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24 March 2015

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

Quorum: 4

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 APRIL 2015 at 10.00 a.m.**

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

Yours faithfully
JEAN HUNTER
Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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PROCEDURAL ITEMS

- 1. Apologies**
To receive apologies for absence from committee members.
- 2. Declarations of Interest** **1 - 2**
- 3. Minutes of Previous Meeting**
To authorise the Chairman to sign the Minutes of the meeting held

on 4 March 2015 (available on the Council's website) as a correct record.

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:

- Working Together
- Integrity
- Dynamism
- Innovation

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

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

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

Notes

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

Agenda Item 2

Planning Committee

Declarations of Interest

1. Disclosable pecuniary interests (“DPI”)

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

2. Non-disclosable pecuniary interests

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

3. Non-pecuniary interests

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

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

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

Address/ Location of land where applicable

Signature:

Name Date

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2341/14/FL
Parish:	Willingham
Proposal:	Erection of 12 semi-detached affordable dwellings and associated works. Access to the site would be via Daniels Close.
Site address:	Land north of Daniels Close
Applicant(s):	A J Lee (Developments) Ltd
Recommendation:	Approval
Key material considerations:	Affordable Housing Need Countryside Impact
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Andrew Winter/John Koch
Application brought to Committee because:	The recommendation of the Parish Council conflicts with that of Planning Officers
Date by which decision due:	31 December 2014

1. **Planning History**

Planning permission S/2222/10 has been implemented for 19 affordable dwellings at the neighbouring site to the south.

Planning Policies

2. **National Planning Policy Framework (NPPF) 2012**

Local Development Framework Core Strategy 2007:

Policy ST/5 Minor Rural Centres

3. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**

DP/1 Sustainable Development
DP/2 Design of New Development

DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
HG/5 Exception Sites for Affordable Housing
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
TR/2 Car and Cycle Parking Standards

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

District Design Guide SPD – adopted March 2010
Landscape in New Developments SPD – adopted March 2010
Open Space in New Developments SPD – adopted January 2009
Affordable Housing SPD – adopted March 2010
RECAP Waste Management Design Guide SPD – adopted February 2012

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

S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centres
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
H/10 Rural Exception Site Affordable Housing
H/11 Residential Space Standards
HQ/1 Design Principles
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

6. **Parish Council** – Recommended refusal to the application as first submitted on the grounds that the extension of the existing small estate into a larger site could ultimately be extended further without due containment.

Updated comments on amended drawings dated 10 Feb 2015 state:

“Willingham Parish Council recommends refusal, because the amended plans were not in accordance with previous discussions held with Mr Lee, and that the proposed changes would still allow for the future development and extension of Daniels Close to the north – to which the Council had already firmly objected.

7. **Cambridgeshire County Council**– No contributions will be required towards education, libraries, lifelong learning or strategic waste as the scheme is 100% affordable housing.
8. **Local Highway Authority** – The Local Highway confirms it will not adopt any part of the development in its present format. It also highlights that the proposed parking

layout appears to show the length of some of the plots driveways are not equally divisible by units of 5m; therefore the proposed layout has the potential to encourage irregular parking which could lead vehicles overhanging pedestrian access routes.

9. **Cambridgeshire Fire and Rescue Service** – The fire authority asks that adequate provision be made for fire hydrants, which may be by way of S106 agreement or a planning condition.
10. **Environment Agency** – Recommends the Local Planning Authority (LPA) refers to its standing advice in respect of flood risk/surface water drainage issues. Foul drainage should be discharged to the public foul sewer unless it can be satisfactorily demonstrated that a connection is not reasonable available. Anglian Water Services Ltd should be consulted by the LPA and be requested to demonstrate that the sewerage disposal systems serving the site have sufficient capacity to cope with the new development. General advice given on pollution prevention to the water environment.
11. **Anglian Water** – The sewerage system has available capacity for the development. The preferred method of surface water disposal is a sustainable drainage system (SUDS) with connection to sewer seen as the last option. The submitted surface water strategy is unacceptable as it not clear how the surface water from the site will be disposed. Anglian Water has no public surface water sewers within close proximity of the proposed development site and therefore recommends that the applicant consults with Anglian Water and the Environment Agency. A condition is recommended to secure an appropriate scheme of surface water management.
12. **Affordable Housing Officer** – Recommends a housing tenure of: 8 x 2 beds; 2 x 1 beds; and 2 x 3 beds to best meet local need.

Representations

13. None

Planning Comments

14. The main issues in this application are:
 - Affordable housing need
 - Countryside impact
 - Residential amenity
 - Parking and highway issues
 - Landscaping
 - Surface water drainage
 - Refuse collection and storage
 - Noise and disturbance
 - Education contributions, open space and indoor community infrastructure

Affordable Housing Need and Countryside Impact

15. The site lies to the north of the existing affordable housing site and is designed to follow the pattern of the existing layout. This comprises a central road with housing either side terminating in a pair of parking spaces. The buildings comprise six pairs of semi-detached properties of relatively simple design constructed in brick under tiled roofs. The existing access off Spong Drove will be used.

16. The Parish Council has raised concern of further housing development to the north of the existing site. This concern would appear to be speculative given the absence of any submitted planning applications or extant planning permissions on this piece of land. Therefore, a refusal on these grounds would not be tenable. Any further housing would of course be subject to a separate planning application to be assessed on its individual merits.
17. Under Policy HG/5 and draft Policy H/10 of the local plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on small sites within or adjoining villages.
18. The Council's affordable housing team has confirmed there is a genuine need for further affordable housing provision in Willingham with current figures showing the need for 12 x 1 beds, 6 x 2 beds and 1 x 3 bed. The applicant has provided email correspondence from Hundred Houses/Iceni Homes (Affordable Housing Provider) confirming that they are interested in taking the scheme forward.
19. The site is in close proximity to the village framework, which is located approximately 120m to the south. In terms of whether the proposal represents 'sustainable development' in line with the NPPF, the following factors have been taken into consideration:
 - a) the demand for additional affordable housing in Willingham
 - b) the submitted housing mix has been revised in the application to more closely reflect the composition of local housing need, as advised by the Council's affordable housing team. This is confirmed in amended drawing EDG/14/62/55 with the following composition: 2 x 1 bed, 8 x 2 beds and 2 x 3 beds
 - c) the relative close proximity of the site to existing village services and facilities. Willingham is designated as a 'Minor Rural Centre'(Policy ST/5) and therefore performs well in terms of the level of local services and facilities provision
 - d) ease of access to the site from the village via bicycle and foot
 - e) the compatibility of the development with the linear form of the existing development
 - f) the resulting lack of any significant visual impact to the surrounding countryside and the established natural screening in place
20. The above factors, along with the shortfall in affordable housing delivery in Willingham, are considered to weigh strongly in favour of the development in this instance despite the resulting large cluster of affordable units (31 in total) counted alongside the existing affordable units at Daniels Close.
21. Another important material consideration in this instance is the requirement of paragraphs 14 and 47 of the NPPF. The 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. 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 Council's housing supply policies in adopted and emerging plans are therefore out of date. 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. Consequently, the application would lead to a large cluster of affordable housing, but there is not considered to be significant or demonstrable harm in this application that would outweigh the social and economic benefits of the scheme and the delivery of a significant proportion of Willingham's affordable housing need. A condition is recommended to ensure that 100% on-site affordable housing is provided on the site in perpetuity in accordance with Policy HG/5.

Residential Amenity

23. Sufficient rear garden spaces are shown on the amended drawings to meet the requirements of paragraph 6.75 of the District Design Guide 2010, which requires 50m² for one and two bedroom houses and 80m² for three bedroom houses in rural areas.
24. The development is not found to result in unacceptable adverse harm to the residential amenity of immediate neighbours in accordance with Policy DP/3.

Parking and Highway Issues

25. Sufficient car parking is provided for each dwelling in accordance with Policy TR/2 and is located to the side of each dwelling to avoid cars dominating the street in accordance with paragraph 6.82 of the District Design Guide SPD 2010. The comments of the Local Highway Authority are noted in relation to cars overhanging the parking areas. This would be a concern if there was a lack of parking provision; however, sufficient parking is provided for at least two cars per dwelling, which reduces the likelihood of cars being forced to overhang the highway.
26. In response to the Local Highway Authority, the applicant has confirmed that the roads within the development are not being offered for adoption and will be owned/maintained by the registered provider.

Landscaping

27. The landscape officer has no objection in principle but has requested further landscaping details, which can be secured by condition.

Surface Water Drainage

28. The comments of the Environment Agency and Anglian Water are noted and a condition regarding surface water drainage is agreed.

Refuse Collection and Storage

29. The proposal provides potential screened storage of refuse bins to the side and rear of each dwelling. The turning head provides sufficient space to meet the requirements of refuse collection vehicles, as prescribed in Appendix F of the RECAP Waste Management Design Guide SPD 2012.

Noise and Disturbance

30. Conditions are recommended to control noise and disturbance during the construction process. Informatives regarding driven pile foundations are recommended to be relayed to the applicant via planning informative.

Education Contributions, Open Space and Indoor Community Infrastructure

31. The development would provide on-site children's play space in the form of a Local Area of Play (LAP). This play area would measure in excess of 300m² - three times the minimum size required under the Open Space in New Developments SPD 2009. It would also benefit from natural surveillance from the side windows of Plot 8 and the front windows of 4, 5 and 6. Given the generous size of the LAP the requirement for informal open space can also be incorporated in its design, removing the need for financial contributions towards these elements. The requirement for off-site sports space contributions can be secured via a condition.
32. The new development would put extra demand on community infrastructure in Willingham. The applicant has confirmed their willingness to contribute towards this element and also the provision of refuse bins, which can be secured via a condition. The County Council has confirmed that no financial contributions are required towards education facilities in the area as the scheme is 100% affordable housing.
33. Consequently, the development is considered to meet the requirements of Policies DP/4 and SF/10 subject to the necessary section 106 agreement to secure contributions towards off-site sports space, community infrastructure and refuse bin provision.

Other Issues

34. The comments of Cambridgeshire Fire and Rescue Service are acknowledged and the recommended condition securing fire hydrants is agreed.

Conclusion

35. 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.

Recommendation

36. Approval, subject to:

S106 requirements

A scheme for contributions towards off-site outdoor formal sports space, indoor community facilities, waste receptacles and on-site public open space management and maintenance

Conditions

- a) **The development hereby permitted shall be carried out in accordance with the following approved plans: EDF/14/62/1 (Date stamped 26 September**

2014), EDG/14/62/11/a (Date stamped 29 January 2015) and EDG/14/62/55 (Date stamped 29 January 2015).

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

- b) 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.)

- c) 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 details of the Local Area of Play (LAP) and 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, NE/6 and SF/10 of the adopted Local Development Framework 2007.)

- d) 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.)

- e) No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.**

(Reason - To ensure an adequate water supply is available for emergency use.)

- f) The development shall not begin until a scheme for the provision of affordable housing on the application site has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning**

Policy Framework 2012 or any future guidance that replaces it. The scheme shall include:

- i.* the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 100% of housing units/bed spaces;**
- ii.* the timing of the construction of the affordable housing;**
- iii.* the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;**
- iv.* the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- v.* the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

(Reason - To ensure the provision of an agreed mix of affordable housing in accordance with Policy HG/3 of the adopted Local Development Framework 2007.)

- g) 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.)

- h) No development shall commence until details of street lighting have been submitted to and approved in writing by the Local Planning Authority; the street lighting shall be carried out in accordance with the approved details and an agreed timetable for its implementation.**

(Reason - Insufficient information was submitted with the application to assure the Local Planning Authority that the development would provide sufficient lighting for the safety and security of residents and that such lighting does not cause undue light pollution to comply with Policies DP/2 and NE/14 of the adopted Local Development Framework 2007.)

