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24 August 2015

To: Chairman – Councillor Lynda Harford
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Brian Burling,
Anna Bradnam, Pippa Corney, Kevin Cuffley, Sebastian Kindersley, Des O'Brien,
Deborah Roberts, Tim Scott, Ben Shelton and Robert Turner

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 2 SEPTEMBER 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

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PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised June 2015) attached to the electronic version of the agenda on the Council's website.

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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

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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

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

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

Notes

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

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Agenda Item 2

Planning Committee

Declarations of Interest

1. Disclosable pecuniary interests (“DPI”)

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

2. Non-disclosable pecuniary interests

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

3. Non-pecuniary interests

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

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

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

Address/ Location of land where applicable

Signature:

Name Date

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Agenda Item 3

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 5 August 2015 at 10.00 a.m.

PRESENT: Councillor Lynda Harford – Chairman
Councillor David Bard – Vice-Chairman

Councillors:	Brian Burling	Anna Bradnam
	Pippa Corney	Kevin Cuffley
	Sebastian Kindersley	Des O'Brien
	Deborah Roberts	Tim Scott
	Ben Shelton	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Gary Duthie (Senior Lawyer), Andrew Fillmore (Principal Planning Officer), Tony Pierce (Interim Development Control Manager), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer), John McCallum (Planning Officer), Rob Mungovan (Ecology Officer), Rebecca Ward (Senior Planning Officer) and Andrew Winter (Senior Planning Officer)

Councillors Graham Cone, Philippa Hart, Mervyn Loynes and John Williams were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Declarations of interest were declared as follows:

Councillor Brian Burling	Non-pecuniary interest in respect of Minute 10 (S/0642/15/FL) in Over as a member of Over Parish Council present at the meeting where this application had been discussed. Councillor Burling was considering the matter afresh.
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Councillor Sebastian Kindersley	Non-pecuniary interest in respect of Minute 9 (S/0975/15/FL) in Gamlingay as having been present at the meeting of Gamlingay Parish Council where this application had been discussed. Councillor Kindersley was considering the matter afresh.
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3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign the Minutes of the meeting held on 1 July 2015 as a correct record.

4. S/2273/14/OL - FULBOURN (LAND AT TEVERSHAM ROAD)

Richard Townley (objector), Paul Derry (applicant's agent) accompanied by Steven Kosky,

Mary Drage (Fulbourn Parish Council), and Councillors Graham Cone and John Williams (local Members) addressed the meeting.

Describing the application as opportunistic, Mr. Townley regretted the lack of green open space within the proposed development, and said the site, which had a county wildlife designation, was unsafe for housing because of its high water table. He considered the proposed development to be unsustainable. The applicant's agents pointed out that the site had been excluded from the county wildlife designation. Reminding Members about the Council's lack of a five-year housing land supply, they cited some of the benefits of the development as being the delivery of 110 dwellings and bringing a piece of land into the public realm. Mary Drage described the proposal as unsustainable in a village community, and expressed concern about its impact on ecology and bio-diversity. The proposed raised walkways posed safety a safety issue. She said there had been no consultation locally. Councillor Graham Cone's concerns included the impact on the village, Affordable Housing, flooding and increase in traffic. Councillor John Williams urged the applicant not to appeal should the Committee refuse the application.

A Committee member pointed out that the outline application was not policy compliant in terms of Affordable Housing, and that some of the ecology on site might have statutory protection. The Ecology Officer said that, in fact, few of the plants there were legally protected but that, as a general, rule, the aim should be to conserve them. Other Committee members raised concerns about the deliverability of the development within a five-year timescale, its likely impact on wildlife habitats, the nature of the site as wetland, land drainage issues, piling, and protection of the nearby chalk stream. The Local Plan Inspectors had yet to reach a final decision about the proposed Memorandum of Understanding between South Cambridgeshire District Council and Cambridge City Council relating to five-year housing land supply.

The Planning Committee **refused** the application because it did not represent sustainable development, and conflicted with the requirements of the National Planning Policy Framework, for the following reasons:

1. the proposed development's adverse visual impact on the landscape character, setting of Fulbourn Conservation Area and ecological and open space interests resulting in demonstrable and significant harm which, on balance, outweighed the benefits which would have arisen from delivering up to 110 dwellings (30% of which would have been affordable at a 50/50 rented to shared ownership split) in a village well served by services and facilities and with good access to public transport links; and
2. The absence of a clear timetable, thus giving rise to uncertainty that the scheme, in its entirety, could be delivered within a five-year period.

5. S/2944/14/FL- SHEPRETH (FILLCUP FIELD, MELDRETH ROAD)

Theresa Smith (objector), Tom Naylor (applicant), Councillor Richard Handford (Shepreth Parish Council) and Councillor Philippa Hart (local Member) addressed the meeting.

Theresa Smith said this "Eco-negative" proposal would adversely affect the community. Tom Naylor said the proposal was policy compliant, citing the instruction to local planning authorities in the National Planning Policy Framework that a presumption be made in favour of sustainable development. Councillor Handford said local residents had concerns about smell, environmental impact, light, transport, mitigation, and the need for traffic calming. Councillor Hart reiterated her comments set out in paragraphs 59 to 66 of the report from the Planning and New Communities Director.

Committee members raised concerns about environmental health, safety and light pollution. A further issue was the possible impact on the Site of Special Scientific Interest.

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 relating to the agreed HGV routing and the Conditions referred to in the report from the Planning and New Communities Director, with an additional Informative requiring the establishment, at the applicant's expense, of a regular and formal liaison process between the operator and Shepreth Parish Council.

6. S/1170/15/FL - CAMBOURNE (6 GARSTONES)

The Committee **deferred** this application for a site visit.

7. S/0844/15/OL - BARTON (15 COMBERTON ROAD)

David Thwaites (applicant's son) addressed the meeting. He said that the circumstances were such that his mother needed to be in more appropriate property. The dwelling she was currently in was in a poor state of repair with no mains sewerage or mains water.

The Committee noted that a Planning Court judgement, handed down on Friday 31 July 2015, had quashed the Government's policy of exempting small sites (ten or fewer dwellings or less than 1,000 square metres of floor space) from contributing towards the provision of Affordable Housing and pooled contributions, and its Vacant Building Credit policy,

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, the Conditions set out in the report from the Planning and New Communities Director, and an additional Condition requiring that an archaeological survey be carried out prior to the commencement of development.

8. S/0482/15/FL - MELBOURN (56 MEDCALFE WAY)

The Committee noted that a Planning Court judgement, handed down on Friday 31 July 2015, had quashed the Government's policy of exempting small sites (ten or fewer dwellings or less than 1,000 square metres of floor space) from contributing towards the provision of Affordable Housing and pooled contributions, and its Vacant Building Credit policy,

The Committee gave officers **delegated powers to approve** the application, subject to the prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990, and the Conditions set out in the report from the Planning and New Communities Director.

9. S/0975/15/FL - GAMLINGAY (8A LITTLE HEATH)

Councillor Deborah Roberts withdrew to the public gallery, took no part in the debate, and did not vote.

Sara Swain (applicant) addressed the meeting.

Members noted, with a degree of discomfort, the difference in the applicant's status as between this application and the previous one.

The Committee **approved** the application, subject to the Conditions set out in the report from the Planning and New Communities Director (the definition of Gypsies and Travellers in Condition (b) being revised to state "... defined, in Planning Policy for Travellers Sites 2012, as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."

10. S/0642/15/FL - OVER (23 THE DOLES)

The Committee **refused** the application contrary to the recommendation set out in the report from the Planning and New Communities Director. Members agreed the reasons for refusal as being that the close boarded fence would have an adverse visual impact on the amenity of the area.

11. S/0810/15/OL - PAPWORTH EVERARD (LAND AT 84 ERMINE STREET SOUTH)

The Committee noted that this application had been **withdrawn** from the agenda.

12. S/0259/15/FL - LINTON (LINTON INFANTS SCHOOL, CHURCH LANE)

The Committee noted that this application had been **withdrawn** from the agenda.

13. S/0039/15/FL - COTTENHAM (THE LAKES, TWENTYPENCE ROAD)

Joseph Greenhow (applicant's agent) addressed the meeting.

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

14. URGENT WORKS NOTICE - SAWSTON (GREAT EASTERN DRYING SHED, HIGH STREET)

The Committee considered a report seeking authority to carry out work at Great Eastern Drying Shed, High Street, Sawston, under Section 54 of the Planning (Listed buildings and Conservation Areas) Act as amended

Robert Parkinson from Heritage England addressed the meeting. He urged the Committee to support the officers' recommendation, which was consistent with national policy. He feared that the building would collapse otherwise. A grant made available recently should ensure that financial implications for South Cambridgeshire District Council would be minimal.

There was scepticism among some Members, but the Committee was assured that efforts had been ongoing for some time to secure the building's future. The Interim Development Control Manager said the Drying Shed had historic significance.

The Committee **authorised the issue of an Urgent Works Notice** in respect of the Great Eastern Drying Shed, High Street, and Sawston under Section 54 of the Planning (Listed buildings and Conservation Areas) Act as amended

15. ENFORCEMENT REPORT

The Committee **received and noted** an Update on enforcement action. The Chairman thanked Enforcement and Legal Officers for all their hard work.

Referring to land adjacent to Hill Trees, Babraham Road, Stapleford, the Senior Lawyer said that Proceedings had been served but that following the Grant of Letters of Administration being obtained by the administrators of the estate of the believed owner of the site, a will had now come to light seemingly leaving the Estate to persons other than those entitled to inherit under the rules of intestacy. A Defence had also been lodged to the Council's proceedings, and an attempt was being made to issue Judicial Review proceedings challenging the resolution to seek an injunction.

Referring to Plot 11, Orchard Drive, Smithy Fen, Cottenham, the Senior Lawyer summarised the case, and told Members that Judicial Review proceedings were underway, with permission having been given and grounds to resist being filed both by the Council and by the Secretary of State for Communities and Local Government as second defendant.

With reference to land at Arbury Camp / Kings Hedges Road, it was confirmed that a site inspection had taken place, and that appropriate steps were being taken to remedy the breaches of Conditions.

16. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action. The Chairman expressed concern that three Appeals had been received against non-determination.

The Meeting ended at 3.09 p.m.

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1109/15/FL

Parish: Great Abington

Proposal: Full application for the erection of Research and Development building (Use Class B1b), service yard, landscaping, surface and double deck car parking (following the demolition of the day care nursery building), cycle parking and associated infrastructure.

Site address: Phase 2 Land (Zone 1), Granta Park, Great Abington, Cambridgeshire, CB21 6AL

Applicant(s): Granta Park Estates

Recommendation: Delegated Powers to Approve upon completion of S106 Agreement in respect of transport infrastructure contributions for the Phase 2 land

Key material considerations: Principle of development
Layout, design and scale
Transport impacts, highway safety, access and parking provision
Flood risk, surface water drainage, contamination and sewerage
Sustainability and renewable energy
Historic environment and archaeology
Trees and landscape
Ecology
Residential amenity
Noise Disturbance, light pollution, waste and air quality.

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Dan Smith

Application brought to Committee because: The recommendation of the Parish Council is contrary to that of Planning Officers

Date by which decision due: 11 September 2015

Executive Summary

1. The proposed development is a three storey building providing just over 21,000 m² of research and development accommodation with car parking, including a decked car park, access roads, a service yard and associated landscaping. This is known as the Zone 1 site. The site is the southern part of the larger Phase 2 site on Granta Park which has extant consents 30,660 m² of R&D accommodation.
2. A separate application for the northern portion of the site, known as the Zone 2 site, which would provide another 34,220 m² of R&D office space across several buildings as well as a landscaped park setting is also recommended for approval to this Committee.
3. Concern was initially expressed in respect of the Zone 1 application by the two local Parish Councils and neighbours to the site in respect of size and location of the buildings, impact on neighbouring dwellings, traffic generation, sewage flood risk, noise and light pollution and general visual impact on the village. Amendments have since been made to the application to reduce the height of the building, move it further from neighbours, relocate an access road to allow additional boundary planting, relocating the decked car park and sinking it fully into the ground.
4. On the basis of those amendments Great Abington Parish Council has maintained its objection while Little Abington Parish Council changed its recommendation to approval subject to conditions. The proposed development has been considered in respect of the principle of the development, the transport impacts, highway safety, access and parking provision, its impact on flood risk, surface water drainage, contamination and sewerage, the layout, design and scale of the building, sustainability considerations including renewable energy, the impact on historic environment and archaeology, the impact on trees and the landscape, ecological considerations, residential amenity and noise disturbance and light pollution.
5. Responses have been sought and received from statutory consultees and professionals with expertise on the above matters. The concerns of the Parish Councils and neighbours and the views of specialists and consultees have been considered and the recommendation in respect of the application for Zone 1 is that it would have an acceptable impact and should be approved subject to conditions and a S106 agreement to secure contributions to mitigate off site impacts of the development on the local highway network.

