, West Way
Applicant(s):	Sawston Solar Farm Ltd.
Recommendation:	Delegated Approval (as amended)
Key material considerations:	Green Belt/Countryside Landscape Character Agricultural Land Heritage Assets Archaeology Ecology Biodiversity Trees and Landscaping Flood Risk Public Footpaths
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	Major Application of Local Interest
Date by which decision due:	27 October 2014

Executive Summary

1. This proposal is for a new 28 MW solar farm with associated equipment covering an area of approximately 49 hectares of agricultural land located in the Green Belt and on grade 3A agricultural land to the north east of the village of Sawston. The proposal would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms. It would also have an impact on the Green Belt and countryside but this is not considered to be unacceptable adverse visual impact that would significantly harm the character and appearance of the area as the development would be satisfactorily mitigated by additional landscaping. The development is also not considered to result in the loss of the best and most versatile agricultural land, harm landscape character, damage the setting of heritage assets, destroy important archaeological evidence, result in the loss of important trees and hedges, harm

biodiversity interest, increase flood risk, be detrimental to highway safety, adversely affect the amenities of neighbours or seriously harm the amenity of public footpaths. However, renewable energy development receives very considerable support in national and local planning policy. The proposal would power approximately 8,500 homes and offset 12,000 tonnes of carbon dioxide emissions that would increase the supply of renewable energy to reduce the impact of climate change. Therefore, on balance, the public benefits of the scheme in respect of renewable energy production are considered represent very special circumstances that outweigh the harm to the Green Belt through inappropriateness due to encroachment and a loss of openness in addition to other limited visual harm.

Site and Proposal

2. The site is located outside the Sawston village framework and within the Green Belt and countryside. It measures approximately 49 hectares in area and is situated within the East Anglian Chalk Landscape Character Area on grade 3A (good to moderate) agricultural land. It consists of two fields in arable use in an L shape with fairly flat topography. The eastern, southern and western boundaries partly comprise hedges. The northern boundary comprises a chain link fence with some groups of trees. A public footpath runs along the eastern boundary of the site. A drainage ditch lies in the north western corner of the site. The site lies within flood zone 1 (low risk). The River Granta County Wildlife Site lies to the north. The Sawston Hall Site of Special Scientific Interest lies to the south west. The site lies immediately to the north east of the village of Sawston and 1.7km to the west of the village of Babraham. Both villages comprise conservation areas and number of listed buildings including churches. Church Farmhouse on Sawston Road is a grade II listed building that lies 860 metres to the south east of the site and Babraham Hall is a grade II listed building that lies 1.2km to the north east of the site. North Farm is a residential property that is situated immediately to the south west of the site. The Dales Manor Business Park is situated immediately to the south of the site that includes a site allocated for residential development.
3. This full planning application, received on 1 July 2014 as amended, proposes the installation of 28MW of solar photovoltaic panels along with inverter/transformer buildings, a substation, customer room, control room, cable route, connection pole, construction compound, access tracks, security fence and pole mounted CCTV cameras for a temporary period of 25 years. The photovoltaic panels would be mounted on steel frames that are angled at 25 degrees to face south. There would be arrays of panels running east to west across the site. They would have a maximum height of approximately 2.7 metres and be set approximately 6 metres apart. 3.5 metre wide access tracks would be provided within and around the fields to the construction compound at the entrance to the site on the western boundary. The compound would consist of a substation, customer room and storage room along with a hard surfaced area. The substation would measure 6.6 metres in length x 5.1 metres in width x 3.4 metres in height. The customer room would measure 6.1 metres in length x 2.4 metres in width x 2.8 metres in height. The control room would measure 4.0 metres in length, 2.4 metres in width x 2.3 metres in height. The transformer/ inverter buildings would measure 12.2 metres in length x 2.4 metres in width x 3 metres in height. Within the site there would be 19 further transformer/ inverter buildings erected at regular intervals within the fields to serve the panels. A security fence that measures 2.2 metres in height and consists of timber posts with steel wire in a deer stock design would surround the site. A number of CCTV poles at a height of 2 metres would be erected around the perimeter of the site. The underground cable route would run from the substation to a new connection pole adjacent to the existing overhead power line to the north west. The pole would measure 10 metres in height. Access to the site would be via an existing field access

adjacent the existing access to the sewage works off Cambridge Road and a new section of access to link to the site.

Planning History

4. S/1389/14/E1 - Screening Opinion for Solar Farm - EIA not required.

Planning Policy

5. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**
ST/1 Green Belt
6. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted July 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
GB/1 Development in the Green Belt
NE/2 Renewable Energy
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/11 Flood Risk
NE/15 Noise Pollution
NE/16 Emissions
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
CH/4 Development Within the Setting of a Listed Building
TR/1 Planning for More Sustainable Travel
7. **Submission Local Plan (March 2014)**
S/7 Development Frameworks
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 Heritage Assets
H/1 Allocations for Residential Development at Villages
CC/2 Renewable and Low Carbon Energy Generation
CC/6 Construction Methods
CC/9 Managing Flood Risk
SC/11 Noise Pollution
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Listed Buildings SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