- i) 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 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

Where 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 DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- Planning File Refs S/1763/07/F and S/2341/14/FL

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

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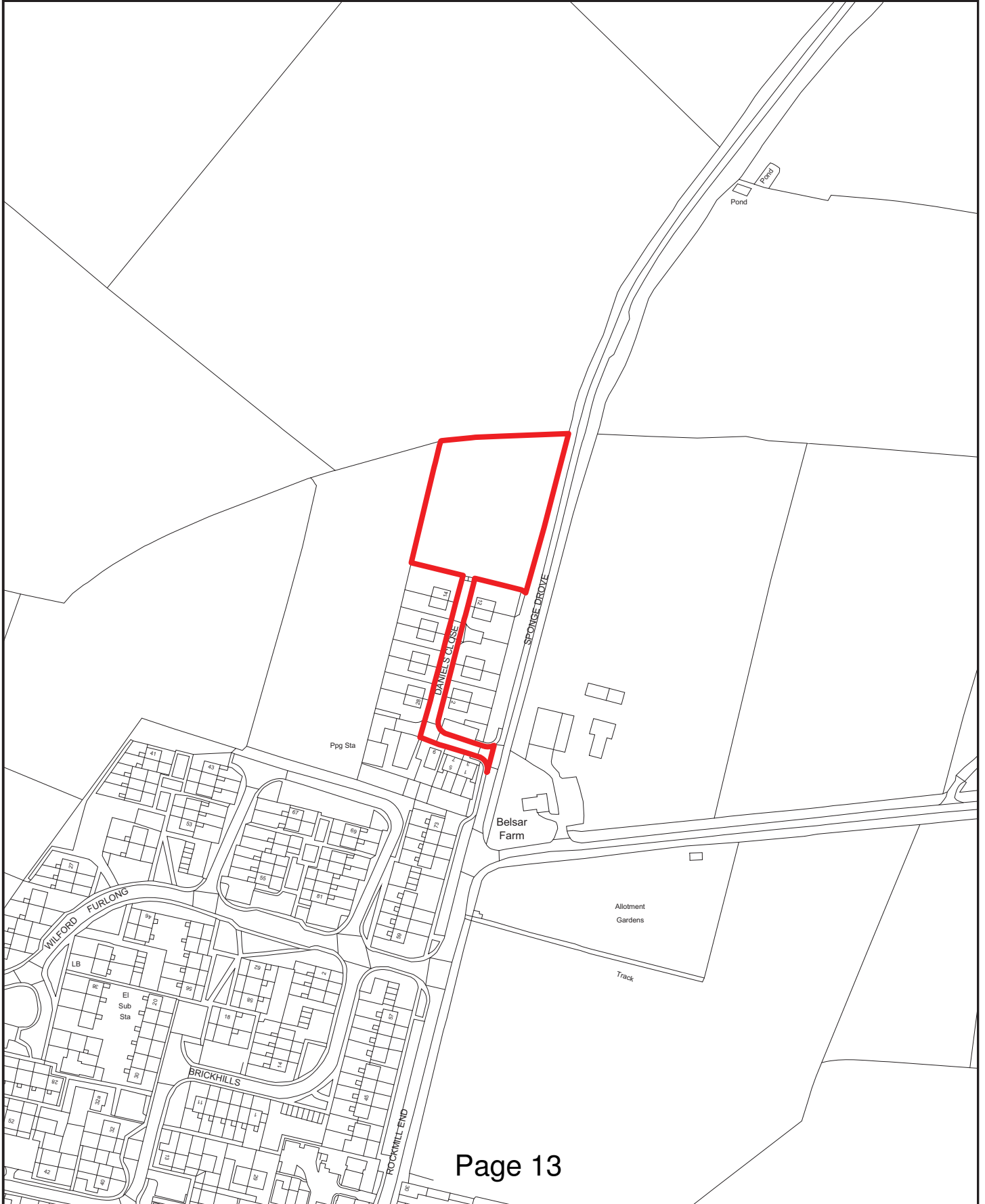
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Cambridgeshire
District Council**

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0551/14/FL

Parish(es): Waterbeach

Proposal: Proposed Offices, café/sandwich bar & gymnasium

Site address: Defence Estates, Stirling House, Denny End Road, Waterbeach

Applicant(s): Paragon Holdings

Recommendation: Approval

Key material considerations: Principle of Development
Design
Amenity
Highway Safety

Committee Site Visit: No

Departure Application: No

Presenting Officer: Katie Christodoulides

Application brought to Committee because: Parish Council recommendation of refusal conflicts with Officers recommendation

Date by which decision due: 2 September 2014

Planning History

1. S/0349/14/FL- Alterations to convert four escape turrets into offices and erection of external spiral staircases to each turret-Approved.

Planning Policies

2. **National Planning Policy Framework (Adopted March 2012).**
3. **Local Development Framework, Development Plan Document, Core Strategy (Adopted January 2007)**
4. **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 Developments
DP/7: Development Frameworks
NE/1: Energy Efficiency
NE/2: Renewable Energy
NE/3: Renewable Energy Technologies in New Development
NE/6: Biodiversity
NE/7: Sites of Biodiversity or Geological Importance
NE/8: Groundwater
NE/11: Lighting Proposals
ET/1: Limitations on the Occupancy of New Premises in South Cambridgeshire
ET/2: Promotion of Clusters
TR/1: Planning for More Sustainable Travel
TR/2: Car and Cycle Parking Standards
TR/3: Mitigating Travel Impact

5. **Supplementary Planning Documents**

Open Space in New Developments SPD
District Design Guide SPD
Biodiversity
Landscape in New Development
Trees and Development Sites

6. **Draft Local Plan**

S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
CC/1 Mitigating and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
HG/1 Design Principles
NH/4 Biodiversity
E/3 Allocations for Class B1 Employment Uses
E/4 Allocations for Class B1, B2 and B8 Employment Uses
E/10 Shared Social Spaces in Employment Areas
E/13 New Development on the Edges of Villages
SC/10 Lighting Proposals
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultations

7. **Waterbeach Parish Council** objects to the proposal on the grounds of traffic increase.
8. The **Local Highways Authority** has no objections to the proposal subject to the footway at the access of the site being extended to enable pedestrians to cross an uncontrolled crossing point, improvements to the bus stop and a Travel Plan being agreed.

9. The **Environment Agency** recommends approval and requests conditions are added to any consent granted requiring protection of ground water and drainage and informatives in relation to surface water drainage, foul water drainage and pollution prevention.
10. **Anglian Water** raise no concerns and request informatives are added to any consent granted in regard to wastewater treatment, foul sewerage, surface water disposal and trade effluent.
11. The **Archaeology Officer** requests conditions are added to any consent granted requiring a programme of archaeological investigation and work.
12. The **Old West Internal Drainage Board** raise no objections.
13. The **Architectural Liaison Officer** raises no objections but requests the car park lighting meet BS 5489:2013 standards.
14. The **Policy Officer** supports the proposal on the basis of emerging Local Plan Policies E10 and E13.
15. The **Landscape Officer** supports the proposal subject to the addition of conditions in regard to landscaping scheme.
16. The **Contaminated Land Officer** raises no objections and requests conditions in regard to land contamination are added to any consent granted.
17. The **Ecology Officer** requests conditions are added to any consent granted in regard to ecological enhancement, provision of bird nest boxes, no removal of trees in bird breeding season and low level lighting.
18. The **Urban Design Officer** recommends approval. Previous concerns of the provision of boundary treatment and the design and appearance have been addressed.
19. No comments were received from the Environmental Health Officer, Economic Development Officer, Cambridge Water Company, Fire and Rescue Service and Waterbeach Level Internal Drainage Board.

Representations

20. The neighbour at **No.1 Josiah Court** objects to the proposal on the grounds of highway safety and vehicle movements.

Planning Comments

21. Site and Proposal

22. The site forms the car park to Stirling House, an office building which lies to the north of Denny End Road, Waterbeach and forms part of the former Defence Estates. To the west of Stirling House lies an ACF training centre and the A10. To the east and north of the site lies an open field the former airfield.
23. The site is located outside of the Waterbeach Village Framework and within the open countryside. To the south of the site lies an Established Employment Area forming

Convent Drive and Pembroke Avenue. The land is potentially contaminated due to previous military use.

24. The proposal seeks consent for the erection of a 2846m² building serving 2,536m² of office space, 102m² for a café/sandwich bar and 208m² for a gymnasium.

Principle of Development

25. The site lies outside of the Waterbeach Village Framework, but adjacent to Stirling House which serves as offices, and to the north of Convent Drive/Pembroke Avenue which forms an Established Employment Area. The village framework of Waterbeach lies to the east. The National Planning Policy Framework seeks presumption in favour of sustainable development. Paragraph 28 states that a positive approach to sustainable new development is encouraged, with support for sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.
26. Policy ET/1 of the LDF states that employment development will be permitted if it is demonstrated that it falls into one or more of the following which is 1(a) offices or other development in the use class B1 (a) providing essential service for Cambridge as a local or sub –regional centre. When determining applications weight can be given to the Proposed Local Plan. As part of the application a business case was submitted in which it was demonstrated that there was a demand for the commercial market in the area and that there is a shortfall of small to small medium sized business space in the area. The proposed site forms part of Stirling House, with the café/sandwich shop and gym serving the proposed offices as well as Stirling House. The proposal as a result is considered to comply with Policies E10 and E/13 of the Proposed Local Plan in which considerable weight can be given in line with the National Planning Policy Framework where relevant policies are out of date.

Principle of Development

27. The site lies outside of the Waterbeach Village Framework, but adjacent to Stirling House which serves as offices, and to the north of Convent Drive/Pembroke Avenue which forms an Established Employment Area. The village framework of Waterbeach lies to the east. The National Planning Policy Framework seeks presumption in favour of sustainable development. Paragraph 28 states that a positive approach to sustainable new development is encouraged, with support for sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.
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Visual Amenity

29. The design of the proposed building is considered to be appropriate and characteristic of a design associated with a commercial building. The proposed gables within the elevations would add interest and would be of a similar design to the adjacent neighbouring office building at Stirling House. Following Amended Plans received on the 08/09/2014, the rear (east) elevation has been redesigned to add architectural interest and break up this fenestration which would be sited adjacent to an open field. The proposed design of the building is therefore considered acceptable and given its siting, with landscaping along the boundaries would not be visually prominent in street scene views and be appropriate to the character of the area.

Neighbour Amenity

30. The proposed site lies adjacent to areas used for employment. The nearest neighbouring properties lie to the east at Waterbeach Park lying approximately 190 metres. Given this distance the proposal is not considered to result in any significant harm to neighbour amenity through loss of light, loss of privacy or overbearing impact.
31. A condition shall be added to any consent granted to restrict the hours of construction and for a scheme for external lighting to be submitted and approved.

Highway Safety

32. Following submission of the Transport Assessment Addendum dated December 2014, TRICs information, Travel Plan and Future Year Traffic Flows the Local Highways Authority have raised no objections to the proposal in relation highway safety. This is subject to the addition of conditions to any consent granted for an extension to the footway at the access of the site to enable pedestrians to cross an uncontrolled pedestrian crossing point to allow access from the site to and from Waterbeach and for improvements to the bus stop on either side of Denny End Road. This is to be agreed and completed through a Section 106 Agreement with Cambridge County Council. A condition shall be added to any consent granted to require a Travel Plan to be submitted and agreed.

Parking Provision

33. Policy TR/2 of the LDF requires 1 space per 30m² of gross floor area for B1 (Business) use, 1 space per 5 m² of gross floor area for A3 (Food and Drink) use and 1 space per 22m² for D2 (Assembly and Leisure). The proposed level of car parking would provide 115 spaces which would meet the District Council's requirement.
34. Under Policy TR/2 cycle parking provision would require 1 space per 30m² for B1 use, 1 space per 10m² for A3 use and 1 space per 25m² for D2 use. The proposal would meet the required cycle parking standards.

Trees and Landscaping

35. Following Amended Plans received 08/09/2014, the proposed office building has been set back 5 metres from the eastern boundary of the site to allow for native planting of trees and shrubs along this boundary is considered acceptable in regard to mitigating the visual impact of the development on the rural character of the area. The proposal will result in the retention of numerous trees on the site and the addition

of new planting within the car park. The proposal is considered acceptable in terms of visual impact, biodiversity and landscaping.

Drainage

36. A condition shall be added to any consent granted to require details of foul and surface water drainage are submitted and agreed in writing prior to works commencing on site.

Contamination

37. The site is potentially contaminated due to previous military use. A Phase 1 Desk Study was submitted as part of the application. Following comments received from the Contaminated Land Officer a condition shall be added to any consent granted to require a detailed contamination assessment and a remediation method statement to be agreed prior to the commencement of works.

Archaeology

38. The site lies in an area of high archaeological potential, with archaeological remains likely to remain on the site and on the adjacent land. A condition will therefore be added to any consent granted to require a programme of archaeological investigation to be submitted and agreed prior to the commencement of works on site.

Ecology

39. The proposal would not result in any significant harm to ecology and protected species within the site. Conditions in regard to details of ecological enhancement, provision of bird nest boxes, details of lighting for the car park and no removal of trees during bird breeding seasons shall be added to any consent granted.

Conclusions

40. 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

41. Approval as amended by plans stamped 08/09/2015

Conditions

- (a) Time Limit
- (b) Approved Plans
- (c) Materials
- (d) Landscape Scheme
- (e) Landscape Implementation
- (f) Contamination
- (g) Contamination
- (h) Pollution Control
- (l) Lighting
- (j) Noise during Construction
- (k) Archaeological Work
- (l) Ecology-Bird Breeding Season
- (m) Ecological Enhancement

- (n) Ecology-Bird Nest Boxes
- (o) Travel Plan
- (p) Extension of Footway & Bus Stop Improvements

Informatives

1. Highway Improvements
2. Surface Water Drainage
3. Foul Water Drainage
4. Pollution Prevention Issues
5. General Informatives: Flood Water Management, Anglian Water Advice, Foul Sewerage Network, Trade Effluent and Bat Habitats

Background Papers

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

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- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- National Planning Policy Framework 2012