Site and Surroundings

6. The application site is located on Granta Park, an Established Employment Area, within the parish of Great Abington although not within its Development Framework. Granta Park is a science and research park providing laboratory and office accommodation across a 50 hectare site. The Phase 2 land is on the South and Eastern portion of the park located East of the historic access road lined with protected trees which runs from the Grade II listed South Lodge close to Pampisford Road to the South up to the a Grade II* listed Abington Hall located to the North of the site. The Abingtons Conservation Area boundary runs immediately adjacent to the Northern boundary although the sites are not within it. To the East of the site is the village of Gt Abington. The application sites are currently largely laid to grass with service roads associated with previous permissions having been installed.
7. The Zone 1 application is on the Southern portion of the Phase 2 land and has a planted shelter belt to the Southern boundary and the southern part of the Eastern

boundary. The remaining portion of the Eastern boundary is enclosed by narrower hedging and trees alongside the permissive path which runs along the eastern boundary of the site between the site and the housing on Pampisford Road. To the West of the site are the Grade II listed South Lodge and a modern nursery building; the latter would be demolished to make way for the proposed development.

Proposals

8. The Zone 1 application seeks full permission for the erection of a 3 storey building in the form of a three wing building off a central spine providing just over 21,000 m² of research and development accommodation, as well as an associated service yard and parking to the East and surface and double deck parking to the South. The site will be landscaped and additional screen planting implemented and the northern area of the site will be landscaped in keeping with the landscaping scheme proposed for the wider Phase 2 site. The building has been designed such that it could be built in two phases with the central and east wings built first and the western wing added later. Access to the site will be via the Southern loop road of Granta Park via the main roundabout entrance at the Western point of the park.
9. The application has been amended by the applicant in response to the concerns of the Parish Councils, neighbours and the Council's Officers about the initial scheme. The building has been moved 5 metres to the North West and has been lowered by reducing the actual height of the building and setting it down slightly meaning it is a total of 1.55 m lower than originally proposed. The western service road has been realigned slightly and the eastern service road has been moved approximately 10 metres to the west with parking and loading areas adjusted to allow the retention of the shelter belt and further landscape planting. The decked car park has been reduced in size and moved to the north and west and sunk fully into the ground so that the upper deck is at grade level. This change allows the existing shelter belts to be fully retained. Surface parking areas have also been rearranged to reduce the impact on the southern shelter belt, increase screening within the site and proposed species for tree planting have been amended to respond to the suggestions of the Council's Landscape Officer.
10. Additional information has also been submitted in respect of the building, clarifying the proposed location of flues for each wing of the building.
11. Prior to the submission of the current application, the applicant requested an Environmental Impact Assessment (EIA) Screening Opinion in respect of the Phase 2 land from the Local Planning Authority. This was considered under planning reference S/0818/15/E1. The assessment Local Planning Authority was that the current proposals fall within paragraph 13(b) of Schedule 2 of the 2011 EIA Regulations as a change to or extension of development which is already authorised, executed or in the process of being executed, specifically the previous outline permissions for the site. The EIA undertaken in respect of the previous outline permission demonstrated that it would not have any significant adverse effects on the environment and it was considered both that the new proposed development would not have any additional significant adverse effects on the environment nor would the change or extension to the development exceed the threshold of 0.5 hectares listed in the relevant category (10a). On that basis, it was determined that a new EIA was not required.

Relevant Planning History

12. **S/2495/04/O** – granted outline planning permission for a total of 30,660 m² of B1(b) accommodation.

13. **S/0248/09/RM** - granted reserved matters (detailed) approval for buildings making up 12,364 m² of the 30,660 m² granted by the above outline permission (S/2495/04/O).
14. **S/2287/10** - granted an extension of time for the implementation of the above reserved matters permission (S/0248/09/RM).
15. **S/1365/10** - granted outline permission for the balance of the site, comprising 18,296 m² of the the 30,660 m² granted by the above outline permission (S/2495/04/O). This had the effect of extending the time limit for implementation of the permission.

Planning Policies

16. **National Planning Policy Framework (NPPF) 2012**
17. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
ST/8 Employment Provision
18. **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
ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire
ET/3 Development in Established Employment Areas in the Countryside
ET/5 Development for the Expansion of Firms
SF/6 Public Art and New Development
CH/4 Development Affecting the Curtilage or Setting of a Listed Building
CH/5 Conservation Areas
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/16 Emissions
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Modes
19. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**
District Design Guide SPD – adopted March 2010
Open Space in New Developments SPD – adopted January 2009
Landscape in New Developments SPD – adopted March 2010

Consultations Responses

20. **Great Abington Parish Council** – initially recommended refusal on the grounds of size and location of the buildings, traffic generation, sewage, noise and general

impact on the village. It expressed concern about the scale of the building and requested the building and decked car park be moved further North and away from neighbours on Pampisford Road. It expressed concern regarding increased traffic to the area and the impact this would have on highway safety. It stated that the village has suffered from sewage flooding in recent years and that while the discharge from the development would be managed to be within permitted limits, this would put extra pressure on the sewage infrastructure. It requested that an alternative solution be found for the sewage discharge. It expressed concern regarding the noise impact for the village in respect of construction noise and ongoing noise from plant on the buildings, requesting that steps be taken to limit noise to an acceptable level. It expressed particular concern that the houses on Pampisford Road would be impacted by early morning and late night activity associated with the car parking and the service area. It expressed more general concerns in respect of the overall scale of Granta Park, the height of the earth bund and increased impact from light pollution and surface water runoff.

21. The application was then amended as stated in paragraph 9, in part to try to address the above concerns. The Parish Council has considered the amended scheme and returned comments stating that it is pleased that its comments and concerns about the initial application have been taken on board and some amendments have been made. It notes that the height has been reduced a little and the building has been moved to the North West a little. It states that it would like to see more movement of the building Northwards to reduce the impact on the nearest neighbours further, even considering swapping the Zone 1 building to Zone 2 and as much consideration given to the visual impact from outside the site as that which has been given to the views from within the site and has recommended refusal of the amended scheme.
22. **Little Abington Parish Council** - initially recommended refusal on the grounds of the height and location of buildings, impact on the dwellings on Pampisford Road, noise and light pollution, traffic generation and highway safety and drainage and sewerage. It expressed concern that the building is too high compared to the original approved outline plan and also too close to adjacent residential property on Pampisford Road. It stated that the proposal extends beyond the development envelope of the original permissions and the 19m height of the building exceeds the height limits of 11m and 15m from the original permission. It requested the development be moved to the North to reduce the impact on neighbours. It stated that the car park is too close to the Pampisford Road dwellings and includes a two level car park closest to the houses. It stated that the level of noise from the building plant in the roof and light pollution from the taller building and raised car park will be unacceptable for the nearby residential properties and wider village community and drew attention to the site plant building proposed on the edge of the business park closest to the village. It stated that there was insufficient planning for the increase in road traffic which would result from the increase in staff on the site. It also stated that there was insufficient provision for rainwater run-off from the site and the sewerage needs of the site which would feed into the existing ageing village infrastructure.
23. It was consulted on the amendments and returned a new recommendation of approval. It stated that a number of significant changes had been made to address some of the issues that had been raised including a height reduction of 1.5m, relocation of building west by 5m and making the car park all ground level. It stated that in assessing the acceptability of this application there were still some concerns over the proximity of the building to village residents and therefore requested that the following conditions be applied to the application:

- The flues on the roof of the building should be installed on predefined zones in the northwest corner of each wing (i.e. furthest corner from residents)
 - Native evergreen hedging (e.g. hornbeam, yew, holly) is planted on the inside of the current buffer planting on the south east side of the development to provide a more permanent noise/light pollution barrier to local residents improving on the current barrier comprising deciduous planting.
 - As indicated by the Granta Park team, “state of the art” lighting be installed in both the building and surrounding car parks so that when not in active use the lights will automatically switch off to reduce light pollution. Also that car park and any other exterior lights are positioned and angled away from local village residents.
 - Strict rules are laid out to restrict work times during construction to 8am to 6pm Monday to Friday and 8am to 2pm Sat and that Granta Park provide a dedicated (24hr manned) contact/liaison point so that any issues local residents have during the construction process can be immediately addressed.
 - Clear requirements over speed limits, access routes to Granta Park along Newmarket Road and Pampisford Road are put in place not only during the construction phase but also to address the increased traffic which will arise once the building is occupied.
 - Granta Park should work with Anglian Water to resolve the current sewerage issues which have resulted in raw sewerage backing up and flooding to nearby residents.
24. **Council Highways Officers** – initially issued a holding objection in respect of the combined impact of the combined Phase 2 (Zone 1 in this application and Zone 2 in the parallel application) on the wider highway network. They have since been involved in detailed discussions with the Local Planning Authority and the applicant’s consultants in respect of reducing and mitigating the impact of the development on the network and its capacity.
25. In On the basis that active travel planning and the promotion of non-car modes of transport will be pursued and are successful, as well as significant financial contributions (£438,000) being made towards enhancing the cycle network in the area, the view of Highways Officers is that Granta Park could accommodate the additional development proposed for Phase 2 over and above that already consented without generating significant additional traffic movements. As a failsafe measure should the Travel Plan targets for reducing car use among those using the site not be achieved, the applicant has agreed to undertake additional transport mitigation of up to £700,000 in the form of either highways improvement works and/or additional sustainable transport measures.
26. On Subject to a condition requiring the submission and agreement of the site wide Travel Plan prior to occupation and the completion of a s106 agreement to secure the mitigation measures, Highways Officers are content that the impacts on the highway network have been sufficiently mitigated and has therefore removed its objection.
27. **Highways England** - states that the proposed development will result in additional traffic using the A11 but that it is confident this would not have a severe impact on the Strategic Road Network and therefore offers no objections.
28. **Historic England** - has returned comments stating that the application should be determined in accordance with national and local policy guidance and on the basis of the Council’s specialist conservation advice.

29. **Environment Agency** - states that it considers planning permission could be granted, subject to conditions relating to contamination, pollution control and foul and surface water drainage.
30. **Anglian Water** - states that the foul drainage from the site is in the catchment of Linton Water recycling which has capacity for the development. It states that in respect of the foul sewerage network, the development would lead to a risk of flooding downstream and that a drainage strategy will need to be prepared in order to determine the necessary mitigation measures. It recommends a condition requiring the approval of such a drainage strategy.
31. **Cambridgeshire County Council's Flood and Water Management Team** - states that the submitted Flood Risk Assessment demonstrates that an acceptable surface water drainage scheme can be provided on site using a variety of Sustainable Drainage Systems (SuDS).
32. **County Archaeologist** - has confirmed that the site has previously been subject to an archaeological evaluation, with subsequent excavation targeted on identified features considered to be of prehistoric date. In the event, the features proved to be primarily of medieval and post medieval date with little evidence of prehistoric activity. He has no objection to the proposed development and does not consider further archaeological investigation to be necessary.
33. **Police Liaison Officer** - has commented that Granta Park site has a professional security team on duty 24 hours a day and that the site is extensively monitored by CCTV and is well illuminated. There is also a gate house at the site entrance which controls vehicle access out of hours. He does not have any concerns in respect of the security of the site.
34. **Cambridgeshire Fire and Rescue Service** - does not object to the proposed development, but requests a condition be applied in respect of the provision of fire hydrants.
35. **Natural England** - does not object to the proposed development.
36. **Consultancy Conservation Officer** - states that the building is unlikely to be seen from Abington Hall and its immediate environs, due to intervening buildings and landscaping and it is therefore considered that the setting of the main listed building will not be materially affected. The reuse of the South Lodge should ensure its future maintenance, though the importance of its position at the start of the south drive has been devalued by the subsequent and continuing prominence of the northern entrance.
37. **Urban Design Officer** - states that the proposed building continues the design aspirations for high quality buildings within high quality landscaped setting and the alignment of the building appears logical and will relate positively to the development of zone 2, and the massing has been broken down into separate elements of a scale and storey height appropriate to their setting. The parking, though large in footprint, is relatively well laid out and incorporates a reasonable amount of landscaping to help break up the hard standing and screen the cars. Care should be taken to not reduce the existing belt of planting around the site boundaries to the east and south to ensure the car park is well screened from outside the site, especially the decked parking on the south east corner. In response to the comments regarding the screening, the application was amended as stated in paragraph 9.