Original Submission

9. **Sawston Parish Council** – Recommends refusal and makes the following comments: -
 - i) The site lies wholly within the Cambridge Green Belt and it is therefore contrary to National Planning Policy Framework (NPPF, Para. 91) which states that ‘When located in the Green Belt, elements of many renewable energy projects will comprises inappropriate development. In such cases, developers will need to demonstrate very special circumstances if projects are to proceed.’ The developer has not demonstrated very special circumstances.
 - ii) The proposed development would occupy Grade 3a agricultural land. This comes within the ALC land classification of best and most versatile agricultural land (grades 1,2 and 3a). The NPPF (Para.112) indicates that there should be a presumption against development of agricultural land in this category.
 - iii) The development would be clearly visible from Babraham Footpath No. 10 (Babraham Road to Rowley Lane) and from the public amenity land controlled by the Magog Trust (Stapleford). The application will therefore have a deleterious effect on countryside recreational amenity.

10. **Babraham Parish Council** – Recommends refusal and makes the following comments: -
 - i) In Green Belt land.
 - ii) Loss of very high grade agricultural land.
 - iii) Can be seen from Babraham and Gog Magog Trust land so against the view of the surrounding public amenity land.

11. **Conservation Officer** – Comments are awaited.

12. **Ecology Officer** – Objects to the application as it is not as good for biodiversity as it should be. With some relatively minor tweaking and provision of further details this application can provide more for biodiversity, and ensure that its construction and operational impacts are kept to a minimum. Wildflower seeding should be across the whole of the developed area, the site has much potential to erect further nest boxes for bird and for bats, the operational access appears to cut through a small area of woodland and this is not welcomed when an alternative route clearly exists, the route of the transfer cable to the grid appears to cut across a small ditch habitat and it is not clear if that particular ditch had been assessed for water vole, the parcel of existing grassland in the north west of the site has been retained but this grassland should be enhanced to make it richer in flora, this area of land also contains a shallow ditch and this wetland feature should be enhanced to create a widen ditch/pond habitat it appropriate to complement the orchard habitat with additional fruit tree planting, the provision of log piles is welcomed but it is request that log and rubble piles also be placed beneath the panels to aid the movement of small animals across the site, the use of badger gates is not welcomed as they are unlikely to be used by any other animals but the provision of gaps beneath the fence is welcomed, the tree belt to the north should include taller species and new oaks should be planted to complement those already growing, and the scheme does not propose any ecological monitoring and a scheme this large should be able to demonstrate that through the course of its operation it has increased the site’s biodiversity.

13. **Trees and Landscapes Officer** – Comments are awaited.

14. **Landscape Design Officer** – Has no objections and welcomes the proposed landscape mitigation measures but comments that an allocation for residential development H/1:a and H/1:b has been allocated within and adjacent to the Dales Manor Business Park as per South Cambridgeshire Local Plan Proposed Submission July 2013. H/1:a – this site has been identified within the Dales Manor Business Park and adjacent to the proposed Solar Farm. The solar farm would have a significant impact upon the proposed housing development and associated uses. To mitigate the proposed works a landscape buffer (minimum of 10m of native trees and shrubs) would be essential on the Southern boundary of the solar farm. H/1:b – this has been identified to the east of Dales Manor Business Park. The proposed solar farm would have a low impact upon the proposed housing development and associated uses. There is an existing specie rich mature hedge line between the H/1:b and the solar farm. This is to be retained and infilled with a native hedgerow and trees by the applicant. Requests conditions in relation to hard and soft landscape works, details of all existing trees, scrub and hedgerows on the land including information of those are to be retained or removed, details of tree / hedgerow protection measures, a five year replacement planting for both trees and shrubs upon completion, a scheme of no-dig construction within the Root Protection Area, boundary treatments, provision of bat brick/boxes and nest boxes and provision of log piles, hedgehog and insect houses.
15. **Policy Team** – Sets out the relevant national and local policy framework for the development. Comments that to the south west and adjoining the proposed solar farm is land at Dales Manor Business Park which is allocated in Policy H/1a of the submitted Local Plan (March 2014) for residential development with some light industrial and office uses. The NPPF (paragraph 216) states that decision makers may give weight to policies in emerging plans according to the stage of plan preparation, extent of unresolved objections, and the degree of consistency with the policies in the NPPF. It is considered that some weight can be given to Policy H/1a as a material consideration given the balance of representations made and the nature and significance of the objections to the policy. It is considered that limited weight can be given to Policy CC/2 in view of the nature and significance of the objections to the policy.

The development as currently proposed would have a significant adverse impact on the proposed residential use on land at Dales Manor Business Park. The site layout plan shows the photovoltaic panels, which are 2.7 m in height, covering the whole site, with the panels facing in a southerly direction and running in a west-east grid pattern. The site layout plan and planting strategy plan show that the south western boundary of the proposed development (adjoining Dales Manor Business Park) will be formed of a transparent tensile steel deer fence (2.2 m in height), the existing hedgerow (approx. 4-5 m in height), infill planting, and CCTV cameras at regular intervals (approx. 2.1 m in height). The proposed solar farm layout would therefore have an impact on the design and layout of the proposed residential development, which may result in a reduction in the area of the site and therefore the number of dwellings that could be accommodated. Given the Council's current housing land supply position, it is important that this site, which is a brownfield site and on the edge of one of the most sustainable settlements in the district, is able to be delivered and is not adversely impacted on by a proposed development on adjoining land.