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

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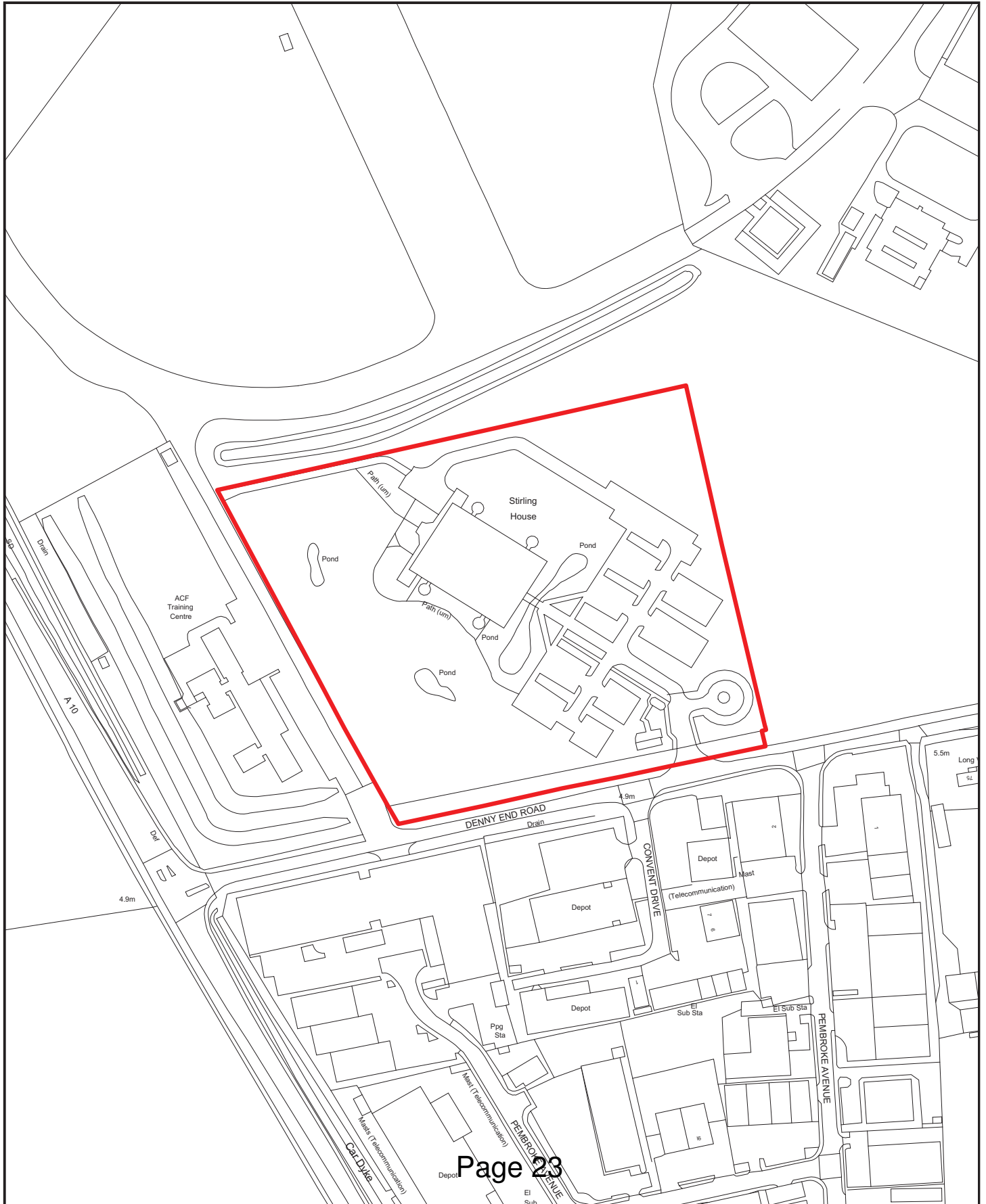
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0139/15/FL

Parish(es): Histon & Impington

Proposal: Erection of Bungalow

Site address: 24 Hereward Close

Applicant(s): Mr D'Angelo

Recommendation: Approval

Key material considerations: Principle
Neighbour Amenity
Design

Committee Site Visit: None

Departure Application: No

Presenting Officer: Katie Christodoulides

Application brought to Committee because: The recommendation of Histon and Impington Parish Council conflicts with the Officers recommendation of approval.

Date by which decision due: 30/03/2015

1. **Planning History**
2. **S/0552/13/FL**- New Dwelling-Approved.
3. An application for a bungalow was withdrawn in 2012 **S/2330/12/FL** due to the absence of a detailed Flood Risk Assessment.
4. An application for a bungalow in the garden of 24 Hereward Close was refused in 2003 **S/0665/03/O**. Whilst the plot was found sufficient in size to accommodate a bungalow its siting was considered to impinge on the outlook from properties in Impington Lane. The intensified use of the plot, together with its shared access, was found to result in loss of amenity to neighbours through increased usage.
5. **Planning Policies**
6. **National**
National Planning Policy Framework

7. **Local Development Core Strategy 2007:**
ST/4 Rural Centres

8. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
CH/5 Conservation Areas
DP/7 Development Frameworks
HG/1 Housing Density
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Water - Alternative Drainage Systems
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
TR/2 Car and Cycle Parking Standards

9. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD – adopted March 2010
Open Space in New Developments SPD - adopted January 2009
Landscapes in New Developments SPD - adopted March 2010
Development Affecting Conservation Areas SPD – adopted January 2009

10. **Proposed Submission 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
NH/4 Biodiversity
NH/14 Heritage Assets
SC/6 Indoor Community Facilities
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/1 Mitigation and Adaption to Climate Change
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/9 Education facilities

11. **Consultations**

12. **Histon & Impington Parish Council-** Recommends refusal on the grounds of intensification of the site and loss of amenity. Raises concerns regarding trees, asbestos, vehicular access and hours of work.

13. **Local Highway Authority** – Raises no objections subject to conditions being added to any consent granted requiring 2 metre by 2 metre pedestrian visibility splays are provided, the driveway being constructed so that no private water drains onto the public highway, the drive being constructed from a bound material, manoeuvring area being maintained free so vehicles can enter and leave in a forward gear and an

informative in regard to planning permission not carrying out any works to the public highway.

14. **Environment Agency-** Raises no objections subject to conditions being added to any consent granted in regard to development being carried out in accordance with the flood risk assessment and mitigation measures and informatives in regard to surface water drainage and foul water drainage.
15. **Environmental Health Officer-** Raises no objections and requests conditions in regard to hours of work, burning of waste, driven pile foundations and an informative in regard to dust and noise disturbance.
16. **Tree Officer** – No comments received (out of time).

17. **Representations**

18. **No.22 Hereward Close-**Objects to the proposal on the grounds of noise and disturbance, highway safety, character and appearance of area, loss of privacy, flooding. Further letter received 23/02/2014 in which concerns are raised regarding access and loss of amenity, parking, trees, boundary inaccuracies and roof height increases.
19. **No.18 Impington Lane-** Objects to the proposal on the grounds of height, character, scale, size, access, flooding, surface water and drainage and trees.

20. **Planning Comments**

21. **Site**

The site comprises a grassed garden area, detached garage and shared vehicular access (serving Nos. 20, 22 and 24). The property falls within the village framework of Impington and adjoins the Conservation Area to its north-western boundary. The site is also located within a Flood Zone 3 area.

22. **Proposal**

The proposal involves the subdivision of the rear garden and the erection of a 3 bed bungalow and detached garage. The site would be accessed via an existing track leading out on to Hereward Close. The submitted plans show two new parking spaces to the front of 24 Hereward Close to be carried out under permitted development. The application follows a previously approved application S/0552/13/FL for a dwelling in which the revised dwelling and garage is higher and larger.

The main issues to consider in this instance are: the principle of the development; the character of the area; parking, highway safety, access; residential amenity; environmental and flooding issues; landscape and boundary treatment; community open space and infrastructure; and other issues.

23. **Principle of Development**

The proposed new dwelling is located within the village framework and within a sustainable location close to existing infrastructure, facilities and services to accord with the aims of Policy ST/4 of the LDF Core Strategy 2007. In terms of housing density, the scheme would equate to 16 dwellings per hectare, which falls under the expected 30 dwellings per hectare average of Policy HG/1. However, any further dwellings in this scheme would not be feasible due to the constraints of the site.

24. Character of the Area

The development would be located to the western end of Hereward Close, which comprises a residential cul-de-sac of two storey dwellings.

Previous application S/0552/13/FL was approved for a single storey dwelling.

This revised application for the dwelling seeks a revision to the scale of the approved dwelling in which the height is increased by 0.9 metres and width increased by 0.5 metres, with the proposed garage being 0.5 metres higher.

Given the minimal height increase of the dwelling and garage, the proposal is not considered to harm this character of the area, with its position to the rear of the dwellings in Hereward Close and modest scale, subservient roof height and profile resulting in limited views, having a minimal impact on the visual amenity of the area. Final materials would need to be agreed by condition but, overall, the appearance of the proposal is considered to be compatible with the location in accordance with Policies DP/2 and DP/3.

25. Parking, Highway Safety and Access

The Local Highway Authority has raised no objection to the new bungalow and a condition is agreed to ensure the vehicle manoeuvring area shown on the submitted plans is maintained free from obstruction.

Traffic congestion and on-street parking have been raised in the representations above as concerns. The proposal represents small scale residential development and is not considered to give rise to significant traffic increases in the location. Sufficient parking is also provided on the application site to meet the parking standards set out in Policy TR/2

26. Residential Amenity

The proposed dwelling was previously considered acceptable in regard to neighbour amenity under application S/0552/13/FL. This application seeks to increase the height and size of the bungalow and garage. The bungalow is over 13m away from the rear elevations of the surrounding neighbouring dwellings and therefore the outlook to the rear of the neighbouring dwellings would remain relatively open and unimpeded.

The proposed design will still incorporate a low, hipped roof with a height of 5.6m. Given the minimal increase in the proposed height by 0.9 metres, the proposal is considered to be acceptable in regard to neighbour amenity. Boundary treatment and landscaping will be conditioned to further protect neighbour privacy.

Existing vehicle access is already provided to the rear garden of No.24 alongside neighbouring dwellings which, although not utilised at present, can be used by the occupiers or future occupiers of No.24. The relocation of the existing parking to No.24 would therefore offset the impact of the new dwelling in terms of access usage and would serve a small scale residential development.

The concerns of the immediate neighbours regarding residential amenity have been considered against the above factors and, on balance, the development is not found to result in an unacceptable adverse impact upon residential amenity that would warrant a strong reason for refusal in this instance.

Following comments from the Environmental Health Officer, a condition shall be added to any consent granted to control the hours of use of power operated machinery during the course of the works in order to safeguard residential amenity.

Informatives will be added in regard to foundations and bonfires, which are governed by separate environmental legislation.

27. Environmental and Flooding Issues

The submitted Flood Risk Assessment is considered to be acceptable by the Environment Agency, subject to the addition of a condition in regard to the development being carried out in accordance with the Flood Risk Assessment and mitigation measures of finished floor levels. Informatives in regard to surface water drainage and foul water drainage shall be added to any consent granted.

28. Landscaping and Boundary Treatment

The proposal will result in the removal of the several trees on the site and no objection is raised in regard given that these trees are not afforded any statutory protection. Other trees on the site are to remain. The accuracy of the submitted tree plan has been questioned however a condition shall be added to any consent granted to require details of boundary treatment to be submitted.

29. Other Issues

The following issues have been raised but do not represent material planning considerations that can be taken into account in this application:

- Loss of property value
- Boundary details
- Legal covenants
- Maintenance and damage to property
- Asbestos

30. Recommendation

Approval

31. Conditions

- (a) Time
- (b) Approved Plans
- (c) Materials
- (d) Boundary Treatment
- (e) Space for Parking and Manoeuvring
- (f) Parking/turning/loading of construction vehicles
- (g) Foul Water Drainage
- (h) Surface Water
- (i) Flood Risk Assessment/Floor Levels
- (j) Power Operated Machinery Hours
- (k) Permitted Development Rights

Informatives

- (a) Section 106
- (b) Highway work
- (c) Bonfires
- (d) Asbestos
- (e) Surface Water
- (f) Foul Drainage

Background Papers

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- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- National Planning Policy Framework 2012
- Planning File Reference: S/0552/13/FL, S/2330/12/FL & S/0665/03/O

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



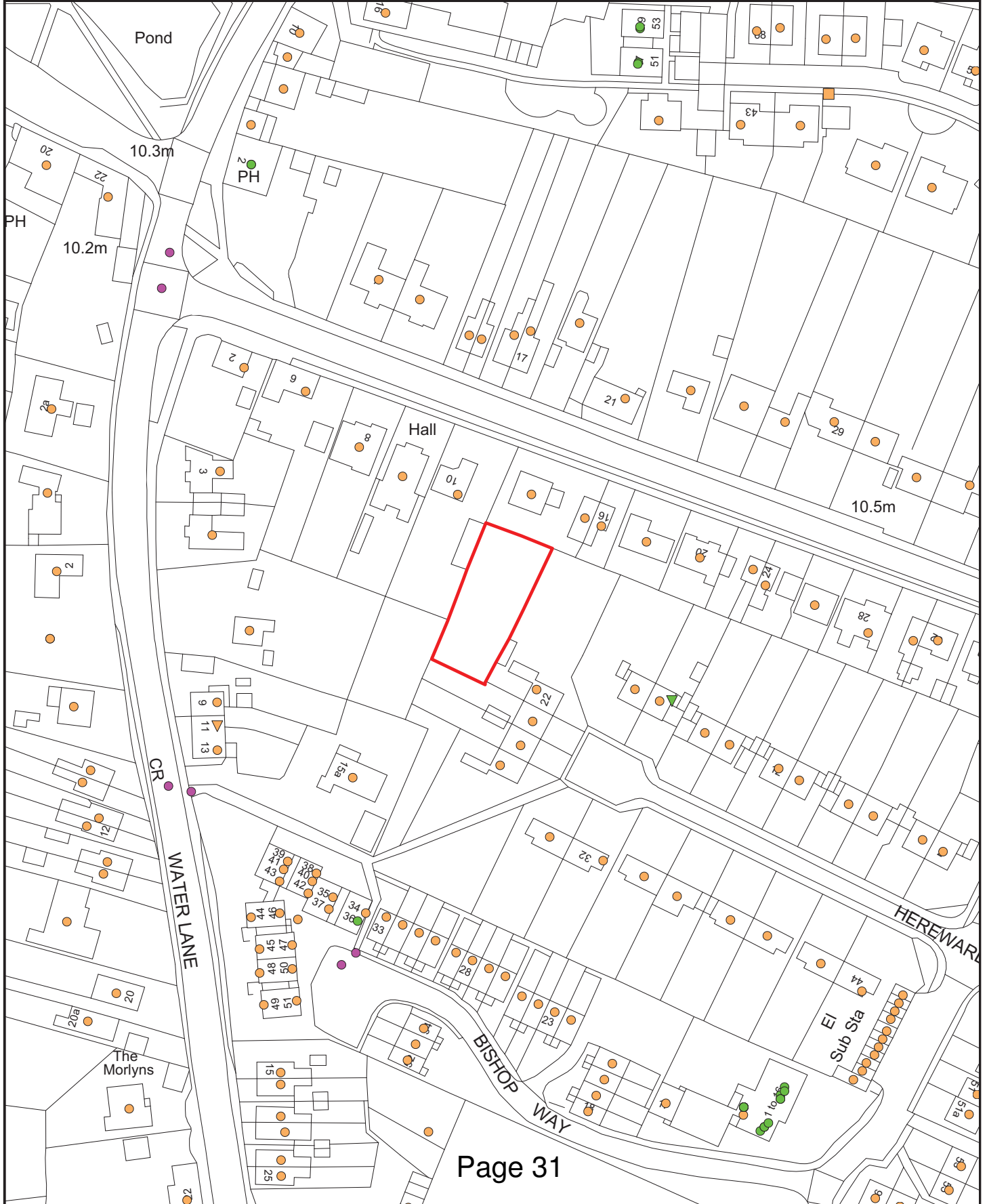
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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/3017/14/FL
Parish(es):	Fowlmere
Proposal:	Siting of a Static Mobile Home in rear garden and a single storey rear extension to existing dwelling
Site address:	22 Pipers Close
Applicant(s):	James and Janice Roberts
Recommendation:	Approval
Key material considerations:	Principle Adjacent Green Belt / Character of the Area Neighbour Amenity Parking Provision Permitted Development Rights
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Michael Sexton
Application brought to Committee because:	The recommendation of Fowlmere Parish Council conflicts with the Officers recommendation of approval.
Date by which decision due:	17 March 2015