38. **Landscapes Officer** - welcomes the landscape proposals for providing a high quality landscape setting for the building with a range of landscape treatments. Has raised the issues of spoil from construction, integration of views and connectivity between the zones, water levels and the continuation of swales. It is also noted that screen planting on the boundaries of the site have been reduced and suggestions made in respect of the tree planting strategy and proposed species. The amendments detailed in paragraph 9 have allowed for the retention of screen planting and will allow further planting to take place. The applicant has indicated that they will amend the planting species to take account of the Landscape Officer's suggestions.
39. **Ecology Officer** - states that there will be no impact on badgers or reptiles and requests conditions in respect of works during bird breeding season, the re-inspection of bird boxes prior to development and the provision of an ecological management plan. He initially raised a holding objection in respect of the impact on bats which the submitted Bat report identified may be roosting in trees to be removed and the nursery building which provides potential roosts. The applicant commissioned a further assessment as per the Ecology Officer's request and this has demonstrated that while there is bat activity on site, there are no identified roosts. On that basis, the Ecology Officer is content to remove his holding objection and requests that the recommendations of the report including in relation to construction practices, sensitive lighting of the site and bat box provision be followed.
40. **Environmental Health Officer** - does not object to the principle of the development. However, the submitted noise assessment lacked detail in terms of the impact on neighbouring residential premises in terms of noise and light pollution. The applicant commissioned further assessment of lighting impacts from the scheme and additional information in respect of the noise impacts. The Environmental Health Officer has considered that information and has stated that the lighting levels resulting from the proposed development would be acceptable in terms of the impact on neighbouring dwellings and that the noise impacts from plant associated with the proposed building will not significantly impact on neighbouring dwellings when compared to existing background noise levels.
41. On that basis, he is content that the proposed development is acceptable in terms of noise and light pollution subject to conditions relating to further details of plant, maintenance of such plant and the submission of a noise minimisation management plan and lighting scheme. He also requests conditions in respect of the minimisation of airborne dust, construction hours and piled foundations.
42. **Development Officer** - confirms that potential health impacts for the proposal have been identified and addressed through the Health Impact Assessment.

Representations

43. Representations were received from 8 local residents, including 4 dwellings to the South East of the site on Pampisford Road and 2 dwellings to the South of the site on Cutting Road in respect of the initial application objecting and raising concerns regarding a variety of the following issues:
- Increased traffic and vehicle movements and their impact on highway safety and the capacity of road network to accommodate the development.
 - Increased scale and location of buildings (compared to previous approvals) including the height of plant and flues and the impact on the village and specific

properties on Pampisford Road and Cutting Road through being overbearing and overlooking from windows.

- Light pollution (buildings and car parking areas)
- Noise pollution (plant on buildings and service yard)
- Insufficient screen planting
- Impact of overlooking from double deck car park on dwellings on Pampisford Road (including a suggestion that the decked car park be located further West).
- Location of car parks
- Flooding from surface water run off into the village
- Impact on the currently problematic sewerage infrastructure in the village

44. Following consultation on the amendments to the application, further representations have been received from 3 of the dwellings on Pampisford Road, largely reiterating the concerns raised in respect of the initial scheme.

Planning Comments

45. The main planning considerations in respect of the proposed development for the Zone 1 application is the principle of the development; transport impacts, highway safety, access and parking provision; flood risk, surface water drainage, contamination and sewerage; layout, design and scale; sustainability; impact on historic environment and archaeology; trees and landscape; ecology; residential amenity; noise disturbance and light pollution.

Principle of Development

46. Policy ET/2 of the Local Development Framework and policy E/9 of the draft Local Plan also promote clusters of companies in certain fields including biotechnology and biomedical, healthcare, teaching and research and research and development. The proposals for the site would be consistent with the aspirations of these policies.
47. Granta Park, including the Phase 2 land, is designated as an Establish Employment Zone by policy ET/3 of the Local Development Framework and policy E/15 of the draft Local Plan. Under those policies, appropriate development for employment use will be permitted at Granta Park, unless the development would result in a negative impact on the surrounding countryside or landscape character. Subject to the assessment on the wider impacts of the proposed development in the sections below, the proposed development is therefore acceptable in principle.

Transport Impacts, Highway Safety, Access and Parking Provision

48. As part of previous extant permissions for the Phase 2 land, mitigation measures were agreed and financial contributions of £350,000 were made towards off site transport measures to mitigate the impact of the development on the highway network. While that development was not built out, the mitigation measures have been implemented. The total development proposed in this application combined with the application for the other Phase 2 land would provide up to 55,220 m² of accommodation, whereas the extant outline permissions would provide 30,660 m² of accommodation and the proposed development therefore has additional implications for the highways network not previously considered or mitigated.
49. The County Council Highways Officers initially raised concerns in respect of the proposed development on the basis that it would result in an additional 310 and 374 vehicular trips travelling to and from during the AM and PM peak times respectively over and above the 'baseline' trips which include the existing consented development

on the park, both built and unbuilt. The additional development would result in vehicular trips totalling 1791 and 2120 during the AM and PM peak respectively across the Granta Park site. The impact of this additional traffic was modelled and was shown to have an adverse impact on the highway network.

50. To address this impact, the applicants, their transport consultant and Highways Officers have engaged in extensive discussions regarding mitigation measures to ensure the development does not exceed the 'baseline' impact identified for the extant permissions. The primary raft of measures agreed is a combination of active travel planning for the site to reduce car dependency among staff at the park, comprising the monitoring of traffic flows together with contributions towards enhancing cycle network provision in the area at a cost of £438,000. This active and challenging travel plan seeks to reduce the current car mode share for Granta Park as a whole from 71% to 53%. Such a reduction would ensure that no significant impact on the highway network would result from the additional development on Phase 2.
51. While the travel plan targets are considered to be achievable, the County Council required reassurances that the Travel Plan targets would be met, particularly as the car parking levels proposed on site would not, in isolation, act as a sufficient incentive to sustainable travel. It was agreed that this would be achieved by monitoring vehicular flows through the main entrance of the site during the AM and PM peaks. Should vehicular trips exceed the baseline threshold levels agreed and set out above then an additional transport mitigation package, totalling up to an additional £700,000 would be triggered which would include additional highway works or sustainable transport measures to be undertaken by the applicant or the County Council. This provides further incentive for the applicant to manage traffic generation levels through the travel plan to ensure the impact on the highway network is mitigated, but also provides the Local Authorities with reassurance that, in the event that traffic thresholds are not met that further measures can be implemented to mitigate any impact.
52. These measures have been agreed by both parties and would be secured by a s106 agreement which would be completed prior to the issue of any planning permission. The development proposed in this application and in the parallel application for the other part of the Phase 2 land is therefore considered to be acceptable in terms of its impact on the highway network and on highway safety in the area.
53. The access to the site would be via the main Granta Park entrance at the Western tip of the park which is just off the roundabout with the Pampisford Road. The site would be integrated into the main access loop road within the park with the new roundabout on the Southern portion of the loop road amended slightly to provide access both for The Welding Institute to the North and the Zone 1 and Zone 2 elements of the Phase 2 site. This means of access is considered to be acceptable.
54. Parking for Zone 1 is proposed at a ratio of 1 space per 34 m² of floorspace which equates to 630 spaces. This is slightly under the maximum standards set out the Council's adopted standards for car parking provision of 1 space per 30 m² of floorspace. Disabled parking spaces would be provided at a ratio of 5% as required by the adopted standards. The car parking arrangements for the building are the surface car parking areas to the South and East of the building including a fully sunken two deck car park to the South East of the building. In assessing the appropriate level of parking provision for the site, there is clearly a balance to be struck between on the one hand ensuring that provision is adequate in order that the site functions properly and overspill parking does not take place in the village and on

the other applying a reasonable constraint on parking such that, in combination with other travel planning measures, an incentive is given to employees to travel to the site by other, more sustainable means.

55. In this case, given the travel planning measures identified above, the proposed level of parking, which is under the maximum set by policy but still represents a significant provision, is considered to strike that balance. The proposed parking provision is therefore acceptable. A more detailed assessment of the impact of the proposed parking areas in terms of their visual impact and impact on neighbouring properties is provided in the sections below.

Flood Risk, Surface Water Drainage, Contamination and Sewerage

56. The application site is located in flood zone 1 and the Lead Local Flood Authority was consulted on the proposed development. It has returned comments stating that the submitted Flood Risk Assessment demonstrates that an acceptable surface water drainage scheme can be provided on site using a variety of Sustainable Drainage Systems to attenuate surface water run-off to greenfield run-off rates. It requests a condition to ensure the Sustainable Drainage System is implemented. Given that greenfield run-off rates can be achieved, it is not considered that the proposed development would have any significant impact on flood risk from surface water run-off.
57. The preliminary risk assessment submitted with the applications confirms that the site has no history of industrial use and was undeveloped agricultural land until the access roads and grassland were laid out in accordance with the previous outline approvals. The report recommends that clean topsoil is used for landscaping, any imported soil is validated to ensure its suitability for use, further assessment of excess spoil from elsewhere on the Park to confirm its suitability for use and that a watching brief is maintained on site for any contamination. The Environment Agency has considered the submitted risk assessment and is satisfied that its recommendations are adequate and requests a condition in respect of the remediation of any yet unidentified contamination and another relating to the foundation design of the buildings to ensure no contamination of the water environment during or after construction. On that basis, the proposed development is considered to be acceptable in terms of contamination concerns.
58. Concern has been raised by the Parish Councils and owners of houses in the Abingtons regarding the impact of the development on the sewerage infrastructure in the village. Those concerns state that foul sewerage infrastructure does not cope with existing flows; that sewage regularly blocks up; and the associated odour can be smelt in private properties and public areas within the villages. In its consultation response, Anglian Water has stated that the foul drainage from the site is in the catchment of Linton Water Recycling Centre which has capacity sufficient to accept the proposed flows, but that in respect of the foul sewerage network, the proposal would lead to a risk of flooding downstream if not mitigated. It states that a drainage strategy including mitigation measures for the impact on the network would therefore need to be required by condition and, on that basis, the proposed development would be acceptable in terms of the impact on sewerage.
59. In response to the concerns of the Parish Councils and neighbours in respect of foul drainage in the villages, the applicant's engineers agreed to investigate the part of the system where there had been problems reported. They carried out site inspections of the Granta Park gravity foul water pipe and found the pipe to be working well. The private and public drainage serving the properties around Hall Farm which have

previously flooded was also investigated and found to be flowing well. It was reported that recent flooding occurred at a time of rainfall and that lack of maintenance of the non-return valves was a factor identified by Anglian Water's site staff.

60. Sewer records were examined for the public sewer under the High Street and it was identified that a number of pipes have a very flat gradient. This makes these sewers susceptible to blockage at times of low flow volume, when there will be insufficient velocity of flow for self-cleansing. The high velocity, high volume flows from Granta Park would assist with flushing and clearing initial blockages within the village sewer as flows from the park are at their greatest at weekday lunchtimes at which times the village flows are relatively low. The view of the applicant's engineer is therefore that Granta Park flows would assist with the existing problems experienced by residents in the villages.
61. Given that Anglian Water is content for the development to be approved subject to a drainage strategy being agreed and as the proposed Granta Park flows would likely assist in the prevention of blockages in the village sewers, it is considered that the proposed development is acceptable in terms of its impact on the foul sewer network.

Layout, Design and Scale

62. The proposed building is located and oriented in a logical way, with an entrance to the South side with car parking opposite and with the wings of the building opening up to the north to exploit views out over the northern portion of the Phase 2 land towards Abington Hall. The building would also fit well into the layout and landscaping scheme proposed by the application for the Zone 2 site to the north. The parking layout is well thought out and incorporates a level of landscape planting which means the parking areas will be visually broken up and by trees and this will continue an element of the Southern portion of the Phase 1 site at Granta Park which has worked well. The applicant has responded to concerns raised by the Council's Landscape Officer and its Urban Design Officer, who felt the previous layout impinged too greatly on the screen planting around the southern and western boundaries, and the relocation of the building, access road and car parking has resulted in a better layout in that respect with a greater level of boundary planting possible.
63. The building continues the design aspirations for Granta Park which is of high quality buildings within a high quality landscaped setting and this approach is welcomed. While the building is significant in terms of its scale and the level of accommodation it provides, the massing has been broken down into separate elements of a scale and storey height appropriate to their setting with the wings of the building providing relief and rhythm to its North and South elevations and the facades themselves providing visual interest with lightweight ground floors and upper floors set back within a stone surround.
64. The scale of the building is significant and the height is greater than would have been allowed under the restrictions on the previous outline permission. It is located almost entirely within the zones where heights were restricted to 15 and 13 metres although a small portion of a corner of the frontage would be within the zone where the height were restricted to 11 metres. Having been lowered as part of the amendment of the scheme, the building is approximately 14.65 metres above the external ground level to parapet level with an additional 4 metres of enclosed roof plant set back from the ridge. Additionally flues may be required which extend a further 5.5 metres above the height of the plant level.