The Landscape and Visual Impact Assessment (LVIA) submitted with the planning application does not consider the landscape and visual effects of the proposed solar farm on the adjoining proposed residential development on land at Dales Manor Business Park. Section 6.3 of the LVIA only considers Dales Manor Business Park in its current employment use, and does not make any assessment of the impacts on the proposed residential use. As this assessment has not been undertaken, only limited mitigation has been proposed along the boundary between these two

proposed developments. It is considered that the applicant should be required to update the LVIA to include information on the landscape and visual effects of the proposed solar farm on the proposed adjoining residential development.

The adverse impacts on the proposed adjoining residential development could be reduced by amending the proposed scheme to include a larger planted landscaping buffer within the solar farm site of at least 10 m between the photovoltaic panels and the boundary of the proposed residential development. The exact nature and design of the landscape buffer should be agreed with the Council's Landscape Design Officer. This along with the significant landscape buffer required by Policy H/1a will help to mitigate the adverse impacts of the proposed solar farm on the adjoining proposed residential development.

16. **Environmental Health Officer** – Comments that having observed the supporting documentation associated with this consultation, I am mindful of North Farm being very close to the southern boundary of the development site. Whilst I acknowledge that the mini-substation is positioned on the western boundary of the development site, I feel it prudent to request for an acoustic assessment detailing potential noise breakout from the site, also taking in account whether there may be any noise emanating from transformer invertors, which are situation close to North Farm.
17. **Contaminated Land Officer** – Comments that the land is arable with no obvious signs of potential contamination. Suggests a condition to ensure that any contamination found on the site during development is subject to a remediation strategy to ensure there is no risk to receptors.
18. **Local Highway Authority** – Recommends refusal on the grounds insufficient information has been submitted with the application with regards to the access details and access design. The following information is required: -
 - i) Plan showing access from the site onto the public adoptable highway, the Highway Authority would request a width of 6m for the first 20m.
 - ii) The required visibility splays on the submitted plan in full and in both directions.
 - iii) The turning radii and swept path analysis using the larges vehicle that will be delivering to the site.
19. **Environment Agency** – Has no objections in principle to the flood risk assessment and states that the surface water drainage for the site is acceptable but requires conditions in relation to a scheme for the maintenance and provision of the surface water drainage scheme to ensure that there is no increased in the risk from flooding. This needs to include regular monitoring and review of the scheme. In addition, although filter trenches have been incorporated around the building, the consideration of French drains or similar is required around the panels to encourage surface water to dissipate. Requests informatives in relation to pollution control.
20. **Cambridgeshire County Council Historic Environment Team** – Comments that an archaeological desk-based assessment has been compiled for a 1km radius around the site, which describes evidence contained in the Cambs Historic Environment Record (HER) covering this area of Sawston parish. However, wider HER searches provide greater context detail for the application area and extends the results already gained in the desk-based assessment, demonstrating a dominance of Roman-period archaeological evidence in the vicinity of the site, much of which was encountered in various campaigns for the expansion of Babraham Institute to the east. Here cemeteries (MCB17624) and extensive Late Iron Age and Roman settlement (eg MCB17449) form a dense mosaic on the north side of the river, while cropmarked evidence is known to be located on the south side too. Saxon remains were excavated in the northern floodplain by St Peter's Church (Babraham), which

included a sunken floor building with spindle whorls, pottery and a cruciform brooch (CAU report 597). Earlier prehistoric evidence is known from lithic scatter sites throughout the area, but no distinctive settlement cores have yet been established. The medieval manorial lands of Dales Manor, at the centre of which was a manorial moated house enclosure, lies just south of the application area. Given that the site lies in an area of archaeological sensitivity, recommends that the site is subject to archaeological evaluation prior to a planning decision being made on the application.

21. **Cambridgeshire County Council Rights of Way Team** – Comments that Restricted Byway No. 10 Sawston runs alongside the application site and Public Bridleway No. 12 runs adjacent to the site. The proposal is not likely to greatly affect these rights of way since the site access is on the other side of the solar farm site but it is requested that all solar panels are to be placed 2 metres from the edges of Restricted Byway No.10 to protect this Public Right of Way. States that the British Horse Society should be consulted as the glare from solar panels could startle horses. Requests informatives in relation to points of law with regards to the right of way.
22. **British Horse Society** – Comments are awaited.
23. **Natural England** – Comments that the application site is in close proximity to the Dernford Farm and Sawston Hall Sites of Special Scientific Interest. The development is not considered to damage or destroy the interest features for which these sites have been notified.

Considers that the proposed development is unlikely to lead to significant and irreversible long term loss of best and most versatile agricultural land, as a resource for future generations. This is because the solar panels would be secured to the ground by steel piles with limited soil disturbance and could be removed in the future with no permanent loss of agricultural land quality likely to occur provided the development is undertaken to high standards. Although some components of the development, such as construction of a sub-station, may permanently affect agricultural land this would be limited to small areas. In the short-term we recognise that it is likely that there will be a loss of potential agricultural production over the whole development area. Comments that the Authority should consider whether the proposals involve any smaller scale or temporary losses of BMV agricultural land with reference to Paragraph 112 of the National Planning Policy Framework.