Planning History

1. S/0019/12/FL – Enlargement of single storey extension to the rear of the property – Approved.
2. S/0968/01/F – Extension – Approved

Planning Policies

3. **National Planning Policy Framework**

National Planning Policy Framework (NPPF)

4. **Local Development Framework Core Strategy 2007**

ST/6 Group Village

5. **South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007:**

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and New Developments

DP/7 Development Frameworks

HG/1 Housing Density

GB/3 Mitigating the Impact of Development Adjoining the Green Belt

TR/2 Car and Cycle Parking Standards

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

District Design Guide SPD – adopted March 2010

7. **Proposed Submission Local Plan July 2013**

S/1 Vision

S/2 Objectives of the Local Plan

S/7 Development Frameworks

S/10 Group Villages

HQ/1 Design Principles

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

H/7 Housing Density

H/15 Development of Residential Gardens

TI/3 Parking Provision

Consultations

8. **Fowlmere Parish Council** – Recommends refusal for the following reasons; detrimental to neighbouring properties and sets a precedent which would be dangerous and inappropriate, the Green Belt is right against the boundary of the site, no parking on site even though it is clearly a separate dwelling from no. 22, the extension is an over-development of the site and potentially impacts on neighbours.

The Parish Council also make reference to the site not having any 'right of access' to the Village Hall site to their knowledge.

Representations

9. **Fowlmere Village Hall Committee** – Raise objection to the application for the following reasons; were not approached for permission to deliver the Static Mobile Home using Village Hall access routes infringing the standing SCDC approved access and exit routes, boundary dispute – no right of access to between the property of 22 Pipers Close and the Recreation Ground through the gate installed in a new rear fence.

Planning Comments

Site and Proposal

10. The application site is located in the Parish of Fowlmere within the village development framework boundary. The site lies within a residential area characterised by two storey semi-detached dwellings with large elongated gardens. The site is neither in the Conservation Area nor in close proximity to any Listed Buildings. The site is bounded to the east by the Green Belt which covers the land of Fowlmere Recreation Ground and Fowlmere Village Hall. Access to the site is direct from Pipers Close with parking within the front driveway of 22 Pipers Close, Fowlmere.
11. The proposal comprises of two elements, the siting of a static mobile home in the rear garden located in the curtilage of 22 Pipers Close and a single storey rear extension to the existing dwelling. The static mobile home has already been placed on site, therefore this element of the application is retrospective. No works have begun on site in regards to the proposed extension.
12. The applicants have presented what they consider to be special circumstances for the siting of the mobile home in the rear garden. A letter accompanying the application explains that the applicants' daughter was widowed in January 2014 and unable financially to continue living away from home. The caravan was placed on site to provide additional storage space for their daughter's possessions which could not be accommodated within the main house and to provide some additional space. The letter also states that the house would be used as the primary living accommodation and that the refuse disposal and parking facilities of the main house would be used.
13. The applicants informed the Council of their intention to place a mobile home in their rear garden for storage use. Through an exchange of letters and emails it was stated that planning permission was not required as the mobile home was not intended for primary living accommodation, therefore falling within permitted development rights.
14. Following the siting of the mobile home on site a request to investigate was raised with the Council and subsequently the Council's Enforcement Team visited the site. Following an enforcement report it was deemed that a planning application should be submitted for the mobile home.
15. The application seeks planning permission to fully utilise the mobile home as residential accommodation. The applicants have also used the application as an opportunity to seek planning permission for a single storey rear extension.

Principle of Development

16. A caravan is defined in section 29 of the Caravan Sites & Control of Development Act 1960 as 'any structure designed or adapted for human habitation which is capable of being moved from one place to another'. The applicants have provided a covering letter which sets out a need / justification statement for the placement of the mobile caravan on the site.
17. Fowlmere is classified as a Group Village within the adopted Core Strategy. The site is located within the defined village framework of Fowlmere and adjacent to the Green Belt which borders the eastern residential boundaries along Pipers Close,

Fowlmere. The siting of the static mobile home is located within the residential curtilage of 22 Pipers Close.

18. The principle of additional dwellings and extensions to existing dwellings within the development framework is acceptable in principle, subject to the consideration of matters addressed in this report.

Static Mobile Home

Impact on the adjacent Green Belt / Character of the Area

19. The site of the proposed development is bounded to the east by the Green Belt which covers Fowlmere Recreation Ground and Fowlmere Village Hall. The eastern boundary of the site has a 1.8 metre close boarded fence bounding the rear garden from the Village Hall Access Road. The presence of the boundary fence helps screen the mobile home from views from the Recreation Ground, although parts of the mobile home are visible above the fence line.
20. Other sheds and outbuildings are present in the rear gardens of properties along Pipers Road located in close proximity to the Village Hall access road and are visible above the fence line. As a result the mobile home is not the only structure located close to the Village Hall access road. Therefore the mobile home is not considered to have a significantly detrimental impact on the adjacent Green Belt or a significant negative impact on the character and appearance of the area.
21. The mobile home is not visible from the public street scene of Pipers Close, nor would views of the proposed extension be available from this public view point.

Impact on Residential Amenity

22. The mobile home is not considered to adversely affect the amenities of neighbours through being unduly overbearing in mass, through a loss of light or through overlooking. The mobile home is single storey and situated 2.2 metres from the rear boundary fence of 22 Pipers Close, located over 20 metres from the nearest residential dwelling. The mobile home is positioned over 2 metres from the boundary fence which separates nos. 22 and 23 Pipers Close and is screened from the view of no. 23 by a row of tall conifers. Views of the mobile home from 23 Pipers Close are also obscured by existing sheds in the rear garden of no. 22 Pipers Close. In regards to 21 Pipers Close the impact of the mobile home is considered to be limited as it is not sited close to the boundary of this neighbour is largely screened from view by a fence.
23. It is recommended that the occupation of the mobile home be restricted to the purpose of providing accommodation ancillary to the residential use of the 22 Pipers Close to ensure that it would not harm the amenities of that property.
24. Approval for the residential use of the mobile home could be conditioned for a limited period only and removed from when no longer required for purposes ancillary to No.22 Pipers Close.

Parking Provision

25. Fowlmere Parish Council state in their objection that the static mobile home does not have any way of providing parking on site as a separate dwelling. 22 Pipers Close is served by a gravel drive which is large enough to provide sufficient off-road parking

for both residential units. As part of any consent issued, it has been recommended that a condition be added that all parking is provided on the existing driveway. This would retain an ancillary link between the use of the mobile unit as additional residential accommodation and the existing residential dwelling of 22 Pipers Close.

Permitted Development

26. A caravan can be placed within the curtilage of a domestic property without requiring planning permission, unless there are existing limiting conditions on the site. A caravan may be used in a manner ancillary to the residential property, that is, in addition to the use of the house, but not as a separate dwelling.
27. As noted above, prior to the static mobile home being placed on site, correspondence between the applicant and the Council took place. The use presented to the Council during early discussions was one of additional storage space and casual use, incidental to the enjoyment of the dwelling-house of 22 Pipers Close and not one of primary living accommodation.
28. Therefore the refusal of the current application for residential use would not directly result in the requirement for the mobile home to be removed from the site.

Other Matters

29. Fowlmere Parish Council raised concerns regarding the static mobile home setting a precedent. Each application should be determined on its own merits and there is no reason to suppose that if this application is allowed that it would generate further applications of this nature. It has also been recommended that a number of conditions be imposed to restrict the use of the mobile home to be ancillary to No.22 Pipers Close and for off-road parking to be provided for, and retained, on the existing driveway of the site. As noted above a caravan can be placed within the curtilage of a domestic property under permitted development rights, subject to any existing limiting conditions on the site.
30. Objection has been raised by Fowlmere Parish Council and by the Fowlmere Village Hall Committee in regards to an access gate which has been installed in a new fence on the eastern boundary of the site between 22 Pipers Close and Fowlmere Recreation Ground. The access gate within the fence is less than 2 metres in height and is not considered to be a planning matter and therefore not a material planning consideration in determining the application. It is considered that the access gate is a boundary dispute between landowners.

Single Storey Rear Extension

Impact on the adjacent Green Belt / Character of the Area

31. The proposed single storey rear extension is not considered to have an adverse impact on the adjacent Green Belt or the character and appearance of the area. As stated above, the boundary treatment on the eastern edge of the site is a 1.8 metre close boarded fence. As a result, views of the proposed extension from land in the Green Belt on Fowlmere Recreation Ground, would be extremely limited.
32. The materials to be used in the construction of the proposed extension would match the materials of the existing dwelling. It is therefore not considered that the proposed extension would have a detrimental impact on the setting, character, visual amenity or appearance of the Green Belt or the existing character of the area.

Impact on Residential Amenity

33. The materials for the single storey rear extension are to match the existing dwelling. Fowlmere Parish Council objects to the extension, stating that it is an over-development of the site and potentially impacts on neighbours.
34. The existing dwelling has been previously extended under planning consent S/0019/12/FL (enlargement of single storey extension to the rear of the property). Given the size of the application site, the current proposal is not considered to be of an inappropriate scale or design for the site and would not be out of keeping with the character of the existing dwelling.
35. In terms of impact on neighbouring amenity, the proposed extension is located on the southern side of the existing house towards the boundary of 23 Pipers Close. The proposed extension is not considered to adversely affect the amenities of no. 23 Pipers Close through being unduly overbearing in mass, through a loss of light or through overlooking, being single storey in nature. The proposed extension is considered to have no detrimental impact to no. 21 Pipers Close given its location. No letters of objection have been received by neighbours in respect of the application.

Recommendation

36. Approval, subject to:

Conditions

- (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing numbers 0115/09 and 0115/10 date stamped received 20 January 2015.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall either match those used for the exiting building, or shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Where materials are approved by the Local Planning Authority, the development shall be carried out in accordance with the approved details.
(Reason – To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (d) The static mobile home, hereby permitted, shall not be occupied other than for the purpose of providing accommodation ancillary to the residential use of the 22 Pipers Close, Fowlmere.
(Reason – To safeguard the amenities of the occupiers of No.22 Pipers Close, Fowlmere.)

- (e) The static mobile home, hereby permitted, shall be removed from the site when it is no longer required for ancillary use to 22 Piper Close, Fowlmere. (Reason – To safeguard the amenities of the occupiers of No.22 Pipers Close, Fowlmere.)
- (f) Two on-site car parking spaces for the mobile home shall be provided and thereafter retained on the existing driveway of 22 Pipers Close, Fowlmere. (Reason – To safeguard the amenities of the occupiers of No.22 Pipers Close, Fowlmere.)