65. The submitted Visual Impact Assessment identifies that the building would be partially seen in long distance views from the East along Pampisford Road, from part of the Icknield Way approximately 3 km away, from the public highway to the South and South East and from the Land Settlement Association land to the South. The impact of the building upon distance views is not considered to cause any significant harm in terms of the character of the area or visual amenity as the site is reasonably well screened and will become more so in the coming years and the building will in any case be seen in the context of others on the wider site which has the character of a modern research park.
66. When the site is viewed from ground level to the South and South West the proposed building will be largely screened by existing boundary planting which is approaching 10 metres in height and given the angle of view the building will be only appreciated in glimpses. This impact would be further mitigated by additional screen planting and the ongoing maturing of the existing and new planting.
67. On the basis of the above, it is concluded that the layout, design and scale of the proposed development is acceptable and would not result in any significant harm to the established character and visual amenity of the area.
68. The building would also be partially visible from dwellings on Pampisford Road and Cutting Road and these specific impacts are addressed in the Residential Amenity section below.

Sustainability

69. The proposed development is of a sufficient scale that it would be subject to the requirements of policy NE/3 of the current Local Development Framework which requires that the development include technology for renewable energy to provide at least 10% of their predicted energy requirements. The application has been accompanied by a Sustainability Statement which details how development will meet the requirement.
70. The Statement shows that the solar panels, ground source heat pumps and air source heat pumps are technically feasible and viable. The favoured technology for the building is ground source heat pumps which the submission demonstrates will provide at least 10% of the energy requirements of the building. The roof layout of the building nonetheless leaves space for solar panels and the incoming occupier is encouraged to include panels in order to further increase the proportion of the building's energy which is generated through renewable means. The proposed development is therefore acceptable in terms of policy NE/3.
71. Policy NE/12 requires that development incorporate all practicable water conservation measures. Development of the scale proposed for the site will be required to submit a Water Conservation Strategy to demonstrate how water conservation will be achieved.
72. The Sustainability Statement submitted in support of the application identifies water conservation as an issue and states the aim of reducing water demand. This would be achieved through the use of water efficient fittings including low flow taps and showers and through smart water meters. Rainwater harvesting would also be considered. Based on the submitted strategies the application is considered to meet the requirements of policy NE/12 in respect of water conservation.

Impact on Historic Environment and Archaeology

73. The site is situated on the Eastern side of the historic access road from the South, West of which is South Lodge, a Grade II listed building. The impact of the proposed scheme on the setting of South Lodge is no greater than the previously permitted outline scheme for the Phase 2 land. In addition, the proposed scheme would require the demolition of the more modern building just to the East of the lodge, and the implementation of additional soft landscaping of that area to separate it from the proposed car park, which would marginally enhance its existing setting. The impact of the development on the South Lodge building is therefore neither substantial, nor significant.
74. The building would be located some 400m from Abington Hall to the North and over 300m from the boundary of the Conservation Area and the southernmost extent of the gardens of the Hall. While the strategic landscaping of the northern portion of the Phase II land between the building and Abington Hall would open up long distance views somewhat, the proposed building would not have a profound impact on the setting of the Hall. This is particularly the case when considering the impact of the original Phase 2 permission which had a building proposed directly to the South of the Hall and its gardens and which would have been much more prominent in views South from the Hall.
75. The proposed building is similarly considered to be far enough away from the Great and Little Abington Conservation Area that it would not significantly impact on its setting. The proposed development is therefore considered to be acceptable in terms of its impact on the historic environment of the local area.
76. The potential for significant archaeology to be present on the application site has been considered by the County Archaeologist. He has confirmed that archaeological evaluation has previously been carried out on the site, in respect of previous permissions and that subsequent excavation was targeted on identified features considered to be of prehistoric date. The findings from that excavation proved to be primarily of medieval and post medieval date with little evidence of prehistoric activity and is of the view that no further archaeological investigation is necessary. On that basis, it is considered that the proposed development of the site would not have any significant impact on archaeological interests on site.

Trees and Landscaping

77. The proposed development would result in the removal of some trees from the site, primarily in two areas, namely the in the vicinity of the roundabout and at the Western edge of the site and in the grounds of the existing nursery which is to be demolished to make way for the development. The application is accompanied by an Arboricultural Impact Assessment which identifies the trees to be removed and the necessary tree protection measures required to ensure the retained trees are not damaged during construction. While the proposals require the removal of approximately 44 trees from Zone 1, many are of relatively low quality and are not considered to be either irreplaceable nor do they individually contribute significantly to the wider visual amenity of the area.
78. The most significant tree to be removed, an early mature Beech tree, has already been accepted as requiring removal as part of the permitted scheme to install a roundabout on the Western edge of the site. Given that the amended proposals for Zone 1 allow the retention of more of the existing shelter belt planting, the fact that many trees would be planted in a landscaping scheme as part of the proposed

development and the fact that the trees proposed for removal are generally of a relatively limited quality, the application is acceptable in terms of their impact on existing trees on site.

79. In response to the Landscape Officer's concern regarding the use of spoil from the site to further build up the earth bund to the East of the northern portion of the Phase 2 site, the applicant has confirmed that other than for the re-profiling of that bund to allow landscaping, the spoil created from the development will be taken off the site rather than deposited within it. This is welcomed in terms of maintaining the general topography of the site.
80. The amendments to the location of the building, the Eastern access road and the parking areas has allowed the retention of existing shelter belt planting and additional structural planting on the Eastern boundary. In terms of the landscaping of the boundary of the site, these changes are welcomed. The Landscape Officer initially expressed the view that additional swales could be introduced and that alterations were made to the parking areas to incorporate more appropriate landscaping. These suggestions were taken on board in the revised proposals and the applicant has indicated that they are content to use the species suggested by the Landscapes Officer in the tree planting strategy for the site.
81. On that basis, the proposed development is considered acceptable in terms of the proposed landscaping arrangements.

Ecology

82. The application has been accompanied by an ecological appraisal of the site and by reptile, badger and bat inspection reports. The Council's Ecology Officer has assessed the reports and is content that there would be no impact from the development on reptiles or badgers. Given the presence of a number of trees on the site which are potential bat roosts as well as the potential for bat roosting in the nursery building proposed for demolition, further investigation of that potential was requested.
83. An additional survey of was conducted by the applicant's ecological specialist in response to the request of the Ecology Officer and this took the form of two nocturnal bat surveys focused on the nursery building and the silver birch tree in its grounds which are potential bat roosts which would be affected by the development. The surveys found that while bat activity was moderate, there was no evidence of roosts in the nursery building or the Silver Birch tree. The bat report made several recommendations associated with the carrying out of development and the ecological enhancement of the scheme post development. On the basis that these recommendations are secured by condition, the proposed development is considered to be acceptable in terms of its impact on protected species.
84. The Ecology Officer is very supportive of the inclusion of wet woodland within the SUDS which he considers to be an innovative approach which would become important invertebrate habitat over time.
85. In addition to the implementation of the recommendations of the bat report, the Ecology Officer requests conditions in respect of the control of vegetation removal during bird breeding season, the re-inspection of bird boxes prior to commencement of development and the submission and implementation of an Ecological Management Plan in order to secure the habitat enhancements detailed in the submission documents.

Residential Amenity

86. The primary potential impacts of the development are from the visual impact of the proposed building and associated structures on neighbouring buildings, the noise generated by the use of the building and the associated parking areas and service yard and light pollution from the building and the external areas.
87. As detailed above in the consideration of the scale of the building, the previous outline permission placed a restriction on the heights of buildings in various parts of the site. Following the amendments which reduced the height of the building proposed, it would now have a height of approximately 14.65 metres above the external ground level to parapet level with an additional 4 metres above that for roof based plant. When compared to the height limits on the extant outline permission, the building would be located almost entirely within the 13 and 15 metre zones although a small portion of the south eastern corner of the building would be just within the 11 metre zone. While the height of building plus plant of approximately 18.65 metres is higher than the original outline permission would have allowed, the scheme would result in virtually no built development within the 11 metre zone previously approved which would have been significantly closer to neighbouring properties to the South and South East.
88. The plant level on the roof would be set well back from the parapet on the main roof of the building which would reduce the visual impact of the building when seen from the properties on Pampisford Road and Cutting Road. In addition, the siting of the building further to the North and West and the relocation of the Eastern access Road has allowed additional space for screen planting on the Eastern boundary to be widened which will help screen the building from view.
89. The Visual Impact Assessment submitted with the application identifies that the houses on Pampisford Road to the South East of the building and Cutting Road to the South will have some views of the proposed building but that these will be at least partially screened by existing vegetation, both on the boundaries of the individual properties and the shelter belt planting on the Southern and Eastern boundaries of the site. The building will be relatively prominent in views from the nearest dwelling on Cutting Road as it has windows in the North facing elevation, however on balance, this would not cause significant harm to the amenity of the occupants of that dwelling, given that the proposed building is some 100 metres away.
90. It is accepted that the building is of a greater height and overall scale than those previously permitted. Nonetheless, the location of the building; the setting back of the plant level from the main facades; the screen planting already in place which will be supplemented as part of the development and will increasingly mature; are considered to be sufficient that the overall impact on the neighbouring properties to the site would not be significant, either in terms of being visually intrusive or overbearing.
91. Depending on the precise use of specific areas of the building, flues would be required in addition to the plant level shown. The zones for those flues have been shown on submitted drawings as being in the Western half of the roofs of the eastern and central wings of the building. The proposed heights for these flues is an additional 5.5 metres above the height of the plant level, which would add to the overall height of the buildings considerably. These flues would, however, not add significantly to the bulk of the buildings and while they would be seen in views of the

site due to their height, they would not cause any significant impact on the amenity of neighbouring dwellings. The details of the flues would be required by condition.

92. In respect of potential overlooking from the three storey building into neighbouring properties, the applicant has submitted a Planning Addendum, showing sections to the two nearest properties which are directly faced by the South East elevation of the building. In addition it shows the position of the building relative to the property on Cutting Road to the South. This shows that there is approximately 100 metres between the new building and the neighbouring properties. Given the level of intervening screen planting and existing mature trees, as well as the distance between the dwellings and the new building, the overall impact of overlooking from the upper floors of the building on the neighbours to the South East is considered to be negligible. The neighbouring dwelling to the South would not be directly faced by a primary elevation of the building, as its elevations are oriented towards the South West and South East. Given the separation distances and boundary planting, there would not be any significant overlooking of the neighbouring dwelling to the South.
93. The proposed decked car parking originally raised concern with neighbours in respect of its height close to the boundary and potential overlooking from it. The application has been amended to relocate the decked car park further from the boundary and to fully sink it into the ground so that the top deck is now at surface level. This amendment is considered to overcome any concerns in respect of the impact of the decked parking area in terms of its height or potential for overlooking from it.

Noise disturbance and light pollution, waste, air quality.

94. The operation of the proposed Zone 1 building would be noise generating, primarily from plant which would be roof mounted and the use of the parking areas and service yard. Based on the information initially submitted, the Council's Environmental Health Officer was content with the principle of the development and with its noise impacts within the park, but requested additional information in terms of the impact of noise generating plant and vehicle movements on external receptors, namely the dwellings to the South and South East of the Zone 1 building.
95. At the Council's request, the applicant submitted additional information in respect of the noise impacts of the development which demonstrate to the satisfaction of the Environmental Health Officer that the noise levels from the buildings on site will not impact on existing residential premises compared to existing background levels. This is particularly the case when the existing permission for the outline site is taken into consideration.
96. On that basis, the proposed development would not cause any significant harm to neighbouring amenity through noise nuisance associated with building plant. The Environmental Health Officer has requested conditions be applied to the permission in respect of the submission of an Operational Noise Minimisation Management Plan to detail measures which would be taken to minimise the noise across the site, details of noise generating plant and a condition relating to the maintenance of the plant.
97. The proposed parking areas would be located further away from the Eastern boundary of the site than proposed in the original outline permission and additional screen planting would be implemented between those areas and the boundary which would further mitigate the noise impact on neighbouring properties. The proposed service yard has been raised as a point of concern locally in respect of the potential disturbance from vehicle movements and deliveries. The applicant has submitted

additional information stating that the use of the service yard would be relatively light in terms of the frequency of deliveries and the type of vehicle making those deliveries.