Solar farm developments offer excellent opportunities to create new habitats, and especially “priority habitats” listed under s41 of the NERC Act 2006. In particular, solar farms are ideally suited to creating new grassland habitats, which can be created among the rows of solar panels. If not already provided, the applicant should be encouraged to prepare a habitat creation plan (which should include measures to create suitable soil conditions / arable reversion techniques), suggested species mix for sowing, and details of how new habitats will be managed (e.g. grazing / mowing). Other priority habitats that could be created or enhanced depending on site conditions, are hedgerows, ponds, and arable field margins. We suggest that a habitat creation plan also references any existing local sites recognised for their nature conservation interest, such as SSSIs and Local Wildlife Sites.

The application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The Authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application in accordance with Paragraph 118 of the National Planning Policy Framework.

The application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

24. **National Grid** – Has no objections.

Additional Information

25. **Environmental Health Officer** – Comments that the development would not result in any undue disturbance from noise.
26. **Local Highways Authority** – Comments that the swept path drawing is acceptable .

Representations by members of the public

27. 11 letters have been received from local residents in relation to the application. They have made the following comments: -

Support

- i) Welcomes planting to ensure the development blends into the surroundings.
- ii) Planting would support enhance the habitat.
- iii) Supports green energy.
- iv) Pleased to see continued use of land for agricultural purposes. Sheep grazing would remove the need for pesticides that would improve soil quality.
- v) Parish funds would help the community and the long term rewards would outweigh the limited initial impact.
- vi) Makes sense that electricity supply is generated and supplied locally.
- vii) The land currently has low quality soil which gives poor yields of crops.
- viii) Less agricultural movements and traffic to the farm.
- ix) Low visual impact.
- x) Future for the UK's renewable energy market as dual use.
- xi) Enhanced biodiversity.

Objections

- i) Within the Green Belt and ugly blot on countryside already eroded by development. Views from public footpaths would be spoilt.
- ii) Further substantial erosion of Green Belt in addition to football club. Cumulative impact is significant and detrimental.
- iii) Loss of agricultural land for food production for 25 years.
- iv) Impact upon outlook from dwelling and garden.
- v) Decrease in quality of life.

Representations by the Applicant's Agent

28. The adjacent proposed allocation for residential development is likely to be allocated in the forthcoming policy document. However, the document is not yet adopted and therefore only carries limited weight as a material consideration. Furthermore, a planning application for the residential development will be required once the plan

has been formally adopted. Any planning application submitted will need to take into account the relationship with the adjacent solar farm and any cumulative impact associated with the development.

29. The layout, design and mitigation of the housing development can be devised to take into account the adjacent solar farm development (if approved). As you will be aware, no layout or designs have been proposed for this neighbouring site thus far. At this stage it is not considered reasonable or appropriate to impose requirements for modification to a current planning application (Sawston Solar Farm) in respect of the recommended landscape buffer. Similarly the LVIA should only consider reasonably foreseeable developments within any assessment of cumulative impact. Given that the planning policy document has not been adopted it is not considered that the neighbouring site/development has a status of 'reasonably foreseeable'. The timescale of this sites development is not known either and in this respect it is relevant to consider the temporary nature of the proposed solar farm. Any planning application for residential development would need to consider cumulative impact and this would address any potential harm and not visa versa. The existing draft allocation cannot be considered as 'planned' development as the plan has not yet been accepted/approved by the Secretary of State. The existing screening afforded to the site by existing hedgerows is considered sufficient to ensure that the amenity of occupiers of any potential development at this site is protected.

Material Planning Considerations

30. The key issues to consider in the determination of this application are whether the principle of development is acceptable in the Green Belt and countryside and impact of the development upon the character and appearance of the area, best and most versatile agricultural land, biodiversity, trees/landscaping, heritage assets, flood risk, highway safety, neighbour amenity and public footpaths.

Principle of Development in the Green Belt

31. The site is located outside the Sawston village framework and within Green Belt and countryside.
32. Paragraph 87 of the National Planning Policy Framework 2012 (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 continues by stating that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Paragraph 91 further states that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
33. The installation of a solar farm on this site would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms. Substantial weight is attached to this in principle harm.

Other Harm

Character and Appearance of the Area

34. The site currently consists of open agricultural land. The introduction of a significant scale of arrays of solar panels and buildings would encroach into undeveloped land outside the village framework. It would substantially change the character and appearance of the landscape from being open and rural in character to being industrialised in character. However, it is unlikely to have any adverse visual impacts from the main public viewpoints on Sawston Road and the rights of way surrounding the site due to the low height and new planting that is proposed along the boundaries to screen the development. It is also not considered to have an adverse visual impact from public viewpoints further afield at the Magog Downs and near Wandlebury due to the long distance views, view of the rear of the panels, planting and proximity to the village.
35. The site is located within the East Anglian Chalk Landscape Character Area. The distinctive features of this area are the gently undulating arable landscape with large fields bounded by hedges and occasional small groups of woodland. Although the development is not necessarily compatible with the existing landscape qualities of the area as the open arable landscape would be lost, the development would retain some of the the characteristic features and provide additional planting that would be designed to ensure it is in keeping with the visual qualities of the area. The development is not therefore considered to have an unacceptable impact upon landscape character.
36. The nearest approved solar farm to the site is at Great Wilbraham that is located a significant distance away so that it would not be visible within the same public viewpoint or within a limited distance when travelling along the same road. Whilst it is noted that it would be visible from the same public viewpoint at Magog Downs along with the Wadlow Wind Farm, it would not be within the same viewing direction that would result in an unacceptable visual impact.
37. The development when viewed cumulatively with the approved football club application under reference S/2239/13/FL on a nearby site is not considered to significantly detract from the character and appearance of the area given the low height and new planting that would screen it from public viewpoints close to the site and the significant distance and siting on the edge of the village when viewed from further afield.