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 DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- National Planning Policy Framework 2012
- Planning File Reference: S/0019/12/FL & S/0968/01/F

Report Author: Michael Sexton –Planning Officer
Telephone: (01954) 713417

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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2423/14/FL
Parish(es):	Steeple Morden
Proposal:	Erection of dwelling and creation of new vehicular access
Site address:	1 Westbrooke Close
Applicant(s):	R Thomasson
Recommendation:	Approval
Key material considerations:	Principle Design, siting and appearance Neighbour amenity Highway safety
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	John Koch
Application brought to Committee because:	The recommendation of Steeple Morden Parish Council conflicts with the Officers recommendation of approval.
Date by which decision due:	4 December 2014

Planning History

1. None

Planning Policies

2. **National Planning Policy Framework**

National Planning Policy Framework (NPPF)

3. **Local Development Framework Core Strategy 2007**

ST/6 Group Village

4. **South Cambridgeshire Local Development Framework Development Control Policies DPD, 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/15 Noise Pollution
SF/10 Outdoor Play space, Informal Open Space and New Developments
NE/1 Energy Efficiency
TR/1 Planning for more sustainable Travel
TR/2 Car and Cycle Parking Standards

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

District Design Guide SPD – adopted March 2010

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

S/1 Vision
S/2 Objectives of the Local Plan
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
H/7 Housing Density
H/15 Development of Residential Gardens
TI/3 Parking Provision

Consultations

7. **Steeple Morden Parish Council** – Recommends refusal. The proposed house would be anti-social towards the neighbouring property. It could be located closer to the applicant's property to be less overbearing. A complete review of the proposal is needed.
8. **Local Highway Authority** – No objection subject to conditions controlling pedestrian visibility splays and the drainage and surfacing of the vehicular access.

Representations

9. The occupiers of 2 Westbrooke Close object raising the following concerns;-
- (i) Not in keeping with the character of Westbrook Close
 - (ii) The proposed dwelling would be overlooked by existing dwellings.
 - (iii) Density not in accordance with policy, dwelling too large for the site, cramped, overbearing impact due to rising land levels.
 - (iv) Inadequate parking, no pedestrian footpath, partly outside the 30 mph speed limit.

Planning Comments

10. The proposal seeks full planning permission for the erection of a two storey 4-bed dwelling and creation of a new vehicular access. The proposed dwelling would be rendered with a brick plinth, brick chimney and plain tile roof.

11. The site forms part of the rear garden to 1 Westbrook Close, Steeple Morden. The existing dwelling is located at the junction of Westbrook Close and Station Road. Access to the site would be from a new access off Station Road. Westbrook Close is a small cul de sac development of 4 detached houses on the edge of the village. To the south and east is open countryside. Immediately to the north west is a neighbouring house.
12. The site is within the development framework for Steeple Morden, but is otherwise unconstrained.

Principle of Development

13. 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 Steeple Morden as a 'group village' where the construction of new residential dwellings within the framework is supported.
14. The proposed development would have been acceptable in principle 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.
15. Development Plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms. Contributions towards open space, sport and recreation facilities, indoor community facilities and waste receptacles have been identified. Such provision cannot be made on site and can therefore only be provided by way of financial contributions.
16. National Planning Practice Guidance seeks to remove the disproportionate burden of developer contributions on small scale developers. It advises that tariff style contributions should not be sought for sites of 10 units or less, and which have a maximum combined gross floor space of 1000 square metres. The development falls within this threshold.
17. The Guidance is a material consideration and the overall benefits of the development are considered to outweigh the need to make suitable arrangements for the provision of infrastructure. No request for such provision is therefore sought

Design, siting and external appearance

18. Dwelling types along this part of Station Road are predominantly two storeys. A two storey dwelling would, therefore, not be out of keeping with the character and appearance of the area. The dwelling would be rendered with a plain tile roof which would be in keeping with the adjoining properties site which are also rendered. A condition is recommended to require external materials to be agreed.
19. In terms of scale and size, the proposal would be a modest 4 bedroom property with a similar ridge and eaves height as the neighbouring properties. The siting of the proposed dwelling and the layout of the site has been designed to relate to the pattern of development along Station Road rather than Westbrook Close. The

dwelling has been positioned to the south of the site to maintain a good degree of separation with existing properties to avoid overlooking and overbearing impact on neighbours. To re-site the dwelling closer to the applicant's property, as suggested by the Parish Council, would increase the impact of the development on the neighbouring property to an unacceptable degree rather than reduce it, as it would result on increased overshadowing and overbearing impact.

20. In terms of density, Policy HG/1 seeks a minimum density of between 30 - 40 dwellings per hectare. The density for this site is 22.2dph which is lower than the adopted policy requirements. However given the low density of the surrounding development and the edge of settlement rural location, it is considered that the erection of one dwelling in the location shown is appropriate. The erection of more than one dwelling would result in a cramped form of development not in character with the existing context, street scene or neighbouring properties.
21. In terms of private amenity space, the District Design Guide indicates that houses with 3 bedrooms or more should have a private garden space of more than 80m² in a rural setting. The proposed dwelling would have an area of lawn in excess of 158 m² and the existing dwelling would retain a rear garden in excess of 208 m².
22. There is an existing willow tree in the north east corner of the site. The tree is not considered of sufficient merit to justify a Tree Preservation Order and does not represent a constraint to the development of the site. The submitted plans indicate that the tree would be retained. A condition is proposed to secure the retention of trees and hedges.

Neighbour amenity

23. In terms of privacy, the dwelling has been designed so as not to result in overlooking from the first floor windows. The first floor windows in the rear elevation serve a bathroom and landing and therefore could be glazed using obscure glazing. This could be secured by an appropriately worded condition. There are no windows in the north gable facing the existing dwellings. A condition is proposed to remove permitted development rights for additional windows in the north and west elevations to ensure no further windows are inserted.
24. It is considered that the proposal would not overlook private amenity space or result in direct overlooking of the neighbouring properties. There would be a satisfactory degree of separation between the proposed dwelling and the existing dwellings to provide an adequate amount of privacy.
25. Whilst the proposed dwelling would be similar in height to the neighbouring properties the land does rise slightly towards the southern part of the site. The submitted block plan provides ground levels and indicated that the final ridge height of the dwelling would be 419mm above the neighbouring property. Given the relationship and distance between the properties it is considered that the proposal would not have an overbearing impact on the neighbouring property.
26. On balance it is considered that whilst the proposal would have some impact on neighbour amenity in terms of outlook, this would not result in a significant adverse impact such that a refusal of planning permission would be justified. The proposal would not obstruct the main outlook of the neighbouring property which is down their garden towards the south rather than obliquely across towards the development site.

27. Given the concerns raised regarding the scale of the development and the proximity of the neighbouring properties it is considered that permitted development rights for further extensions should be removed to safeguard the amenity of neighbours.
28. Conditions are also recommended to ensure the neighbour's amenities are also safeguarded during the construction phase.

Highway safety

29. The Highway Authority has raised no objection subject to conditions requiring a pedestrian visibility splay, and the provision of an access with a bound surface adequately levelled and drained to as not discharge surface water on to highway. The proposal would provide a satisfactory level of on-site parking and turning space.

Conclusions

30. 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.

Recommendations

31. Approval subject to:

Conditions

- (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing nos 14-063-1 Rev B, 2 Rev B, 3 Rev B, 4 Rev B, E12 Rev B, 101 & CHQ.14.10985-TOPO received 09.10.2014.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) No development shall take place until details of the materials to be used in the construction of the external surfaces of the 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.)
- (d) 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 Classes A, B, C, and D of Part 1 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 amenities of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (e) No trees or hedges shall be cut down, uprooted, destroyed, lopped or topped, other than in accordance with the approved plans and particulars, without the previous written approval of the Local Planning Authority. Any trees or hedges removed without consent shall be replaced during the next planting season November/March with trees of such size and species as agree in writing with the Local Planning Authority.
(Reason – To ensure that the trees and hedges are retained in the interests of the biodiversity and visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- (f) 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 north or west elevations of the dwelling 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.)
- (g) The vehicular access drive shall be constructed so that its fall and levels are such that no private water from the site drains across or onto the adopted public highway and using a bound material to prevent debris spreading onto the adopted public highway.
(Reason - In the interests of satisfactory development and highway safety in accordance with policy DP/3 of the adopted Local Development Framework 2007).
- (h) Prior to the first occupation of the dwelling hereby permitted two 2.0 x 2.0 metres pedestrian visibility splays shall be provided. The splays shall be kept clear of all planting, fencing, walls and any other structure exceeding 600mm in height.
(Reason - In the interest of highway safety in accordance with policy DP/3 of the adopted Local Development Framework 2007).
- (i) 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 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.)

Informatives

- (a) The grant of planning permission does not constitute a permission or license to a developer to carry out any works within or disturbance of, or interference with, the public highway, and that a separate permission must be sought from

the Highway Authority for such works.

Background Papers

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- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- National Planning Policy Framework 2012
- Planning File Reference: S/2423/14/FL

Report Author: Viv Bebbington – Senior Planning Officer
Telephone: (01362) 656230

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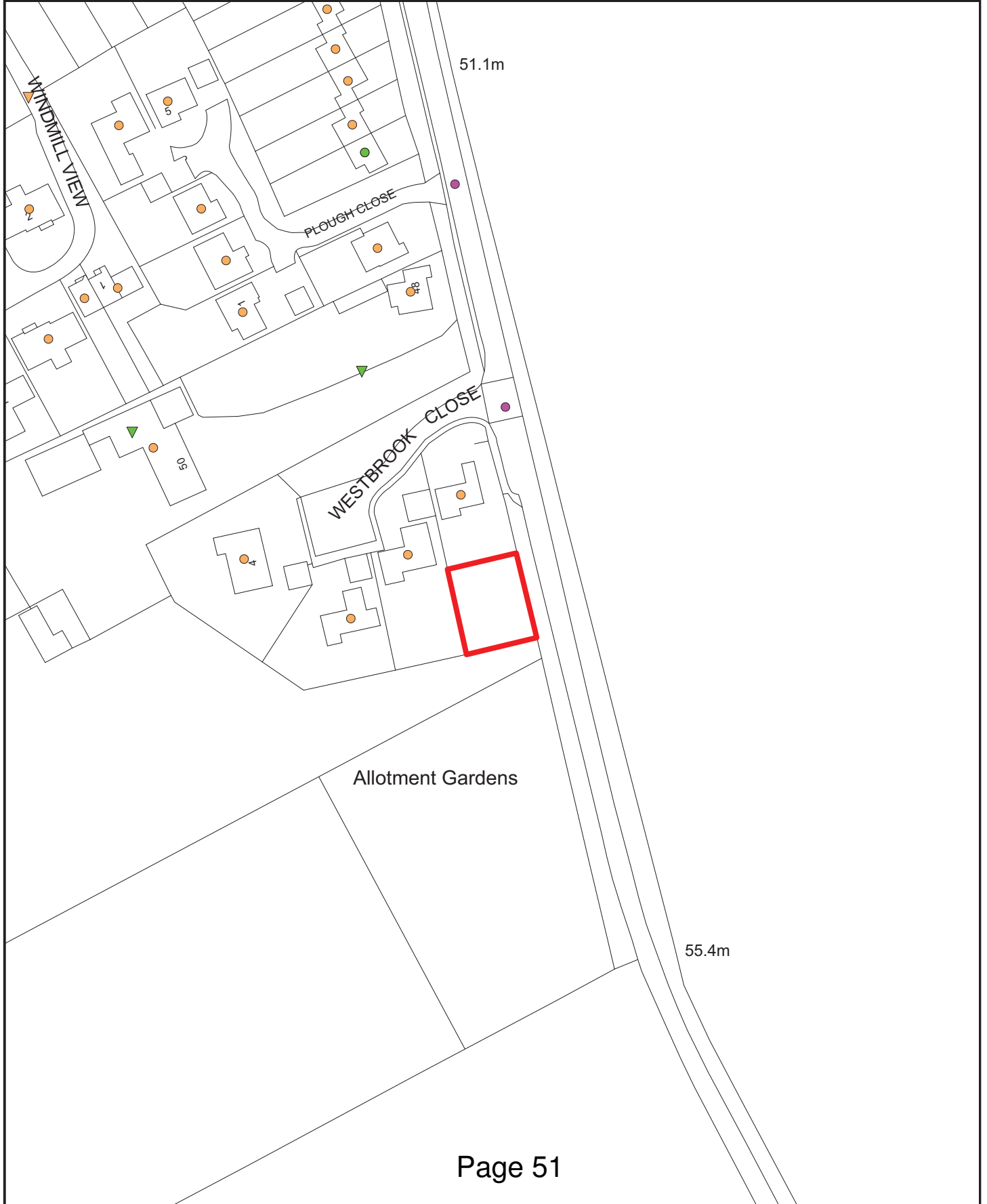
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2625/14/FL
Parish(es):	Cottenham
Proposal:	Erection of 2 detached dwellings following demolition of existing building
Site address:	1, Lambs Lane, Cottenham, Cambridge, Cambridgeshire
Applicant(s):	Mr James Matthews
Recommendation:	Approval
Key material considerations:	Principle of development, density and housing mix, impact on the amenity of neighbouring properties, impact on the character of the surrounding area, highway safety
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	David Thompson
Application brought to Committee because:	The officer recommendation is contrary to the views of the Parish Council
Date by which decision due:	31 December 2014

Executive Summary

1. The amended proposal is considered to be acceptable in principle and, on balance, would preserve the residential amenity of neighbouring properties. Concerns have been raised by the Parish Council and residents in relation to the safety of the access and on-site parking arrangements but the Local Highway Authority have not objected to the scheme. The design of the scheme is considered to be acceptable in this location and would not harm the setting of the adjacent conservation area. Potential noise issues relating to the adjacent garage use can be controlled by condition.