98. On the basis of the distance from neighbouring properties, the additional screen planting proposed adjacent to the service yard and on the condition that the proposals for use of the service yard form part of the required Operational Noise Minimisation Management Plan, the impact of the development in terms of noise from access, parking and service areas is acceptable.
99. As would be the case were the extant outline permission implemented, the proposed building would create some noise disturbance during construction, however provided it is constrained to reasonable hours of working and that in the event of piled foundations being required piling that mitigation measures be proposed to protect local residents from noise and vibration, the proposed construction would not have any significant harmful impacts on the amenity of near neighbours.
100. Concern was expressed locally in terms of light pollution from both the proposed building and the lighting of external areas including the car parks. In response to those concerns, the applicant commissioned and submitted additional assessment of the lighting impact on neighbouring properties. The submitted assessment states that lower lighting columns are to be used for the car park areas where they are close to the dwellings to the south east to minimise the impact of the lighting on the neighbouring properties and the lux calculations show that in respect of the car park lighting, the level of illumination received by neighbouring dwellings will be negligible and well below the recommended levels for a rural area. These calculations have been carried out without factoring in the existing and proposed boundary planting which would further mitigate the light received by the neighbouring properties.
101. The Council's Environmental Health Officer is content that the proposed external lighting would result in an acceptable impact on neighbouring dwellings and a condition would be applied to the permission requiring the submission of a lighting scheme to ensure this impact is controlled.
102. There will be some light spill from the windows of the existing building. However, the applicant has stated that the perimeter lighting within the building will be on a time clock to ensure that the lighting is dimmed down at night. Given the separation distances between the building and neighbouring dwellings and the fact that measures can be taken to ensure internal lighting is on timers which would dim or turn it off at night, the proposed development would not have any significant impact on the amenity of neighbouring properties through excessive light spill from the buildings. The Council's Environmental Health Officer is content with this conclusion and confirmation of the internal lighting measures would be required as part of the above condition.
103. The proposals for waste management in respect of the operation of the building, contained within the submitted Site Waste Management Plan are considered to be acceptable. The SWMP notes that a Construction Site Waste Management Plan will be required for the construction phase and this would be the subject of a condition on the planning permission. On this basis, the proposed development of Zone 1 is acceptable in terms of its impact on site waste.
104. The Council's Environmental Health Officer has assessed the impact of the proposed development on air quality, both in terms of the construction phase and the subsequent use of the building. He is content that provided conditions are applied to the permission to require the submission of a management plan to control the spread

of airborne dust during construction and the submission of full details of all extraction and filtration equipment prior to the first use of the building, that the proposed development would have an acceptable impact in terms of air quality.

Conclusion

105. It is concluded that there are no overriding reasons why the development should not be approved subject to a raft of safeguarding conditions and a S106 agreement to secure both contributions to mitigate off site impacts of the development on the local highway network and to ensure the development supersedes rather than adds to the development previously consented.

Recommendation

106. Delegated powers to approve, subject to the completion of a S106 agreement relating to transport infrastructure mitigation measures for the Phase 2 land and conditions relating to the following matters:

Timescale for implementation

Approved Plans

Construction Traffic Management Plan

Travel Plan

Cycle Parking Provision

Car Parking Provision

Provision of Fire Hydrants

Surface Water Drainage

Foul Water Drainage and Pollution Control

Details of Materials

Details of Hard Landscaping

Further details of flues and chimneys

Renewables

Water Conservation

Landscaping

Retained trees

Tree Works and Protection

Bird Protection Measures

Bat Protection Measures

Ecological Management Plan

Details of Plant

Noise Minimisation Plan

Restriction on Service Areas Hours of Use

Dust Mitigation Measures

Restriction on Construction Hours

Details of Piled Foundations

Lighting Scheme

Site Waste Management Plan

Background Papers

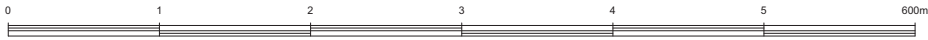
Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

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

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Refs: S/2495/04/O, S/0248/09/RM, S/2287/10, S/1365/10, S/1109/15/FL and S/1110/15/FL

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



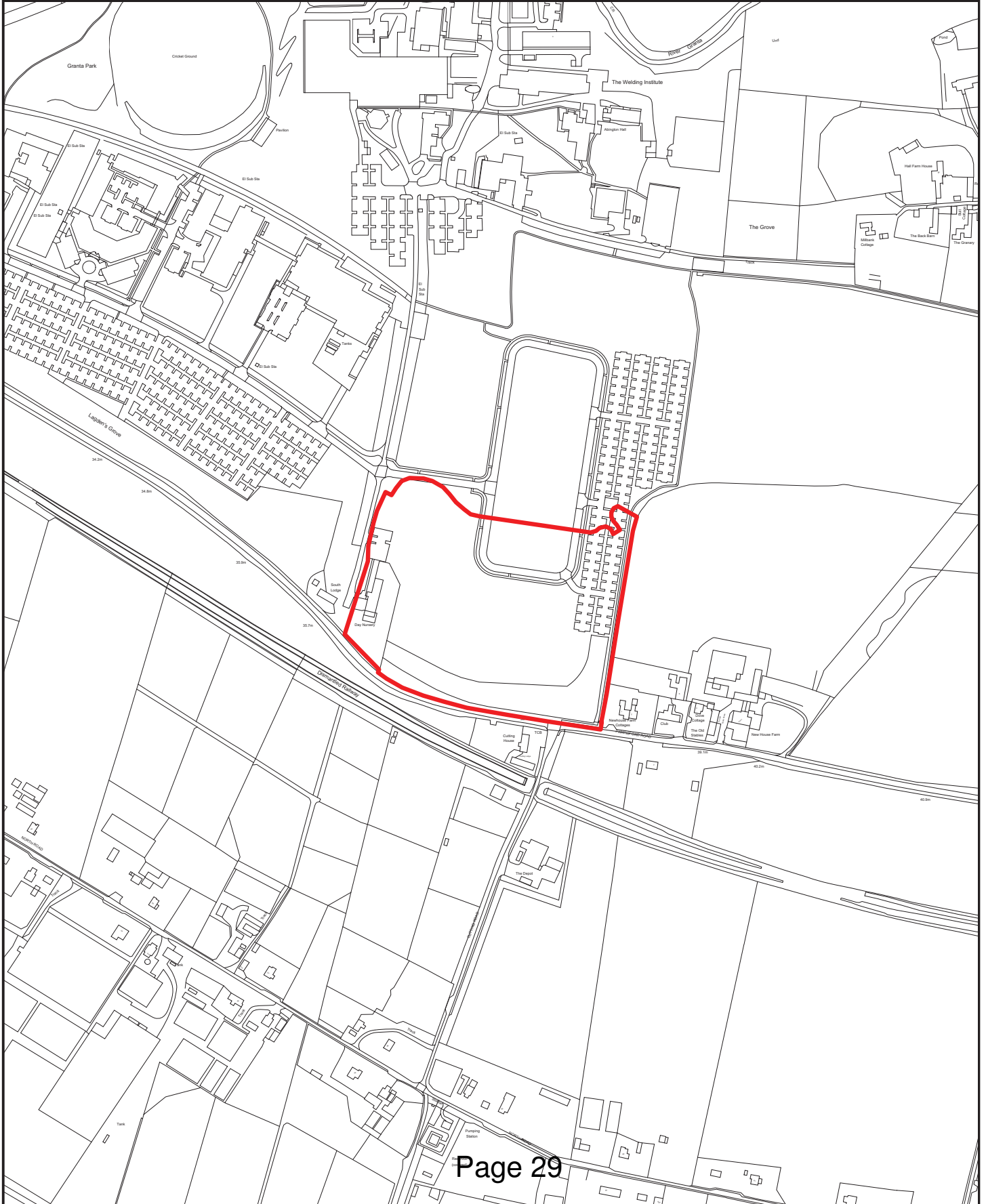
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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Numbers: S/1110/15/OL

Parish: Great Abington

Proposals: Zone 2 - Outline application for the erection of Research and Development buildings (Use Class B1b) with a combined floor area of up to 34,220 m² (GEFA excluding plant) including means of access (with the provision of an internal link road) strategic landscaping and associated infrastructure including parking.

Site address: Phase 2 Land (Zone 2), Granta Park, Great Abington, Cambridgeshire, CB21 6AL

Applicant(s): Granta Park Estates

Recommendation: Delegated Powers to Approve upon completion of S106 Agreement in respect of transport infrastructure contributions for the Phase 2 land

Key material considerations: Principle of development;
Layout, design and scale;
Transport impacts, highway safety, access and parking provision;
Flood risk, surface water drainage, contamination and sewerage;
Sustainability and renewable energy;
Historic environment and archaeology;
Trees and landscape;
Ecology;
Residential amenity;
Noise Disturbance, light pollution, waste and air quality

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Dan Smith

Application brought to Committee because: The recommendation of the Parish Council conflicts with that of Planning Officers

Date by which decision due: 11 September 2015

Executive Summary

1. The proposed development for a series of buildings which would provide up to 34,220 m² of Research and Development office and laboratory space as well as a landscaped park setting, car parking including semi-sunken decked car parks and associated access roads, servicing and landscaping. This is known as the Zone 2 site which is the Northern part of the larger Phase 2 site on Granta Park. The wider Phase 2 site which has extant consents 30,660 m² of Research & Development accommodation.
2. A separate application for the southern portion of the site, known as the Zone 1 site, for a three storey building providing just over 21,000 m² of research and development accommodation and associated infrastructure is also recommended for approval to this Committee. The Zone 2 application is outline only with all matters except for access and strategic landscaping reserved for future consideration.
3. Concern was initially expressed in respect of the Zone 2 application by the two local Parish Councils and neighbours to the site in respect of size and location of the buildings, the location of the car parks, the impact on neighbouring dwellings, traffic generation, sewage system capacity, surface water flood risk, noise and light pollution and general visual impact on the village, including from the earth bund on the eastern boundary of the site. Further information was provided by the applicant confirming that the earth bund will not be increased in height, but will be re-profiled and planted to provide screening of the buildings.
4. The Parish Councils were reconsulted on the basis of this additional information but both maintained their recommendations of refusal. The proposed development has been considered in respect of the principle of the development, the transport impacts, highway safety, access and parking provision, its impact on flood risk, surface water drainage, contamination and sewerage, the layout, design and scale of the building, sustainability considerations including renewable energy, the impact on historic environment and archaeology, the impact on trees and the landscape, ecological considerations, residential amenity and noise disturbance and light pollution.
5. Responses have been sought and received from statutory consultees and professionals with expertise on the above matters. The concerns of the Parish Councils and neighbours and the views of specialists and consultees have been considered and the recommendation in respect of the application for Zone 2 is that it would have an acceptable impact and should be approved subject to conditions and a S106 agreement to secure contributions to mitigate off site impacts of the development on the local highway network. While the outline permission would be granted in accordance with the submitted scale parameters for the proposed heights and locations of buildings and the structural landscaping scheme, the layout, scale and design of the buildings as well as the detailed landscaping for each plot would be considered as part of future reserved matters applications.

Site and Surroundings

6. The application sites are located on Granta Park, an Established Employment Area, within the parish of Great Abington although not within its Development Framework. Granta Park is a science and research park providing laboratory and office accommodation across a 50 hectare site. The Phase 2 land is on the South and Eastern portion of the park located East of the historic access road lined with

protected trees which runs from the Grade II listed South Lodge close to Pampisford Road to the South up to the a Grade II* listed Abington Hall located to the North of the site. The Abingtons Conservation Area boundary runs immediately adjacent to the Northern boundary although the sites are not within it. To the East of the site is the village of Gt Abington. The application sites are currently largely laid to grass with service roads associated with previous permissions having been installed.

7. The Zone 2 application site is located on the Northern portion of the Phase 2 land and extends further to the East than the Zone 1 site. To the north of the Zone 1 site is the grade II* listed Abington Hall and its landscaped grounds originally laid out by Repton and to the East is a large earth bund which backs on to several houses on the High Street further to the East. A permissive path runs across the North of the site from the High Street.

Proposals

8. The Zone 2 application seeks outline permission for a series of research and development buildings providing a maximum of just over 34,000 m² of accommodation. Car parking would be provided including double decked car parks which would be sunk into the existing landscaped bund to the East. The bund will be extended to the North and recontoured and landscaped. The means of access, internal layout of the access roads and strategic landscaping are being applied for in detail, with details of the layout, scale and appearance of buildings and the landscaping of individual plots reserved for later detailed consideration subject to the constraints of the master plan and parameter plans which have been submitted with the application.
9. The layout of the site would be with central lakes and landscaping running north from the Zone 1 building up to the grounds of Abington Hall with development zones for the buildings on the East and West sides of the central landscaping served both by undercroft parking and parking areas including surface parking and sunken decked car parks to the East of the site. Further landscaping is proposed for the bund at the easternmost extent of the site.
10. Prior to the submission of the current applications, the applicant requested an Environmental Impact Assessment (EIA) Screening Opinion in respect of the proposed development from the Local Planning Authority. This was considered under planning reference S/0818/15/E1. The assessment Local Planning Authority was that the current proposals fall within paragraph 13(b) of Schedule 2 of the 2011 EIA Regulations as a change to or extension of development which is already authorised, executed or in the process of being executed, specifically the previous outline permissions for the site. The EIA undertaken in respect of the previous outline permission demonstrated that it would not have any significant adverse effects on the environment and it was considered both that the new proposed development would not have any additional significant adverse effects on the environment nor would the change or extension to the development exceed the threshold of 0.5 hectares listed in the relevant category (10a). On that basis, it was determined that a new EIA was not required.