Loss of Best and Most Versatile Agricultural Land

38. The site is situated on 49 hectares of agricultural land with a grade 3A Agricultural Land Classification. This is considered as the best and most versatile agricultural land.
39. Paragraph 112 of the NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
40. The National Planning Policy Guidance 2014 (NPPG) advises that when determining applications for large solar farms, local planning authorities will need to consider encouraging the effective use of land by focussing such developments on previously developed and non-agricultural land provided that it is not of high environmental value. It also indicates that where the use of greenfield land is proposed, consideration should be given to whether the use of agricultural land has been shown to be necessary and that poorer quality land has been used in preference to higher quality land.

41. The applicant states that there are no buildings in single ownership with adequate roof/ open space with an appropriate grid connection that could provide a 28MW solar farm and whilst there are many brownfield sites within the district, there are no sites that are available on the open market and even if they were the land values in the region would ensure that they are not viable for solar farms given the high housing demand in the area. Examples of these sites are Bourn Airfield and Waterbeach Barracks that are both being put forward for residential development in the emerging Local Plan.
42. The applicant further states that an exceptionally high proportion of land in Cambridgeshire comprises the best and most versatile agricultural land of grade 1, 2 and 3a and only 2.2% of land in the whole of Cambridgeshire comprises agricultural land of grades 4 and 5 and the majority of that land is located adjacent the Great River Ouse within the high risk flood zone or adjacent to wildlife areas associated with the river.
43. In addition, the land is not considered to produce high yields of crops due to soil droughtiness as a result of the combination of the soil and climatic characteristics on the site that limits its quality to the grade 3A classification.
44. Furthermore, the proposal would include an agricultural use and would not result in the irreversible loss of this land given that it would include a condition to ensure that it is returned to its original agricultural use when there is no further need for the development. The land would be laid to grass on the site and although it is noted that it would not be cropped, there will be the opportunity to use the land for sheep grazing or biodiversity gain to retain the agricultural use throughout the life of the development. Further information is to be submitted to demonstrate that the land would continue to be used for agricultural purposes. This would be similar to a scheme that was allowed upon appeal on the same grade of agricultural land.
45. Given the above and that the district of South Cambridgeshire comprises wholly agricultural land with a grade 2 or 3 classification, the district would not be able to contribute towards the renewable energy targets set out by the government without the use of greenfield land.

Biodiversity

46. The habitats on the site comprise a mixture of arable land, pasture, trees, hedgerows and a ditch. It is located 100 metres to the south of the River Granta County Wildlife Site and 1.2km from the Sawston Hall Meadows Site and Special Scientific Interest.
47. The habitats on the site are considered of low ecological value. The ditch on the site is not considered to provide a suitable Great Crested Newt habitat. There is a pond adjacent to the site that is fairly new. Access is not available but a survey carried out in the area in 2013 did not record any presence of Great Crested Newts so it is considered unlikely that the development would adversely affect this protected species. The ditches on the site contain some water vole potential but the shallow water would be suboptimal for this species. There would be no otter or white clawfish potential due to the water levels or the water not flowing at a sufficient rate. The hedgerow margins and woodlands would contain a suitable habitat for bats and birds and these would be retained within the development. The four oak trees on the northern boundary have bat roosting potential and would be protected. The grassland and ditches may support reptiles but no evidence was found on the site. No badger setts were identified on the site and there were no signs of badgers moving across the site.

48. The development would incorporate mitigation measures such as the erection of bat and bird boxes, bee hives, fence gaps, log piles, native tree and hedgerow planting, wildflower seeding and grassland management that would retain the habitats and increase the biodiversity of the site. Any clearance of vegetation would also take place outside the bird nesting season. However, further information will be submitted to address the ecology officer's concerns. The development is not therefore considered to result in the loss of any important habitats for protected species. The development would also not harm the features of interest of the nearby County Wildlife Site or Site of Special Scientific Interest as a result of the distance from these sites.

Landscaping/Trees

49. The development would be unlikely to result in the loss of any important trees or hedges that contribute to the visual amenity of the area providing a condition is attached to any consent for protection purposes. A significant landscaping scheme would also be attached as a condition of any consent in order to mitigate the impact of the development upon its surroundings. Further information will be submitted to address the Landscape Officer's comments.

Heritage Assets

50. The nearest listed buildings are located at Church Farmhouse that lies 860 metres to the south west of the site and Babraham Hall that is located 1.2 km to the south east of the site. The development is not considered to damage the setting of the listed buildings given that the development is separated by open land and there would be screening along the boundaries. The setting of the conservation areas and listed buildings within the villages of Sawston and Babraham are also not considered to be adversely affected given the significant distance from the site.
51. The site is located within an area of archaeological sensitivity and the development has the potential to to harm undesignated heritage assets of historic interest. The applicant is working with Cambridgeshire County Council Historic Environment Team on a scheme of trial trenching to determine the extent and significance of any remains and any mitigation measures to ensure that any important remains are protected. This would be a condition of any consent.