Planning History

2. C/0731/70/D – erection of bungalow and garage – approved.

Planning Policies

3. *National Planning Policy Framework*

National Planning Policy Guidance

Local Development Framework

Development Control policies DPD

- DP/1 Sustainable Development
- DP/2 Design of New Development
- DP/3 Development Criteria
- DP/4 Infrastructure and new developments
- HG/1 Housing Density
- HG/2 Housing Mix
- HG/3 Affordable Housing
- CH/5 Conservation Areas
- NE/1 Energy efficiency
- NE/6 Biodiversity
- NE/9 Water and Drainage Infrastructure
- NE/10 Foul Drainage
- NE/15 Noise Pollution
- SF/10 – Outdoor Play Space, Informal Open Space and New Developments
- SF/11 – Open Space Standards
- TR/2 - Car and Cycle Parking Standards

Supplementary Planning Documents

- District Design Guide SPD – adopted 2010
- Trees and Development Sites SPD – 2009
- Development Affecting Conservation Areas SPD – 2009
- Cottenham Village Design Statement SPD – adopted 2007

Draft Local Plan

- S/8 Rural Centres
- HQ/1 Design Principles
- H/7 Housing Density
- H/8 Housing Mix
- H/9 Affordable Housing
- H/11 Residential Space Standards for Market Housing
- NH/4 Biodiversity
- NH/14 Heritage Assets
- SC/6 Indoor Community Facilities
- SC/7 Outdoor Play Space
- SC/11 Noise pollution
- TI/2 Planning for Sustainable Transport
- TI/3 Parking Provision

Consultations

4. **Cottenham Parish Council:** Recommend refusal for the following reasons:

- Highway safety concerns due to lack of sufficient visibility from the driveways and the lack of turning areas within the site (visibility will be detrimentally affected by the bend in the highway)
- Concerned about the density of the proposed development – with four parking spaces being created without adequate turning space.

The Parish Council has maintained the above concerns in response to the re-consultation on the amended plans.

Local Highway Authority:

- No objection raised, subject to standard conditions relating to the construction of the driveway and the retention of pedestrian visibility splays free from obstruction.

Environmental Health Officer (EHO):

- No objection subject to conditions requiring a survey to be undertaken assessing the impact of the noise generated by the adjacent garage use and any resulting mitigation measures to be incorporated within the development.
- Standard condition relating to noise during construction is also proposed

Representations

5. Eight letters of objection from local residents have been received, which outline the following concerns (summarised):

- The proposed development will result in increased congestion on Lambs Lane. On street parking is already a problem in the locality
- The location of the proposed access to plot 1 would be too close to the junction between lambs Lane and the High Street
- The location of the access in relation to 204 High Street (to the north east of the application site) would be detrimental to highway safety and the amenity of that property
- The parking spaces are shown in a tight arrangement which will restrict visibility from them
- A tree in the garden of the neighbouring property at 7 Lambs Lane will restrict visibility to the south
- The Cottenham Village Design Guide SPD includes a policy (B/6) which states that development should respond to the context of the surrounding area, avoid pattern-book designs and ensure that parking areas do not obscure house frontages
- The proposal represents over-development of the site by intensifying the use beyond the existing single dwelling
- The scale of the proposal would have a detrimental impact on the character of the adjacent conservation area
- Loss of light to the windows and doorway in the northern elevation of no. 7 Lambs Lane has not been considered. The proposal would be contrary to the guidance within the BRE Digest 209 'Site layout planning for daylight and sunlight document.
- The proposed development would be detrimental to the amenity of the garden space at the rear of 7 Lambs Lane
- The windows in the rear elevation of the proposed properties will allow overlooking into the garden of the neighbouring property
- If the application is approved, permitted development rights should be removed to prevent further extensions without planning permission first being obtained

- The scheme will result in the loss of a bungalow in an area short of this type of accommodation
- The revisions to the scheme have not addressed concerns relating to highway safety and residential amenity

Planning Comments

6. The application site is a bungalow located on Lambs Lane, immediately adjacent to the Cottenham conservation area. Neighbouring properties are located to the east and west of the site. The streetscene contains a mixture of detached and semi-detached properties, the majority of which are two storey in height.

Principle of development:

7. The application site is within the village framework of Cottenham which is classified as a Minor Rural Centre in the Core Strategy and would be classified as a Rural Centre in the emerging Local Plan. The principle of a net increase of 1 dwelling on the site in this location is therefore acceptable in principle, subject to all other material considerations being satisfied (assessed below).

Density and housing mix:

8. The erection of two dwellings would be slightly over 30 dwellings per hectare requirement of policy HG/1. The proposal does not conflict with policy HG/1, which states that densities of up to 40 dwellings per hectare can be acceptable in more sustainable locations. Given that Cottenham is classified as a Minor Rural Centre, the higher threshold within the policy is considered applicable to this scheme.
9. In terms of housing mix, the current LDF policy (HG/2) suggests that at least 40% of properties in new development should be 1 or 2 bedrooms in size – equating to 1 of the 2 in this proposal. However, policy H/8 of the emerging Local Plan applies housing mix thresholds only to schemes of 10 or more dwellings. Given that the objections received to the emerging policy are seeking further flexibility as opposed to less, it is considered that significant weight can be applied to the emerging threshold. On that basis, it is considered that the proposal could not be refused on the grounds that the application is for one 3 bed dwelling and one 4 bed property.

Residential amenity:

10. The applicant has provided a daylight assessment with the revised proposals, assessing the impact of the development on the neighbouring property to the west. This assessment indicates that when taken from the centre point of the closest window on the neighbouring property, the development would remain clear of the 45 degree 'rule of thumb' until the point where the single storey rear element begins, on the horizontal line. This point is 9.5 metres from the rear elevation of the neighbouring property on this line.
11. In relation to the vertical test, the 45 degree line clips the edge of the roof but at a point where then ridge is hiping back to the ridge height of the building and so will not block an unreasonable amount of sunlight or daylight to the window of the neighbouring property.
12. The separation distance to be retained to the point where the 45 degree line intersects and fact that the point of intersection is with the single storey element of the

proposed property ensure that, on balance, the relationship is considered not to be detrimental to the amenity of the neighbouring property.

13. The only opening on the northern eastern elevation of no. 7 is an entrance doorway. This provides additional light into the kitchen of that property but it is not a primary window. Whilst there would be some loss of light to that elevation of the neighbouring property, due to the close proximity of the 2 storey element of the building, this would not result in harm to the amenity of that property due to the location of the primary window serving that room, which is on the rear elevation of no. 7.
14. In terms of overlooking into gardens, the oblique angles from the windows in the rear elevations of each of the dwellings to neighbouring properties to the east and west ensure that overlooking would not be unreasonable and would be typical of the first floor overlooking that can occur between properties in a residential area.
15. In relation to the neighbouring property at 206 High Street (to the east), a separation distance of approximately 12 metres would be retained between the eastern elevation of plot 1 and corresponding single storey gable end to the rear of that neighbouring property. The only first floor level window in the north eastern elevation would be obscurely glazed (to be secured by condition) across the common boundary with the property at 206. In terms of potential for overlooking, the erection of a suitable boundary treatment would prevent overlooking at ground floor level and no overlooking could occur from the first floor level due to the window being obscurely glazed,
16. Given this situation, and the fact that the separation distance between the rear elevation of the main body of the neighbouring property and the proposed development would be approximately 26 metres, it is considered that the proposal would not have an adverse impact on the residential amenity of that property, meeting the guidelines within the design guide.
17. In relation to 204 High Street, a separation distance of 12 metres would be retained to the corresponding gable end at the rear of that property. The separation distance, oblique relationship between the windows of the proposed dwelling and the neighbouring property and the fact that the first floor window of plot 1A would be obscurely glazed ensure that the development would not result in unreasonable overlooking into or overshadowing of that neighbouring property.
18. In terms of the relationship between the proposed properties, whilst the rear elevation of no. 1 would be set further back than the rear of no. 1A, the relationship would not contravene the '45 degree rule of thumb' and the first floor windows on the north eastern elevation of plot 1A and the south western elevation of plot 1 would be obscurely glazed (to be secured by condition), ensuring that unreasonable overlooking between the properties would be avoided.

Character of the surrounding area:

19. The scheme has been amended to amend the design of plot 1A so that it would effectively mirror the design of plot 1, with a short gable feature on the front elevation and the main body presenting a pitched roof to the street. The streetscene contains a variety of properties, with varying sizes of detached dwellings and semi-detached properties evident in the surrounding area. Within this context, the proposed dwellings are considered not to have an adverse impact on the character of the site or the surroundings and would therefore not be detrimental to the setting of the adjacent conservation area, or represent a cramped form of development on the site.

In relation to the comment from the objector regarding the Cottenham Design Statement, it is considered that the variety within the streetscene ensures that two similar properties in the design proposed would not have such an impact as to create uniformity that would be harmful to the character of the area as a whole. Parking would be provided to the front of the properties but would not extend the full width of the plots and so would not obscure the development to a harmful extent.

Highway safety:

20. The proposal makes provision for two car parking spaces to serve each dwelling and cycle storage would be accommodated in each of the rear gardens. It is acknowledged that there would not be space for vehicles to turn within the site but that is not an uncommon situation along Lambs Lane, as is evident in the case of a number of properties to the west of the site, on the opposite side of the road. Two spaces per property meets the required level of parking and therefore the proposal would not increase the need for off-site parking to an unacceptable degree. The Highway Authority have raised no objections to the scheme, subject to the imposition of standard conditions. Given these factors and the fact that the development would result in a net increase of one dwelling only, it is considered that the proposal could not be refused on the basis of causing harm to highway safety.

Environmental Health:

21. The EHO has not raised any objections to the proposals on the basis that a noise assessment is conducted before development commences, to ensure that the garage business use located to the east of the site would not result in harm to the amenity of the residents of the proposed development. Conditioning this survey is considered reasonable in light of the fact that the site currently has a residential use and the distance to be retained to the main garage buildings would be approximately 15 metres. The recommended condition would also ensure that if any noise mitigation measures are considered necessary, all of these measures are incorporated within the design of the proposed development.

Recommendation

22. Approval

Section 106 requirements

As the proposed development would result in a net increase of one dwelling, affordable housing contributions would not be required under the provisions of the current LDF or the emerging Local Plan. Under the provisions of policy DP/4 of the current LDF and policies SC/6 and SC/7 of the emerging Local Plan, the applicant would be required to make financial contributions to towards the supply of off-site open space and infrastructure provision.

On 28 November 2014 the National Planning Policy Guidance was updated and now states that on schemes of less than 10 dwellings (such as this), 'tariff based' and affordable housing contributions can no longer be sought. Following Counsel's advice, the Council is no longer pursuing such contributions in light of the changes to the guidance, despite the requirements of the policies within the LDF.

As such, if Members are minded to approve the application, the approval will not be subject to the applicant first completing a section 106 agreement.

Conditions

- (a) Time limit
- (b) In accordance with the approved plans
- (c) Sample of materials
- (d) Boundary treatment details
- (e) obscure glazing of specific windows
- (f) foul water drainage details
- (g) surface water drainage
- (h) noise assessment to be undertaken, mitigation measures to be implemented
- (i) noise control during construction
- (j) details of traffic management/storage of materials during construction works
- (k) removal of permitted development rights for extensions
- (l) landscaping scheme
- (m) implementation of landscaping scheme
- (n) driveway construction
- (o) pedestrian visibility splays to be retained free from obstruction
- (p) removal of permitted development rights for extensions
- (q) details of cycle storage to be approved

Background Papers

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

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

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

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

Report Author: David Thompson – Principal Planning Officer
Telephone: (01954) 713250

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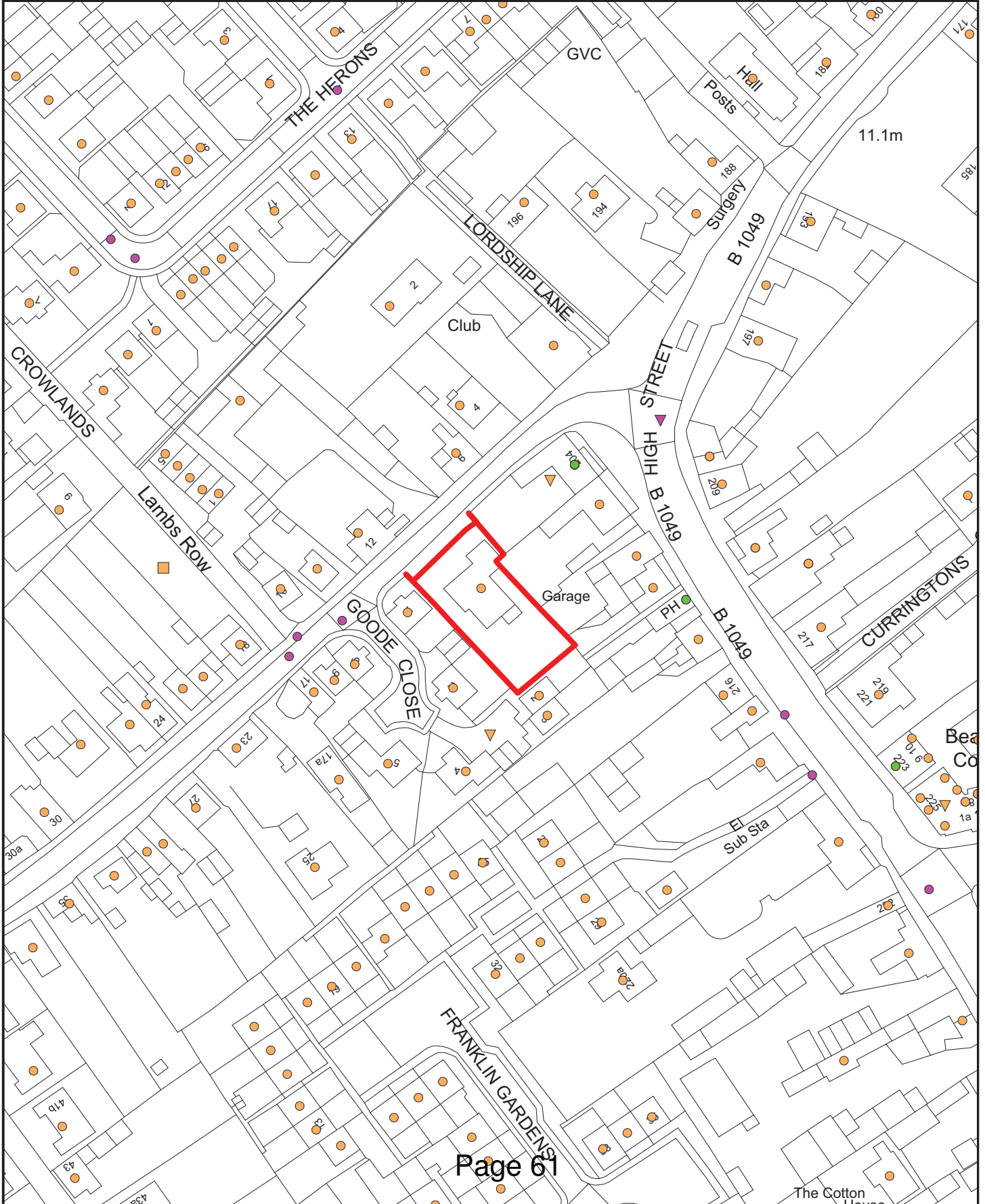
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Date of plot: 20/03/2015