Relevant Planning History

11. **S/2495/04/O** – granted outline planning permission for a total of 30,660 m² of B1(b) accommodation.

12. **S/0248/09/RM** - granted reserved matters (detailed) approval for buildings making up 12,364 m² of the 30,660 m² granted by the above outline permission (S/2495/04/O).
13. **S/2287/10** - granted an extension of time for the implementation of the above reserved matters permission (S/0248/09/RM).
14. **S/1365/10** - granted outline permission for the balance of the site, comprising 18,296 m² of the the 30,660 m² granted by the above outline permission (S/2495/04/O). This had the effect of extending the time limit for implementation of the permission.

Planning Policies

15. **National Planning Policy Framework (NPPF) 2012**
16. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**

ST/8 Employment Provision

17. **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
 ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire
 ET/3 Development in Established Employment Areas in the Countryside
 ET/5 Development for the Expansion of Firms
 SF/6 Public Art and New Development
 CH/4 Development Affecting the Curtilage or Setting of a Listed Building
 CH/5 Conservation Areas
 NE/1 Energy Efficiency
 NE/3 Renewable Energy Technologies in New Development
 NE/6 Biodiversity
 NE/8 Groundwater
 NE/9 Water and Drainage Infrastructure
 NE/11 Flood Risk
 NE/12 Water Conservation
 NE/14 Lighting Proposals
 NE/15 Noise Pollution
 NE/16 Emissions
 TR/1 Planning for More Sustainable Travel
 TR/2 Car and Cycle Parking Standards
 TR/3 Mitigating Travel Impact
 TR/4 Non-motorised Modes

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

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

Consultations Responses

19. **Great Abington Parish Council** – recommended refusal on the grounds of size and location of the buildings, traffic generation, sewage, noise and general impact on the village. It expressed concern regarding increased traffic to the area and the impact this would have on highway safety. It stated that the village has suffered from sewage flooding in recent years and that while the discharge from the development would be managed to be within permitted limits, this would put extra pressure on the sewage infrastructure. It requested that an alternative solution be found for the sewage discharge. It expressed concern regarding the noise impact for the village in respect of construction noise and ongoing noise from plant on the buildings, requesting that steps be taken to limit noise to an acceptable level. It expressed more general concerns in respect of the overall scale of Granta Park, the height of the earth bund and increased impact from light pollution and surface water runoff.
20. Additional information including an addendum Design and Access Statement was provided and the Parish Council was reconsulted on the scheme. It returned comments stating that it recommended refusal and that it could not recommend approval of the Zone 2 application until the Zone 1 application has been determined.
21. **Little Abington Parish Council** - recommended refusal on the grounds of the deviation from the previous master plan in terms of the increase in scale of the proposed buildings and the extension of the parking area outside the original site area. height and location of buildings, impact on the dwellings on Pampisford Road, noise and light pollution, traffic generation and highway safety and drainage and sewerage. It also referred to the general concerns raised in respect of the Zone 1 proposal in terms of noise pollution, light pollution, sewerage infrastructure and surface water drainage.
22. The Parish Council was consulted on the additional information detailed in paragraph 40 and returned comments maintaining a recommendation of refusal commenting that the only changes to the revised application were of a cosmetic nature (tree planting and landscaping). It stated its recommendation of refusal was on the grounds that there was no trust that Full Planning or Outline Planning won't yet again increase the space (i.e. as in this case from the original masterplan), that there are no proposed tenants yet to occupy the site, that the planned 5 buildings together with the Zone 1 building would result in an 80% increase in number of people working on the site compared to the original permission/masterplan and that there is no supporting traffic plan to support the significant increase people working on the site.
23. **County Council Highways Officers** – initially issued a holding objection in respect of the combined impact of the combined Phase 2 (Zone 1 in this application and Zone 2 in the parallel application) on the wider highway network. They have since been involved in detailed discussions with the Local Planning Authority and the applicant's consultants in respect of reducing and mitigating the impact of the development on the network and its capacity.
24. On the basis that active travel planning and the promotion of non-car modes of transport will be pursued and are successful, as well as significant financial contributions (£438,000) being made towards enhancing the cycle network in the area, the view of Highways Officers is that Granta Park could accommodate the additional development proposed for Phase 2 over and above that already consented without generating significant additional traffic movements. As a failsafe measure should the Travel Plan targets for reducing car use among those using the site not be achieved, the applicant has agreed to undertake additional transport mitigation of up

to £700,000 in the form of either highways improvement works and/or additional sustainable transport measures.

25. Subject to a condition requiring the submission and agreement of the site wide Travel Plan prior to occupation and the completion of a s106 agreement to secure the mitigation measures, Highways Officers are content that the impacts on the highway network have been sufficiently mitigated and has therefore removed its objection.
26. **Highways England** - states that the proposed development will result in additional traffic using the A11 but that it is confident this would not have a severe impact on the Strategic Road Network and therefore offers no objections.
27. **Historic England** - has returned comments stating that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.
28. **South Cambridgeshire District Council (SCDC) Conservation Officer** - comments that the introduction of the lakes and associated structures and planting reflects the pleasure grounds theme associated with 19th Century landscape principles and this could well be taken further in utilising the grassed slope down to Abington Hall. The cross sections provided are welcomed providing the ability to assess the effect on the setting of the Hall which is limited to the upper stories of both new and old and the aim of creating long views through the site is supported with the potential to use the listed Linton Water Tower as a focal point in much the same way as St Mary's Church was previously.
29. She also states that while historically there has been no visual connection between the Abington Hall landscape and the wider landscape to the south, she supports the recommendation that the 18th Century precedent of a short tunnel be used to punch through the east-west ridge to the south of the Hall, providing connection and a contrast from one landscape to another and enabling road and foot traffic to be separated. It is hoped that this idea will be pursued further in consideration of revisions to the landscape scheme associated with the landscaping proposals associated with the recent permissions for the extension of The Welding Institute when the refurbishment of the Hall itself is under consideration.
30. **SCDC Urban Design Officer** - states that submitted plans are a clear improvement on the previously consented masterplan. Proposed heights, plot parameters, typologies and palette of materials are generally acceptable, and the masterplan is well integrated with and connected to the wider park. The development of a new character area around a water body and high quality landscape is welcomed and has the potential to deliver a high quality extension to Granta Park. The new masterplan demonstrates a rational road layout, and sets out the architectural ambition for the buildings, these aspirations will need to be met at detailed planning application stage to ensure the quality of the environment is not lost.
31. She states that the current plans respond much more positively to Abingdon Hall and its associated landscape than the previous masterplan, and will help further enhance the setting of the hall. Investment in clearly needed in Abingdon Hall to secure its long term future and acknowledgement of this is welcomed. The concept of a tunnel to link the two landscapes is welcomed.
32. Her view is that car parking is largely well considered with the incorporation of basement and deck parking.

33. She raised concerns relating to levels of spoil from all the excavation required and where this will be displaced to and that some of the earth works already formed on the park have created an undulating topography which is not in keeping with the geography of the area and should not be further extended or exacerbated and that further sections are required in respect of assessing the impact of any additional earth works to the bund on the eastern side of the site on existing houses in Great Abington that back onto the bund. She also raises the question of how the service yards for the new buildings would be integrated into the pavilion stele buildings and the landscape and how the service functions will be screened.
34. **SCDC Landscapes Officer** - welcomed the proposals for a varied landscape based on water and integrating this landscape with that around Abington Hall and the parkland beyond to the north. He expressed concern over additional spoil being added to the existing landscape bund on the east of the site given the potential for it to become an overbearing presence when viewed from the High Street and connecting paths and made suggestions regarding the landscaping of parking areas. Although the proposed layout and form of buildings is indicative at outline stage, he commented that the position of building H appears to cut across the line of vision when approached on the permissive path from Gt Abington High Street and in long views into the landscape when heading West and suggested that a strong designed landscape will be needed along this northern edge to retain a pleasant access route from the High Street and resolve conflict between the service areas and the lake and Hall landscapes immediately to the west. He also stated that the area suggested between buildings F and G will need strong boundary landscapes which relate well to the building facades and avoid elevated views of the service area to building F.
35. In respect of the landscaping proposals, he has made suggestions in respect of the planting mix, the use of native species (based on the best examples of local native woodland) in the screen planting to the bund and the establishment of areas of chalk grassland on the bund.
36. **SCDC Ecology Officer** - states that there will be no impact on badgers or reptiles and requests conditions in respect of works during bird breeding season, the re-inspection of bird boxes prior to development and the provision of an ecological management plan. He also requests a condition in respect of the lighting in the vicinity of a tree which may have a bat roost unless a further bat survey shows the tree not to have a roost associated with it. The applicant has commissioned a further assessment as per the Ecology Officer's request and this has demonstrated that while there is bat activity on site, there are no identified roosts. He states that the general design of the development's landscaping and SuDS is very much welcomed as it will provide extensive open spaces of natural habitats. The wildflower meadows will become valuable habitats for invertebrates and birds and the inclusion of wet woodland within the SUDS an innovative approach as such habitats become important for invertebrates in time. The general mix of formal and more naturalistic planting is very much welcomed and should provide an attractive working environment rich in biodiversity in time.
37. **SCDC Environmental Health Officer** - has considered the potential for noise pollution and light pollution and is of the view that the lighting levels resulting from the proposed development including buildings and car parking would be acceptable in terms of their impact on neighbouring dwellings and that the noise impacts from plant associated with the proposed building will not significantly impact on neighbouring dwellings. On that basis, he is content that the proposed development is acceptable in terms of noise and light pollution subject to conditions relating to full details of plant,

maintenance of such plant and the submission of a noise minimisation management plan and lighting scheme. He also requests conditions in respect of the minimisation of airborne dust, construction hours and piled foundations.

38. **SCDC Development Officer** - confirms that potential health impacts for the proposal have been identified and addressed through the Health Impact Assessment.
39. **Environment Agency** - states that it considers planning permission could be granted, subject to conditions relating to contamination, pollution control and foul and surface water drainage.
40. **Anglian Water** - has not commented separately on the Zone 2 application however its concerns in respect of the foul sewerage network and a risk of flooding downstream (identified in the Zone 1 consultation response) and its request for a condition requiring the approval of such a drainage strategy to determine the necessary mitigation measures have been noted.
41. **Cambridgeshire County Council's Flood and Water Management Team** - states that the submitted Flood Risk Assessment demonstrates that an acceptable surface water drainage scheme can be provided on site using a variety of Sustainable Drainage Systems to attenuate surface water run-off to greenfield run-off rates. It requests a condition to ensure the Sustainable Drainage System is implemented.
42. **County Archaeologist** - has confirmed that the site has previously been subject to an archaeological evaluation, with subsequent excavation targeted on identified features considered to be of prehistoric date. In the event, the features proved to be primarily of medieval and post medieval date with little evidence of prehistoric activity. He has no objection to the proposed development and does not consider further archaeological investigation to be necessary.
43. **Police Liaison Officer** - has commented that Granta Park site has a professional security team on duty 24 hours a day and that the site is extensively monitored by CCTV and is well illuminated. There is also a gate house at the site entrance which controls vehicle access out of hours. He does not have any concerns in respect of the security of the site.
44. **Natural England** - does not object to the proposed development.
45. **Cambridgeshire Fire and Rescue Service** - does not object to the proposed development, but requests a condition be applied in respect of the provision of fire hydrants.

Representations

46. 7 representations have been received in respect of the proposed development of Zone 2, regarding a variety of the following issues:
 - Increased scale and mass of buildings closer to the villages and neighbouring homes
 - Increased traffic and vehicle movements and their impact on highway safety and the capacity of road network to accommodate the development.
 - Screening of the buildings
 - Light pollution
 - Noise pollution
 - That the development is larger than originally approved plans

- The Location of car parks
- Flooding from surface water run off into the village
- Impact on the currently problematic sewerage infrastructure in the village
- Impact of the earth bund to the East of Zone 2 on visual amenity and neighbouring dwellings.

Planning Comments

47. The main planning considerations in respect of the proposed development for zone 2 is the principle of the development; transport impacts, highway safety, access and parking provision; flood risk, surface water drainage, contamination and sewerage; layout, scale and design; sustainability; impact on historic environment and archaeology; trees and landscape; ecology; residential amenity; noise disturbance and light pollution.

Principle of Development

48. Policy ET/2 of the Local Development Framework and policy E/9 of the draft Local Plan also promote clusters of companies in certain fields including biotechnology and biomedical, healthcare, teaching and research and research and development. It is considered that the proposals for the Phase II land would be consistent with the aspirations of these policies.
49. Granta Park, including the Phase 2 land, is designated as an Establish Employment Zone by policy ET/3 of the Local Development Framework and policy E/15 of the draft Local Plan. Under those policies, appropriate development for employment use will be permitted at Granta Park, unless the development would result in a negative impact on the surrounding countryside or landscape character. Subject to the assessment on the wider impacts of the proposed development in the sections below, it is considered that the proposed development is therefore acceptable in principle.