Flood Risk

52. The site is located approximately 100 metres to the south of the River Granta. It lies within Flood Zone 1 (low risk) but adjacent to Flood Zones 2 and 3 (medium and high risk). There is a drain on the site.
53. The Flood Risk Assessment submitted with the application sets out the surface water drainage strategy for the site that includes infiltration trenches adjacent the buildings. These are considered acceptable. However, the Environment Agency has also requested details of additional drains to be provided within the panels and the maintenance of the scheme to ensure that there is no increase in the risk of flooding. These would be conditions of any consent.

Highway Safety

54. Access to the site during and after construction would be via the existing field access adjacent to the access to the sewage works off Cambridge Road in Sawston. This is the main road into the village from the Sawston bypass and has a speed limit of 60 miles per hour. There is a layby adjacent to the access.

55. The Construction Traffic Management Plan submitted with the application shows the access route to the site during construction and demonstrates that vehicles would access the site via the A1301 and not need to travel through nearby villages. During the 12 week construction period, the traffic generation is estimated at a maximum of 15 HGV/LGV deliveries per day. There would also be movements from site personnel that would be a maximum of 50 trips per day. When construction is complete, the traffic generation to maintain the development is very low. Whilst it is acknowledged that there would be a significant number of traffic movements during the construction period, the development is not considered to result in a level of traffic generation to and from the site that would be detrimental to highway safety given the position of the access and visibility, the route taken, the space for the vehicles to access junctions along the route and the management of the traffic to the site. Further information has been submitted to address the concerns of the Local Highways Authority. A condition would be attached to any consent to agree the details set out in the Construction Traffic Management Plan.
56. A temporary compound would be provided on site for vehicles to park off the public highway during the construction period.

Residential Amenity

57. The site is located in close proximity to the residential property known as North Farm.
58. Whilst it is noted that the development would be sited adjacent the whole of the northern boundary of the property and close to the eastern boundary of the property that would mean it would be visible from the first floor windows of that dwelling, it is not to result in a significant loss of outlook given that there would be a distance of approximately 100 metres to the development and there would be open countryside beyond. It would also not lead to a loss of outlook to the garden as the main sitting out area is close to the dwelling and the development would be low in height with additional screen planting along the boundary.
59. Noise from the development is mostly from fans that keep the inverters cool when working at capacity in daylight hours. The noise levels would be approximately 37dBA at a distance of 100 metres that is the closest part of the curtilage of North Farm. This is equivalent to 'slightly louder than a quiet library whisper'. The dwelling is 150 metres from the inverter and therefore the noise would be lower. It should also be noted that there would be additional screening along the boundary and the prevailing wind would assist in moving the noise away from the property. The development is not therefore considered to result in a significant increase in the level of noise and disturbance in the area that would harm the amenities of the neighbour. A condition would be attached to any consent to ensure that any construction deliveries and noisy works are restricted to between 08.00 hours and 18.00 hours on weekdays, between 08.00 hours and 13.00 hours on Saturdays and at no time on Sundays and Bank Holidays in order to protect residents from noise and disturbance.
60. Although it is noted that the development would be located adjacent site H/1a that is allocated for residential development in the emerging Local Plan and some weight can be attached to this policy due to the lack of objections and the stage of the plan making process, it is not considered to prejudice the development of this site. This is because the policy states that one of the development requirements is a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green edge to the village. The existing screening would add to that buffer and along with the 5 metre gap for the access road and fence, this would ensure that the panels would not have an adverse impact upon properties that would

result in a reduction in the amount of land on the site available for residential purposes.

Other Matters

61. A public footpath runs along the eastern boundary of the site that leads from Babraham Road in Sawston to Sawston Road in Babraham, the A1307 and Stapleford.
62. Although it is noted that the development would project close to the boundary of the site with the public footpath, there would be a gap of approximately 5 metres from the footpath to the panels and significant screen planting along the boundary that would ensure that the development would not harm the amenity of users of the public footpath.

Very Special Circumstances

63. The proposal would represent inappropriate development that is, by definition, harmful to the Green Belt in policy terms through encroachment and a loss of openness. Any harm to the Green Belt amounts to substantial harm. Furthermore the visual impact of the development would result in limited harm. Very special circumstances therefore need to be put forward that outweigh the harm through inappropriateness and any other harm to the Green Belt.
64. Renewable energy developments receive very considerable support in national and local planning policy. Paragraph 91 of the NPPF states that very special circumstances may include the wider environmental benefits associated with the increased production of energy from renewable sources.
65. Paragraph 93 states that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.
66. Paragraph 97 states that when determining planning applications, local planning authorities should: not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable.
67. The proposal would bring forward benefits of a significant scale in terms of the production of 28MW of renewable energy. This would meet the power needs of approximately 8,500 homes and offset 12,000 tonnes of carbon dioxide emissions that would increase the supply of renewable energy and reduce the impact of climate change.
68. The development would bring social, environmental and economic benefits. The social benefits would include the improvement in the health of the local population through the production of clean and renewable energy that would reduce the amount of fossil fuels used and contribute towards a low carbon economy. It would also provide educational opportunities for local schools and some community pride through the village contributing towards climate change. The environmental benefits would be the use of unlimited natural resources to generate electricity and the improvement in the biodiversity of the site through the creation of additional habitats that would encourage wildlife to the area. The economic benefits would include the

creation of jobs during the construction period and locally generated electricity with less wastage due to a more efficient connection to the grid.