South Cambridgeshire District Council

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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0320/15/FL
Parish:	Cambourne
Proposal:	The provision of new solar photovoltaic (PV) canopy system, amendments to car park layout to accommodate the system and 10 additional parking spaces. Upgrade to existing cycle storage facilities and provision of roof mounted solar photovoltaic (PV) systems to existing cycle and refuse ancillary buildings
Site address:	South Cambridgeshire Hall, 6010, Cambourne Business Park, Cambourne
Applicant(s):	South Cambridgeshire District Council
Recommendation:	Approval
Key material considerations:	Principle of Development Design Landscaping Ecology Level of parking
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Edward Durrant
Application brought to Committee because:	South Cambridgeshire District Council is both the applicant and also the Local Planning Authority
Date by which decision due:	14 th April 2015

Planning History

1. S/0951/08/F - Reconstruction of existing and construction of additional staff parking and associated landscaping works – South Cambridgeshire. Hall - Approved.
2. S/6147/02/RM - Council Offices, associated works and civic square - Approved

3. S/6136/01/O - Erection of three storey building for offices (B1 Use) or Council Offices for South Cambridgeshire District Council (Sui Generis Use)

Planning Policies

4. **National Planning Policy Framework (Adopted March 2012).**
5. **Local Development Framework, Development Plan Document, Core Strategy (Adopted January 2007)**
6. **Local Development Framework, Development Control Policies (Adopted July 2007)**

DP/1: Sustainable Development
DP/2: Design of New Development
DP/3: Development Criteria
NE/2: Renewable Energy
NE/6: Biodiversity
NE/11: Lighting Proposals
TR/1: Planning for More Sustainable Travel
TR/2: Car and Cycle Parking Standards
TR/3: Mitigating Travel Impact

7. **Supplementary Planning Documents**

District Design Guide SPD
Biodiversity
Landscape in New Development

8. **Draft Local Plan**

CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
HG/1 Design Principles
NH/4 Biodiversity
SC/10 Lighting Proposals
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultations

9. **Cambourne Parish Council** is supportive of the proposals but initially deferred making a recommendation pending consideration of the Council's new travel plan.
10. The **Trees and Landscape Officer** supports the proposal subject to the addition of condition requiring a scheme of landscaping. Questions have also been raised about the drainage into the landscaped areas.
11. The **Ecology Officer** supports the proposals and has requested that an informative be attached to any consent granted identifying habitat conservation regulations and conditions to secure a scheme of ecological enhancement and control the removal of vegetation during the bird nesting season.

Representations

12. A site notice was put up and notification letters were sent to Development Securities, the company that manages the Business Park, and McA, the consortium of Cambourne house builders that owns the land to the north. No representations were received.

Planning Comments

13. Site and Proposal

14. The site edged red includes the car park, ancillary buildings and cycle shelters to the west of South Cambridgeshire Hall, which is a three storey office building on the westernmost plot of Cambourne Business Park. The building primarily accommodates District Council staff as well as officers from the County Council and the Police and Crime Commissioner. To the west of the car park the boundary is well screened by semi-mature landscaping that was planted some fifteen years ago. The other side of the landscaping there is the access road that leads to the secondary school and then open agricultural land. To the north and south the landscaping is less dense and less mature as it was planted at the time South Cambs. Hall was built. The parcels of land to the north and south were identified as employment land under the original Cambourne masterplan, neither of which has as yet been developed.
15. The site is located within the Cambourne Village Framework and in addition to the perimeter landscaping there are two strips of semi-mature landscaping between rows of parking spaces within the car park, and a further area of landscaping between the ancillary buildings and the cycle shelters. The two cycle shelters are located to the north and south of the ancillary buildings, which have a covered walkway separating the reserved parking spaces nearest to the office from the main car park.
16. Presently there are arrays of photovoltaic panels on the roof of South Cambs. Hall. These were funded by Cambourne Parish Council from Section 106 payments secured from the additional 950 homes at Upper Cambourne.
17. The proposal seeks consent for the erection of a series of canopies that would extend over the majority of the parking spaces in order to accommodate photovoltaic (PV) panels. The works would also result in a minor reconfiguration of the car park to include a further 12 spaces as well as the retention of a number of 'sacrificial' parking spaces to the north and west of the site. Some PV panels are proposed on the roofs of the cycle shelters and ancillary buildings as well as improvements to the cycle shelters themselves.
18. Although the application description refers to 10 additional spaces the relocation of some of the disabled spaces, to an area nearer to the public entrance previously used for overflow parking, has resulted in a further 2 spaces. Therefore the total increase is 12 spaces.
19. The proposal also includes charging points for electrical vehicles. There is mention of charging points for electrical points for electric cycles in the Design and Access Statement but this is unlikely to form part of the proposals. The inclusion of these charging points does not require the consent of the Local Planning Authority so the Design and Access Statement does not need amending.

Principle of Development

20. Both the existing and emerging Local Plans have policies aimed at promoting the use of renewable technologies and making development more sustainable in terms of energy usage and generation on site. Although the Council's offices were built at a time when different policies were in place it still achieves a good level of sustainability in terms of reducing the energy needed to run the building. With the inclusion of further PV the building has the potential to achieve an even higher level of sustainability due to the increased energy that would be generated during the daytime, when the energy requirements of the building are at their greatest. Any additional electricity generated during the week, and at the weekends when the building is not normally occupied, would be fed back into the grid. The electric charging points would also help promote the use of alternative fuelled vehicles by Council staff and visitors and could hopefully charge electric pool cars as part of the Travel Plan proposals.
21. As the majority of the energy generated would be used on site the proposals comply with Policy NE/2. A condition shall be attached to any approval requiring the removal of the PV panels should they cease to be operational.

Visual Amenity

22. The site is very well screened from views to the west by the wide tree belt that was part of the original strategic landscaping for Cambourne. At the pre-application stage it was questioned whether the canopies could be accommodated without the loss of some of the more mature trees within the landscaping to the north and south of the site and the landscaping strips within the car park. The only way to achieve this would have been to reduce the number of parking spaces as the supports for the PV need to be accommodated within the landscaping areas. Given the existing pressures on the car park any significant reduction in the number of parking spaces would have resulted in the scheme not going forward.
23. The loss of the existing landscaping around the perimeter of the site would have a negative visual impact in the short term until new landscaping establishes itself. In the longer term the landscaping that is proposed would help to screen the parked cars but would not be allowed to grow tall enough to obscure the PV. However, the site has to be seen in the context of the sites to the north and south being developed in the future. Development that would potentially screen the canopies from distance views and would almost certainly include boundary planting. The land to the north is included within the site for the proposed development of land to the west of Cambourne for 2,350 homes and associated development (S/2903/14/OL). In accordance with the original masterplan for Cambourne it is proposed as employment land. Pre-application discussions are taking place with Development Securities about the development of the remaining land on the Business Park for a mix of small scale employment uses and residential.
24. Although the proposals for Cambourne West do not include a vehicular link through the Business Park this is something that officers are pursuing with both McA and Development Securities. The exact route of any link through is not yet defined but the lower scale landscaping that is proposed would form an appropriate boundary treatment from passing traffic if a route through is proposed.

Appearance

25. At this stage the final details of the canopy system is not known. Therefore the proposed elevations show a worst case scenario in terms of their height so the visual impact can be assessed. A condition shall be attached to any consent requiring full details of the canopies before development commences. The proposals are likely to include some low level lighting and security cameras under the canopies for increased security. The lighting is not considered to result in an unacceptable visual impact on the adjacent countryside due to its low level and the level of screening on the western boundary.

Parking Provision

26. In addition to the PV several areas of the car park are to be redesigned to increase the number of spaces. A similar B1 building of this floor space (6750 sqm) would need to provide up to a maximum of 225 spaces to comply with Policy TR/2. As South Cambs. Hall is a public building it is a sui generis use and it is not quite so straightforward to apply the parking standards for a standard B1 building, which would not be expected to experience the same level of visitor numbers as South Cambs. Hall. Presently there are 257 parking spaces within the main car park, side parking area and the car park extension approved in 2008. These parking areas are regularly at capacity when large numbers of public attend the building for events such as planning committee meetings, local plan hearings etc. The proposed increase in the number of spaces to 269 would not prevent the overspill of cars onto the Civic Square that often occurs when large numbers of public attend meetings but it would help in the Council's aspirations to maximise the use of the building by renting out floor space. The level of disabled parking spaces complies with the Council's policies.
27. The outline and reserved matters approvals for South Cambs. Hall had conditions requiring a travel plan to be produced and implemented. A condition also required a plan to be submitted "*indicating the 'sacrificial' car parking spaces, (minimum of 24 spaces) which over time, will be converted into landscaping with the implementation of the green travel to work plan*". These spaces have never been converted into landscaping and this application seeks their permanent retention in addition to the further 12 spaces that are proposed. Given the extent of the Council's property ownership it is unlikely that any additional land would be available for further extensions of the car park. The increase in the number of parking spaces, and the retention of the sacrificial spaces, is only considered acceptable alongside the promotion of sustainable modes of transport for Council staff and other visitors to the building to reduce the impact upon the car park. Therefore a condition is to be attached to any approval requiring the submission and approval of a new Travel Plan for South Cambs. Hall. The Travel Plan will promote more sustainable, and hopefully healthier, modes of transport to reduce the high numbers of staff (approximately 70%) who presently drive to work alone.
28. When South Cambs. Hall was originally occupied it had 100 cycle parking spaces, in accordance with a scheme that was submitted to comply with a condition of the 2002 consent. Although the cycle parking was to be retained in accordance with the approved scheme over the years a number of the spaces have been lost primarily down to the storage of bins and a large sports store that occupy over half the space within the rear cycle shed. Presently there are 29 Sheffield stands that equate to 58 cycle spaces. Under Policy TR/2 cycle parking provision for would require 1 space per 30m² for B1 use, which equates to 225 spaces.

29. Approximately 5% of staff cycle to work and the majority of these cyclists live in Cambourne. There are several staff members who commute further distances with numbers of these longer distance cyclists increasing slightly during the summer months. The existing cycle parking spaces are regularly monitored and there have never been capacity issues. Although the application description refers to an upgrade of the cycle shelters this would come about due to a need to reroof them to accommodate the PV. Part of the update to the Council's Travel Plan will look at improvements to the cycle shelters to ensure that the northern one is lockable and weather tight, to encourage more staff to use it.

Travel Plan

30. The last version of the Council's Travel Plan was for the period 2008-2010 and has not been updated since then. Given the increasing pressures on the car park it is accepted that further extending the car park is not an option. Therefore the Council needs to increase the promotion of alternative modes of travel to work and on Council business for Council staff, and alternative ways of working that would reduce the need for staff, members and visitors to travel to South Cambs. Hall.
31. A draft of the new Travel Plan for South Cambs. Hall is well advanced and the clerk of Cambourne Parish Council has confirmed that the Parish Council would support the application subject to an updated Travel Plan being secured through a planning condition. The draft copy has already been forward to the Parish Council for their information.

Trees and Landscaping

32. Specific comments have been raised about the proposed species to be planted and their spacing. A condition shall be attached to any consent agreeing a scheme of landscaping.

Drainage

33. The Trees and Landscape officer has questioned how the drainage will work with the reverse cantilever panel areas. A condition shall be added to any consent granted to require details of the drainage to be submitted and agreed in writing prior to works commencing on site.

Ecology

34. The proposal would not result in any significant harm to ecology as the landscaping has not yet established to such an extent as to create a habitat for great crested newts, which are known to be located nearby. An informative has been requested in addition to conditions requiring a scheme of ecological enhancement, which would consist of bird and bat boxes being located in appropriate places across the site, and no clearance of vegetation during the bird nesting season.
35. The Council's Ecologist has raised concerns that if the removal of vegetation needs to be done during the bird nesting season than an independent ecologist may need to be employed to oversee the works.