Transport Impacts, Highway Safety, Access and Parking Provision

50. As part of previous extant permissions for the Phase 2 land, mitigation measures were agreed and financial contributions of £350,000 were made towards off site transport measures to mitigate the impact of the development on the highway network. While that development was not built out, the mitigation measures have been implemented. The total development proposed in this application combined with the application for the other Phase 2 land would provide up to 55,220 m² of accommodation, whereas the extant outline permissions would provide 30,660 m² of accommodation and the proposed development therefore has additional implications for the highways network not previously considered or mitigated.
51. The County Council Highways Officers initially raised concerns in respect of the proposed development on the basis that it would result in an additional 310 and 374 vehicular trips travelling to and from during the AM and PM peak times respectively over and above the 'baseline' trips which include the existing consented development on the park, both built and unbuilt. The additional development would result in vehicular trips totalling 1791 and 2120 during the AM and PM peak respectively across the Granta Park site. The impact of this additional traffic was modelled and was shown to have an adverse impact on the highway network.
52. To address this impact, the applicants, their transport consultant and Highways Officers have engaged in extensive discussions regarding mitigation measures to ensure the development does not exceed the 'baseline' impact identified for the

extant permissions. The primary raft of measures agreed is a combination of active travel planning for the site to reduce car dependency among staff at the park, comprising the monitoring of traffic flows together with contributions towards enhancing cycle network provision in the area at a cost of £438,000. This active and challenging travel plan seeks to reduce the current car mode share for Granta Park as a whole from 71% to 53%. Such a reduction would ensure that no significant impact on the highway network would result from the additional development on Phase 2.

53. While the travel plan targets are considered to be achievable, the County Council required reassurances that the Travel Plan targets would be met, particularly as the car parking levels proposed on site would not, in isolation, act as a sufficient incentive to sustainable travel. It was agreed that this would be achieved by monitoring vehicular flows through the main entrance of the site during the AM and PM peaks. Should vehicular trips exceed the baseline threshold levels agreed and set out above then an additional transport mitigation package, totalling up to an additional £700,000 would be triggered which would include additional highway works or sustainable transport measures to be undertaken by the applicant or the County Council. This provides further incentive for the applicant to manage traffic generation levels through the travel plan to ensure the impact on the highway network is mitigated, but also provides the Local Authorities with reassurance that, in the event that traffic thresholds are not met that further measures can be implemented to mitigate any impact.
54. These measures have been agreed by both parties and would be secured by a s106 agreement which would be completed prior to the issue of any planning permission. The development proposed in this application and in the parallel application for the other part of the Phase 2 land is therefore considered to be acceptable in terms of its impact on the highway network and on highway safety in the area.
55. The access to the Phase II site would be via the main Granta Park entrance at the Western tip of the park which is just off the roundabout with the Pampisford Road. The Phase 2 land would be integrated into the main access loop road within the park with the new roundabout on the Southern portion of the loop road amended slightly to provide access both for The Welding Institute to the North and the Zone 1 and Zone 2 elements of the Phase 2 site. This means of access is considered to be acceptable.
56. Parking for Zone 2 is proposed at a ratio of 1 space per 34 m² of floorspace which equates to 1,018 spaces. This is slightly under the maximum standards set out the Council's adopted standards for car parking provision of 1 space per 30 m² of floorspace. Disabled parking spaces would be provided at a ratio of 5% as required by the adopted standards. The car parking for Zone 2 would be provided via an undercroft parking to the buildings within the Western area of development and, for the buildings in the Eastern area of development, via surface and sunken double decked car parks cut into the earth bund on the East of the site. In assessing the appropriate level of parking provision for the site, there is clearly a balance to be struck between on the one hand ensuring that provision is adequate in order that the site functions properly and overspill parking does not take place in the village and on the other applying a reasonable constraint on parking such that, in combination with other travel planning measures, an incentive is given to employees to travel to the site by other, more sustainable means.
57. In this case, given the travel planning measures identified above, the proposed level of parking, which is under the maximum set by policy but still represents a significant

provision, is considered to strike that balance. The proposed parking provision is therefore acceptable. A more detailed assessment of the impact of the proposed parking areas in terms of their visual impact and impact on neighbouring properties is provided in the sections below.

Flood Risk, Surface Water Drainage, Contamination and Sewerage

58. The Phase 2 application sites are located in flood zone 1 and the Lead Local Flood Authority was consulted on the proposed development. It has returned comments stating that the submitted Flood Risk Assessment demonstrates that an acceptable surface water drainage scheme can be provided on site using a variety of Sustainable Drainage Systems to attenuate surface water run-off to greenfield run-off rates. It requests a condition to ensure the Sustainable Drainage System is implemented. Given that greenfield run-off rates can be achieved, it is not considered that the proposed development on Zone 2 would have any significant impact on flood risk from surface water run-off.
59. The preliminary risk assessment submitted with the applications confirms that the site has no history of industrial use and was undeveloped agricultural land until the access roads and grassland were laid out in accordance with the previous outline approvals. The area to the North of the site has been used as a construction compound for the recent Welding Institute extension and spoil from that construction has also been deposited on the Northern section of the Zone 2 site. It identified this made ground and spoil as a potential source of contamination however it concludes that they are likely to contain largely inert material and are unlikely to pose a risk to the development. It therefore recommends that clean topsoil is used for landscaping, any imported soil is validated to ensure its suitability for use, further assessment of excess spoil to confirm its suitability for use and that a watching brief is maintained on site for any contamination.
60. The Environment Agency has considered the submitted risk assessment and is satisfied that its recommendations are adequate and requests a condition in respect of the remediation of any yet unidentified contamination and another relating to the foundation design of the buildings to ensure no contamination of the water environment during or after construction. On that basis, the proposed development is considered to be acceptable in terms of contamination concerns.
61. Concern has been raised by the Parish Council's and owners of houses in the Abingtons regarding the impact of the development on the sewerage infrastructure in the village. Those concerns state that foul sewerage infrastructure does not cope with existing flows and that sewage regularly blocks up and the associated odour can be smelt in private properties and public areas within the villages. In its consultation response, Anglian Water has stated that the foul drainage from the Phase 2 development is in the catchment of Linton Water Recycling Centre which has capacity sufficient to accept the proposed flows, but that in respect of the foul sewerage network, the proposal would lead to a risk of flooding downstream if not mitigated. It states that a drainage strategy including mitigation measures for the impact on the network would therefore need to be required by condition and, on that basis, the proposed development would be acceptable in terms of the impact on sewerage.
62. In response to the concerns of the Parish Councils and neighbours in respect of foul drainage in the villages, the applicant's engineers agreed to investigate the part of the system where there had been problems reported. They carried out site inspections of the Granta Park gravity foul water pipe and found the pipe to be working well. The private and public drainage serving the properties around Hall Farm which have

previously flooded was also investigated and found to be flowing well. It was reported that recent flooding occurred at a time of rainfall and that lack of maintenance of the non-return valves was a factor identified by Anglian Water's site staff.

63. Sewer records were examined for the public sewer under the high street and it was identified that a number of pipes have a very flat gradient. This makes these sewers susceptible to blockage at times of low flow volume, when there will be insufficient velocity of flow for self-cleansing. The high velocity, high volume flows from Granta Park would assist with flushing and clearing initial blockages within the village sewer as flows from the park are at their greatest at weekday lunchtimes at which times the village flows are relatively low. The view of the applicants engineer is therefore that Granta Park flows would assist with the existing problems experienced by residents in the villages.
64. Given that Anglian Water is content for the development to be approved subject to a drainage strategy being agreed and as the proposed Granta Park flows would likely assist in the prevention of blockages in the village sewers, it is considered that the proposed development is acceptable in terms of its impact on the foul sewer network.

Layout and Scale including impact on visual amenity

65. The indicative layout is of two buildings on the West of the site, a central landscaped area around series of lakes, three buildings to the East of the lakes, with the access road, semi-sunken two decked car park and surface car parking further East and landscaping of the existing bund, including an extension of the bund to the North close to the Eastern boundary of the site. As the application is for outline permission, the number, design and precise location of buildings would be determined at reserved matters stage, however the parameter plans included with the application show the building zones and the maximum heights of the buildings, as well as the locations of the parking and landscaped areas and reserved matters applications for buildings would have to accord with the constraints of those parameter plans.
66. The Council's Conservation Officer, Urban Design Officer and Landscapes Officer are in agreement that the proposed scheme is an improvement in terms of its layout when compared to the previously consented scheme. As noted in the Historic Environment section below, the layout will significantly open up and improve the setting of the Grade II* listed Abington Hall to the North and also better reflects the existing character of the wider Granta Park site. The layout is more spacious, allows greater visual permeability and is focused around a central landscaped area which will enhance the Phase 2 site and the wider park.
67. In terms of the scale of the proposed buildings, the building zone to the West of the site would allow buildings of a height up to 15 metres to the height of the parapet and 17.5 metres to the top of the roof mounted plant level which would be set back from the main facade of the building. This would allow the construction of 3 storey buildings plus roof plant. This is larger than the previously approved outline scheme would have permitted, as the restriction on that zone previously was 15 metres in total height, however the additional height is not considered to cause any significant harmful impact on the visual amenity of the area particularly considering the improvements to the layout and landscaping of the site detailed above.
68. The southern portion of the building zone to the East of the lakes would have the same height restrictions as the Western building zone, however the northern portion would have a lower building which would be a maximum of approximately 10.5

metres to the parapet and 13 metres to the top of the roof mounted plant level, allowing the construction of a 2 storey building. The buildings in the Eastern building zone would be taller and would be located further to the East than in the original extant scheme for the Phase 2, as the area in which they are proposed was originally where a large surface car park would have been located. This increased height and proximity to the village has been of some concern locally and significant consideration has been given to the visual impact of the proposed buildings on the local landscape.

69. The primary viewpoints from which the proposed buildings would be seen is from the rear of some of the properties on the High Street to the East, the rear of properties on Pampisford Road to the South, in glimpses from the High Street itself and by those using the permissive paths into Granta Park from the East. The upper parts of the proposed buildings would be seen above the earth bund and landscaping proposed for it when viewed from the High Street and from properties on the High Street, however this would be at distances of approximately 350 metres. While the buildings would be more prominent than those originally approved for the site, it is not considered that the height of the buildings would be harmful to those viewpoints, given the location of the buildings within a park where existing tall buildings are the backdrop and where landscaping in the foreground will soften and filter views.
70. When viewed from the properties on Pampisford Road and in glimpses from public viewpoints along the road, the buildings would be partially screened by the proposed Zone 1 building and partially by existing mature planting around the Eastern boundary of the site. These viewpoints are approximately 200 metres from the southernmost point of the building zone and, while the buildings are taller and located further East than in previous permissions, they are not overly prominent or stark in those viewpoints.
71. The buildings would be partially screened in views from the permissive path into the site from the East by the earth bund which would be extended North and the landscape planting on and around the bund. Given the permissive path leads into the wider Granta Park site, it is inevitable that large commercial buildings will be seen from the permissive paths but the buildings would not appear overly large or out of context.
72. Some wider views of the site exist from higher ground in the surrounding area, however these are very distant views and while the rooftops of the proposed buildings would be perceived in such views, given the context of the park, they would not cause any significant harm to the visual amenity of the area.
73. The proposed parking areas would be set into the existing earth bund and would be screened from outside views of the site by the bund and by additional landscape planting which would be implemented on and around the bund. The parking areas would not be prominent in public views of the site, nor would they significantly impact on the visual amenity of the surrounding area.
74. The bund itself would be extended further to the North to the same width as it is as existing in order to provide additional screening for the northernmost building plot and its associated parking area. While this would somewhat increase the prominence of the bund, it would not be significantly harmful to the visual amenity of the area, particularly considering that it would be re-profiled to give it a more natural appearance than at present and landscaped to help it assimilate more comfortably into the wider landscape.

75. The proposed scheme is therefore considered to be acceptable in terms of its layout, scale and impact on the visual amenity of the area.