69. These benefits would be substantial and above those where an appeal was allowed for a solar farm that provided less power supply within the Green Belt.

Conclusion

70. Therefore, as a result of the above balancing exercise, the benefits of the scheme in respect of renewable energy production are considered to represent sustainable development that would amount to very special circumstances that would outweigh the substantial harm to the Green Belt through inappropriateness due to encroachment and a loss of openness along with the limited visual harm identified.

Recommendation

71. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the following conditions and informatives: -

Conditions

- i) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) The development, hereby permitted, shall be removed and the land restored to its former condition or to a condition to be agreed in writing by the Local Planning Authority on or before 25 years of the date of the first operational use of the development in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.
(Reason - Approval of the proposal on a permanent basis would be contrary to Policy NE/2 of the adopted Local Development Framework 2007 and the land should be reinstated to facilitate future beneficial use.)
- iv) All development must be removed from site within 6 months of the solar farm ceasing to be operational.
(Reason - The application site lies in the open countryside and it is important that once the development has ceased the site is brought back into a full agricultural use in accordance with the provisions of the NPPF and policy NE/2 of the adopted Local Development Framework 2007.)
- v) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- vi) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- vii) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from [the date of the first occupation of the dwellings hereby approved].

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

- viii) No development approved by this permission shall be commenced until a finalised scheme for the maintenance and provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:- Clear details of the ownership and responsibility of maintenance of all drainage on site including SUDS elements for the lifetime of the development. The scheme shall be implemented in accordance with the approved details before the development is completed.

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

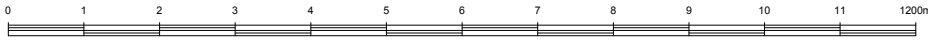
- ix) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- x) The development shall be carried out in accordance with the Traffic Management Plan reference (to be confirmed).
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- xi) The development shall be carried out in accordance with the Biodiversity Management Plan reference (to be confirmed).
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- xii) No development shall commence until precise details of the scheme for the agricultural use of the site during the operation of the development has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained throughout the operation of the development.
(Reason - To ensure the continued use of the site for agricultural purposes.)
- xiii) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
- xiv) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Class A of Part 6 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason – To safeguard the Green Belt in accordance with Policy GB/1 of the adopted Local Development Framework 2007.)
- xv) During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

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/1615/14/FL

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



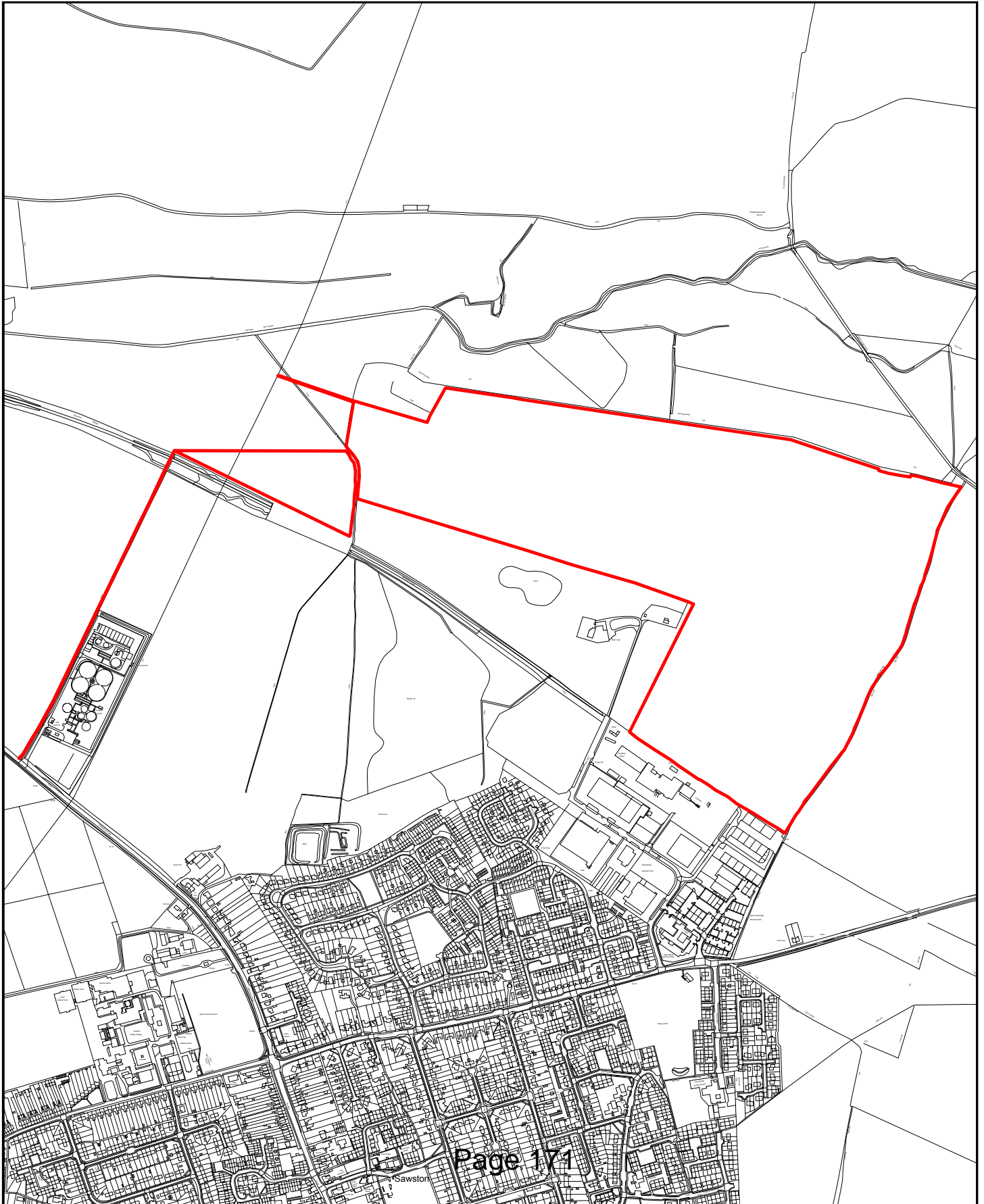
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Cambridgeshire
District Council