Conclusions

36. 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

37. Approval as amended by plans stamped 27/02/2015

Conditions

- (a) Time Limit
- (b) Approved Plans
- (c) Details of canopies
- (d) Landscape Scheme
- (e) Landscape Implementation
- (f) Ecological Enhancement
- (g) Clearance of vegetation
- (h) Drainage
- (i) Travel Plan
- (j) Removal of PV panels

Informatives

1. Great crested newt and Habitats Regulations 2010

Background Papers

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

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- National Planning Policy Framework 2012

Report Author: Edward Durrant – Principal Planning Officer
Telephone: (01954) 713266

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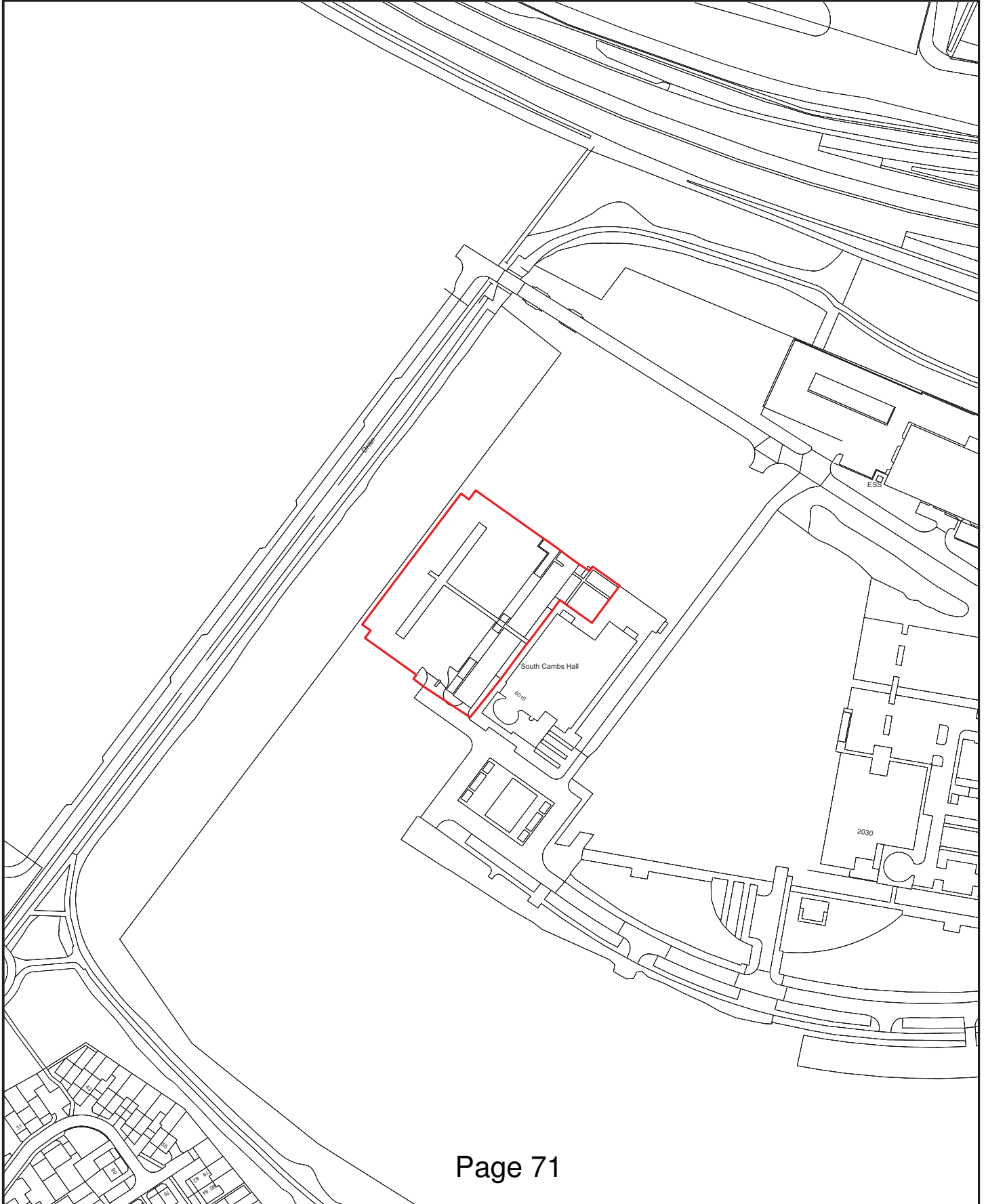
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District Council**

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Agenda Item 11



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

1 April 2015

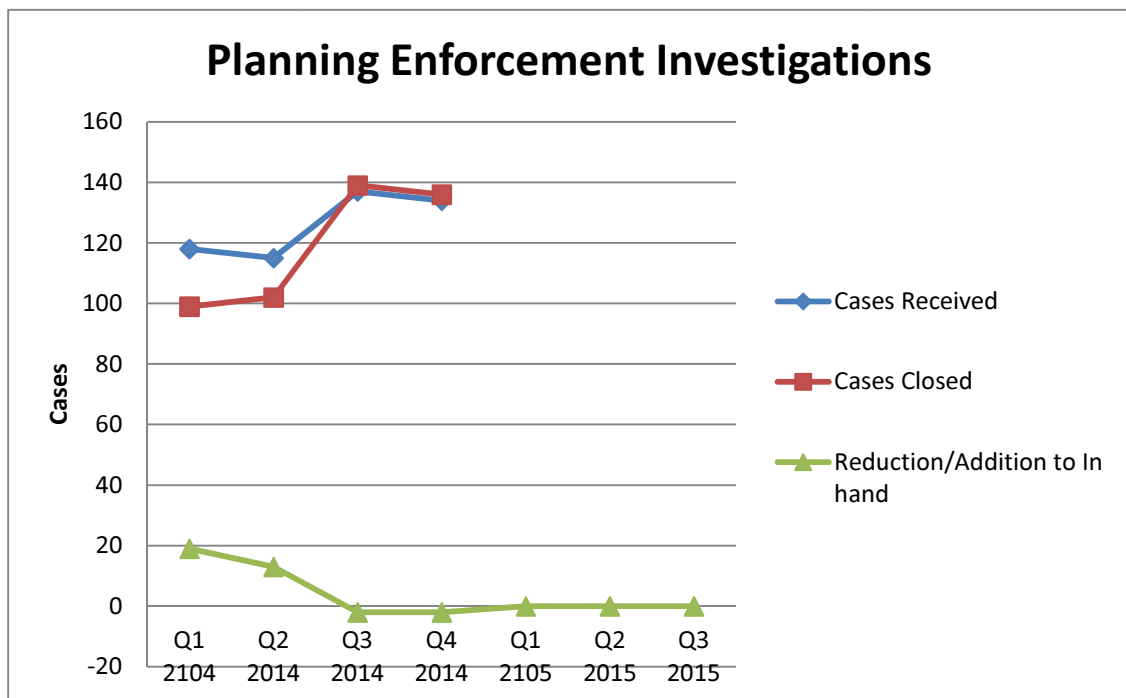
Enforcement Report

Purpose

- To inform Members about planning enforcement cases, as at 23rd March 2015. Summaries of recent enforcement notices are also reported, for information.

Enforcement Cases Received and Closed

Period	Cases Received	Cases Closed
January 2015	37	35
February	42	38
2015 YTD	79	73
2014	504	476



Enforcement Cases on hand:

3. Target 150
4. Actual 79

Notices Served

Type of Notice	Period	Year to date
	February 2015	2015
Enforcement	3	3
Stop Notice	0	0
Temporary Stop Notice	1	1
Breach of Condition	1	1
S215 – Amenity Notice	0	0
Planning Contravention Notice	1	1
Injunctions	1	1
High Hedge Remedial Notice	0	0

Notices issued since the last Committee Report (None)

Ref. no.	Village	Address	Notice issued
PLABOC.1530	Caxton	Titan Boxtainers Ltd. Swansley Wood	Breach of Condition Notice
PLAENF. 1546	Caxton	Hand Car Wash, Caxton Gibbet Cambridge Road	Enforcement Notice
PLAENF. 1547.	Swavesey	Huntingdon Road	Enforcement Notice
PLAENF. 1556	Landbeach	Green End	Temporary Stop Notice
PLAENF. 1429	Gamlingay	New Road	Enforcement Notice

7. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
8. Full details of enforcement cases can be found on the Councils Web-site

Updates on items that are of particular note

9. Updates are as follows:
 - a. **Stapleford: Breach of Enforcement Notice on land adjacent to Hill Trees, Babraham Road.**
Work still in progress regarding legal action relating to the current breach of

enforcement. Additional concern noted since the March report regarding the stationing of a mobile home on the nursery land section and the importation of brick rubble to form a track to link the upper field to the main residence. Assessment to the Planning Contravention response and the site inspection 10th May 2013 has confirmed the breach of planning control relating to the engineering operation to the new track, and breaches relating to the planning enforcement notices. A report to the planning committee was prepared and submitted. The Committee authorised officers to apply to the Court for an Injunction under Section 187B of the Town and Country Planning Act 1990. Members agreed the reasons for the application as being the desire to protect and enhance the character and amenity of the immediate countryside and the setting of Cambridge, Stapleford and Great Shelford in view of the site's prominent location, and the need to address highway safety issues arising from access to the site directly from the A1307

The Injunction statement has now been considered by Counsel with further information being requested in order that the Injunction application can be submitted. Information is currently being collated in order to prepare a further report to submit to the Planning Committee.

Report prepared and formed part of the May Planning Committee Agenda. The Committee resolved to give officers the authority sought in paragraph 8 of the report from the Planning and New Communities Director for the reasons set out in paragraphs 9, 10 and 11. Further inspection of the land carried out, Statements under Legal consideration. Waiting further instruction

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 validated. Appeal hearing 18th February 2015 – Waiting decision

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. Sun Fun Travel instructed to vacate the land as soon as possible but no longer than 30 days. Sun Fun Travel failed to comply which has resulted in a file being submitted to legal for the issue of an enforcement notice. Enforcement Notice Issued - Compliance period 1 Month – 10th March 2015. Enforcement Notice complied with and buses removed – Further planning application received and waiting decision.

d. 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. Further report received from parish council, content of which investigated resulting in an out of hour's inspection. Planning breach identified as ground floor being used for residential purposes. Breach resolved, situation being monitored. No further information at this time.

Summary

10. As previously reported Year to date 2014 revealed that the overall number of cases investigated by the team totalled 504 cases which was a 1.37% decrease when compared to the same period in 2013. The total number of cases YTD 2015 totals 79 cases investigated which when compared to the same period in 2014 is a 5.3% increase in cases
11. In addition to the above work officers are also involved in the Tasking and Coordination group which deals with cases that affect more than one department within the organisation, including Environment Health, Planning, Housing, Anti-Social behaviour Officers, Vulnerable Adults and Safeguarding Children Teams. Strategic Officer Group, dealing with traveller related matters
12. Enforcement contact details are as follows:

Charlie Swain – Tel: 01954713206 e-mail charles.swain@scambs.gov.uk

Alistair Funge- Tel: 01954713092 e-mail alistair.funge@scambs.gov.uk

Gordon Mills – Tel: 01954713265 e-mail gordon.mills@scambs.gov.uk

Effect on Strategic Aims

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

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

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

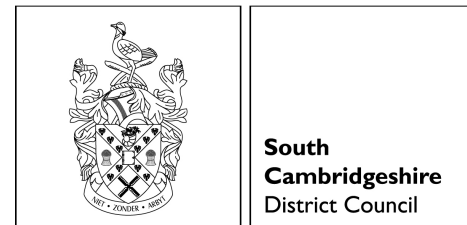
Background Papers:

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

Report Author: Charles Swain – Principal Planning Enforcement Officer
Telephone: (01954) 713206

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Agenda Item 12



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

1 April 2015

Appeals against planning decisions and enforcement action

Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as 24 March 2015. 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/1932/13/FL	Mr Nigel Howard Clear Farm 35A South End Bassingbourn	Dismissed	18/3/2015
	S/2578/13/FL	Mr & Mrs R Ward 68 High Street Balsham	Dismissed	18/03/15
	S/2578/13/FL	Mr & Mrs R Ward 68 High Street Balsham	Award of costs allowed	18/03/15
	S/1152/13/FL	Mitre Property Development Ltd Former Bishops Hardware Store Impington	Dismissed	20/03/15
	S/2724/13/OL	White, Scrivener, Pearson and Adams Land adj to 7 Station Road Over	Dismissed	20/03/15
	S/0875/14/FL	De Freville House Properties Ltd 56 High Green Great Shelford	Dismissed	21/03/15
	S/2097/14/VC	Gallagher Longstanton Ltd Longstanton Park and Ride Longstanton	Allowed	24/03/15

Appeals received

3.	Ref. no.	Details	Decision	Received
	S/0960/13/FL	Mrs Barbara Cooper 66 Abbey Street Ickleton	Delegated Refusal	16/3/2015

S/1913/14/PB	Ms C Bowkett The Stables Croxtton Park St Neots	Refused	18/3/2015
S/2670/14/FL	Mr K Hunt 7 Home End Fulbourn	Refusal	19/3/2015
S/2969/14/PB	Mr P Wilkinson Three Prospects Farm Melbourn	Refused	23/03/15

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

4.

Ref. no.	Name	Address	Hearing
S/1451/14/FL S/1476/13/LD S/2097/14/VC	Mr T Buckley	The Oaks Willingham	Inquiry Dates to be confirmed
S/2770/13/F	Mr & Mrs Spencer	Lower Camps Hall Farm Castle camps	Hearing Dates to be confirmed

5. **Summaries of recent decisions**

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

Contact Officer: Tony Pierce – Development Control Manager

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