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Agenda Item 16



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

1 October 2014

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 15th September 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
August 2014	33	24
2014 YTD	325	284
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 102

Notices Served

Type of Notice	Period	Year to date
	August 2014	2014
Enforcement	0	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 (None)

6. 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.
7. Full details of enforcement cases can be found on the Councils Web-site

Updates on items that are of particular note

8. 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, Statements under Legal consideration

b. 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 no 6 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 and start date.

c. 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 – Planning application considered, The Council refused permission for use of land for parking of double decker buses / coaches and the laying of surfacing, erection of metal fencing and a gate (Part Retention) 17th September 2014. Next steps to be considered

d. 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 appeal hearing to be held 2nd December 2014

e. 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

9. 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 325 cases which when compared to the same period in 2013 is a 11.2% reduction the August period totalled 33 cases, which was a 38% decrease over the same period in 2013. The main reason for this is that for 76% of the time only one officer was available to conduct investigations due to holidays.
10. 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.
11. 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

12. 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 17



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

1 October 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 September 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/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 erection of additional wall and gates	Award of Costs for both appeals. Allowed	06/08/14
	S/2088/13/FL	Mr T McAteer The Shack Little Heath Gamlingay Change of Use to Dog agility training& erection of training	Dismissed	06/08/14

	area(retrospective)		
S/0439/12/FL	Highfield Wind Farm Litlington Royston Wind Farm	Withdrawn	02/09/14
S/2639/13/FL	Mr & Mrs Smith 10 Cinqes Road Gamlingay Dwelling and new access for no 10 Cinqes Road	Dismissed	09/09/14
S/2207/13/FL	Mr H Miles Riverside Barns Frogge Street Ickleton Retention of Caravanfor Security groundsman	Dismissed	12/09/14
S/1237/13/FL	Ms D Beaver Land west Hayden Way Willingham Use of Land as Gypsy site,construction of road and associated works.	Dismissed	12/09/14
S/1237/13/FL Costs Decision	Ms D Beaver Land west Hayden Way Willingham Use of Land as Gypsy site,construction of road and associated works.	Full award of costs is in part allowed	12/09/14
S/2008/13/OL	Hackers Fruit Farm Dry Drayton Garden Centre, Parking& provision of World War 1 living museum	Withdrawn	17/09/14
S/0944/14/FL	Mr S Sprod 9 Cherry Grove Gamlingay Gates in existing wall for vehicular access to existing hard standing	Allowed	18/09/14
S/0343/14/FL	Mr J Pearson Adj 22 Church End Gamlingay Dwelling	Dismissed	18/09/14

Appeals received

3.

Ref. no.	Details	Decision	Received
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/2544/13/FL	Mr N Guvercin 288 High Street Cottenham Cof U to Traditional Fish& Chip Take Away	Refused	10/09/14
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
PLAENF.377	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
S/1130/13/FL	Mr R Henry Scrap Yard Chiswick End Meldreth Cof U storage building and associated works	Refused	29/08/13
S/0452/14/FL	Mr A Oliver 3 The Crescent Impington	Refused	17/09/14

	Dwelling		
S/1341/14/FL	Mr D Grigoriev 45 Way Lane Waterbeach Front Extension	Refused	17/09/14
S/2429/13/FL	Mr M Adler Moat Farm East Hatley	Non-determination	19/09/14

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 & Others	The Maltings Cottenham	Hearing 21 October 2014 Confirmed
S/0439/12/F	Highfield Wind Farm	Litlington	Inquiry 11-21 November 2014 Withdrawn
PLAENF.1110 S/0583/14/FL	Mr Crotty	146 Cambridge Road Wimpole	26 November 2014 Offered

Summaries of recent decisions

5. None

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

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