Sustainability

76. The proposed development is of a sufficient scale that it would be subject to the requirements of policy NE/3 of the current Local Development Framework which requires that the development include technology for renewable energy to provide at least 10% of their predicted energy requirements. The application has been accompanied by a sustainability statement which details how development on each zone will meet the requirement.
77. The statement is not specific in respect of precise calculations of energy usage given the outline nature of the application, however it assesses the available technologies and identifies the possible technologies which could be used to achieve at least a 10% provision of renewable energy. The preferred options for the buildings are solar photovoltaic panel arrays, horizontal ground source heat pumps and air source heat pumps. It states that the solar photovoltaic in combination with heat pumps could be specified which would be sufficient to contribute at least 10% of the energy requirements of the building although clearly this would need to be specified on a building by building basis to ensure the measures take account of the detailed design of the individual buildings. The proposed development is therefore considered to be acceptable in terms of policy NE/3.
78. Policy NE/12 requires that development incorporate all practicable water conservation measures and that development of the scale proposed for Zone 2 will be required to submit a Water Conservation Strategy to demonstrate how water conservation will be achieved.
79. The Sustainability Statements submitted in support of the application identifies water conservation as an issue and state the aim of reducing water demand. This would be achieved through the use of water efficient fittings including low flow taps and showers and through smart water meters. Rainwater harvesting would also be considered. Based on the submitted strategies the application is considered to meet the requirements of policy NE/12 in respect of water conservation.

Impact on Historic Environment and Archaeology

80. The application proposes an alternative layout to that originally approved which is considered to provide benefits to the setting of the Hall. The northernmost building in the approved outline scheme was located opposite the main south facing elevation of the hall, close to the boundary with its landscaped gardens. At that stage, the southern outlook from the Hall was constrained by the existing canteen building which serves The Welding Institute so the building was not considered to significantly impact on the setting of the Hall. However, since the extension of The Welding Institute has allowed for the imminent removal of the canteen building which would open up views south from the hall, the proposed Zone 2 scheme has been laid out in such a way as to open up the central spine of the site which and provide a landscaped area running south towards the Zone 1 site which will allow views out from the hall to be improved and a more spacious setting created which better integrates the Hall and the wider park. This revised layout provides an enhancement to the setting of the Hall when compared with the extant outline scheme.
81. The Zone 2 site is situated just to to the South but outside of the Great and Little Abington Conservation Area. The site is largely separated from the bulk of the

Conservation Area in the villages by the mature tree belt on the southern boundary of the Conservation Area and the part of the Conservation Area closest to and most visually linked with the site is Abington Hall and its gardens. Given the limited contribution of the existing site to the setting of the Conservation Area and the above assessment that the proposed layout represents an enhancement of the Hall and its grounds, it is not considered that the proposed development would cause any significant harm to the character and appearance of the Conservation Area.

82. The potential for significant archaeology to be present on the site has been considered by the County Archaeologist. He has confirmed that archaeological evaluation has previously been carried out on the site, in respect of previous permissions and that subsequent excavation was targeted on identified features considered to be of prehistoric date. The findings from that excavation proved to be primarily of medieval and post medieval date with little evidence of prehistoric activity and is of the view that no further archaeological investigation is necessary. On that basis, the proposed development across the Phase 2 site would not have any significant impact on archaeological interests on site.

Trees and Landscaping

83. The proposed development would result in the removal of some trees from the site, primarily in two areas, namely in the vicinity of the roundabout and at the Western edge of the site and in the grounds of the existing nursery which is to be demolished to make way for the development. The application is accompanied by an Arboricultural Impact Assessment which identifies the trees to be removed and the necessary tree protection measures required to ensure the retained trees are not damaged during construction. The proposals require the removal of approximately 8 trees from Zone 2, many are of relatively low quality and are not considered to be either irreplaceable nor do they individually contribute significantly to the wider visual amenity of the area.
84. In response to the Landscape Officer's concern regarding the use of spoil from the site to further build up the earth bund to the East of the site, the applicant has confirmed that other than for the re-profiling of that bund to allow landscaping, the spoil created from the excavation of the lakes and for the undercroft and decked parking will be taken off the site rather than deposited within it. This is welcomed in terms of maintaining the general topography of the site.
85. The landscaping proposals are considered to be of a high quality and are a significant enhancement over the proposals permitted under the previous outline permissions. They would provide a more appropriate wider landscape setting for Abington Hall and connectivity with its grounds and would generally provide a high quality environment around the proposed buildings.
86. The existing earth bund to the East of the site would be extended further to the North to help shield the northernmost building in Zone 2 from the High Street. While this would increase the length of the current bund which is considered to be somewhat out of character with the general topography of the area and would cut off some long distance views into and out of the site along the existing permissive path, on balance, its overall impact is considered to be acceptable on the condition that a suitable and strong designed landscape is provided along the Northern edge of the site to ensure a pleasant access route to the village remains. Such a landscaping detail would be expected to come forward in association with reserved matters applications for the Northernmost building.

87. On that basis, the proposed development is considered acceptable in terms of the proposed landscaping arrangements.

Ecology

88. The application has been accompanied by an ecological appraisal of the site and by reptile, badger and bat inspection reports. The Council's Ecology Officer has assessed the reports and is content that there would be no impact from the development on reptiles or badgers. Given the presence of a number of trees on the site which are potential bat roosts as well as the potential for bat roosting in the nursery building proposed for demolition, further investigation of that potential was requested.
89. An additional survey of was conducted by the applicant's ecological specialist in response to the request of the Ecology Officer and this took the form of two nocturnal bat surveys focussed on the nursery building and the silver birch tree in its grounds which are potential bat roosts which would be affected by the Phase II development. The surveys found that while bat activity was moderate, there was no evidence of roosts in the nursery building or the Silver Birch tree. The bat report made several recommendations associated with the carrying out of development and the ecological enhancement of the scheme post development. On the basis that these recommendations are secured by condition, the proposed Phase II development is acceptable in terms of its impact on protected species.
90. The Ecology Officer was very supportive of the proposed landscaping scheme across the Phase 2 which would provide extensive open spaces of natural habitats and the wildflower meadows would become valuable habitats for invertebrates and birds. The living walls around the car parking areas would also benefit habitat provision. He considered the inclusion of wet woodland within the SUDS an innovative approach which would become important invertebrate habitat over time.
91. In addition to the implementation of the recommendations of the bat report, the Ecology Officer requests conditions in respect of the control of vegetation removal during bird breeding season, the re-inspection of bird boxes prior to commencement of development and the submission and implementation of an Ecological Management Plan in order to secure the habitat enhancements detailed in the submission documents.

Residential Amenity

92. The buildings proposed within the building zone to the West of the lakes are relatively central within the Granta Park site and, given the screening provided by existing landscaping and existing and proposed buildings, would not have any significant impact on the amenity of occupants of dwellings in the vicinity of the site.
93. To the East of the lakes, the building zone is split into two area. The two plots to the South of the building zone are shown as having maximum heights of approximately 15 metres to the parapet and 17.5 metres to the top of the roof mounted plant level (which would be set back from the main facade of the building). This would allow the construction of 3 storey buildings plus roof plant. The single plot to the North of the zone would be a lower level having a maximum height of approximately 10.5 metres to the parapet and 13 metres to the top of the roof mounted plant level, allowing the construction of a 2 storey building.

94. While buildings could be taller and would be located further to the East than the extant scheme for the Phase 2, at their closest points these buildings would still be located approximately 350 metres from the residential properties on the High Street to the East, approximately 200 metres from the residential properties on Pampisford Road to the South and approximately 240 metres from the residential properties on the Hall Farm site to the North East. At this distance, while the upper floors of the buildings would be visible to occupants of those dwellings to the East and South of the site over the proposed landscaping, it is considered that there is sufficient distance between them that they would not be unduly overbearing or result in any significant harm to the outlook of the properties nor would there be any significant overlooking from the buildings into those residential properties.
95. The proposed parking areas including the decked car parks would be located further to the East than in the original scheme, however given the level of proposed screening and the existing earth bund, it is not considered that the parking would the level of landscaping proposed in the current Zone 2 scheme is greater and there would not be any significant harmful visual impact or overlooking from those parking areas.
96. Concern has been expressed locally regarding the impact of the earth bund on the Eastern boundary of the site, both in terms of its impact as existing and the potential for enlargement of the bund, either in height or in terms of its proximity to neighbours for it to further impact on the amenity of neighbours to the East. While the bund would be extended to the North to provide additional screening for the northernmost plot and its parking areas, this would not bring it closer to the neighbouring properties on the High Street to the East.
97. The bund would not be enlarged in terms of its height, however it would be reprofiled on its Eastern bank to provide a more natural landscape feature rather than the stark, manmade appearance it currently has. It would also be planted with trees and shrubs which would have the effect of both softening the appearance of the bund and providing screening to the development beyond. It is not considered that the extension of the bund to the North or its landscaping or reprofiling would have any significant impact on the residential amenity of the occupants of neighbouring properties.

Noise Disturbance and Light Pollution, waste, air quality.

98. The operation of the proposed Zone 2 buildings would be noise generating, primarily from plant which would be roof mounted and the use of the parking and service areas. While the precise scale and location of the buildings is not yet known, given the distance of the buildings from the nearest residential neighbours, the Council's Environmental Health Officer is content that the principle of the development is acceptable subject to conditions being applied to the permission relating to full details of plant, maintenance of such plant and the submission of a noise minimisation management plan.
99. The proposed parking areas would be located approximately 200 metres from dwellings to the South and East and would be screened by the existing earth bund and the existing and proposed landscape planting. At that distance, the impact of noise associated with parking and access is very limited and would not cause any significant impact on the residential amenity of neighbouring properties. The proposed service yards would be at least as far away from neighbouring properties as the

parking areas and the daytime use of those yards is not considered likely to impact on residential amenity. In order to ensure that the service yards are not used at unsociable hours, when noise would be more prominent and more likely to cause nuisance, a condition would be applied to the planning permission, restricting the use of the service yards to daytime hours. On that basis, the impact of the development in terms of noise from access, parking and service areas is acceptable.

100. As would be the case were the extant outline permission implemented, the proposed buildings would create some noise disturbance during construction. While some of the buildings would be closer to the East of the site than previously approved, given the significant overall distances from neighbouring dwellings, the construction noise would not be significantly greater than could be expected were the previous scheme to be built out. Provided the construction work is constrained to reasonable hours of working and that in the event of piled foundations being required piling that mitigation measures be proposed to protect local residents from noise and vibration, it is not considered that the proposed construction would have any harmful impacts on the amenity of near neighbours.
101. The proposed buildings and external areas including the parking facilities, will require lighting and the potential impact on the amenity of nearby dwellings in terms of light pollution has therefore been considered. Given the outline nature of the application, it is not possible to undertake detailed lighting assessments, however, based on the assessments provided for a similarly sized building on Zone 1 as well as its parking areas, it is considered that the impacts of the lighting of building and parking areas on neighbouring properties can be controlled such that it would not be harmful to neighbouring amenity.
102. The assessment undertaken in respect of the Zone 1 building demonstrated that the level of illumination from car park lighting on neighbouring properties would be negligible and as the proposed car parks in Zone 2 would be equally well screened and further from neighbouring dwellings, it is considered that a lighting scheme could be specified which would result in an acceptable impact on neighbouring dwellings. This would be the subject of a condition on the outline permission requiring the submission of further assessment and the specification of lighting proposals. Again, similarly to the Zone 1 building, buildings in Zone 2 could operate perimeter lighting on time clocks to ensure it is dimmed or switched off at night. Given the significant distances separating the proposed buildings and nearby dwellings and the existing and proposed landscape screening, light spill from the windows of the buildings would not have any significant impact on the amenity of nearby dwellings.
103. The proposals for waste management in respect of the operation of the building, contained within the submitted Site Waste Management Plan are considered to be acceptable. The SWMP notes that a Construction Site Waste Management Plan will be required for the construction phase and this would be the subject of a condition on the planning permission. On this basis, the proposed development of Zone 2 is acceptable in terms of its impact on site waste.
104. The Council's Environmental Health Officer has assessed the impact of the proposed development on air quality, both in terms of the construction phase and the subsequent use of the building. He is content that provided conditions are applied to the permission to require the submission of a management plan to control the spread of airborne dust during construction and the submission of full details of all extraction and filtration equipment prior to the first use of the building, that the proposed development would have an acceptable impact in terms of air quality.

Conclusion

105. It is concluded that there are no overriding reasons why the development should not be approved subject to a raft of safeguarding conditions and a S106 agreement to secure both contributions to mitigate off site impacts of the development on the local highway network and to ensure the development supersedes rather than adds to the development previously consented.

Recommendations

106. Delegated powers to approve, subject to the completion of a S106 agreement relating to transport infrastructure mitigation measures for the Phase 2 land and conditions relating to the following matters:

Submission of Reserved Matters

Timescale for Submission of Reserved Matters (6 Years)

Timescale for Implementation (6 Years or within 2 years of approval of final reserved matter, whichever is the later).

Approved Plans

Construction Traffic Management Plan

Travel Plan

Details of Cycle Parking

Details of Car Parking

Details of Fire Hydrants

Surface Water Drainage Scheme

Foul Water Drainage Scheme

Details of Materials

Details of Hard Landscaping

Details of flues and chimneys

Details of Renewable Energy

Details of Water Conservation Measures

Details of Soft Landscaping around buildings

Details of Extension of Earth Bund

Retained trees

Tree Works and Protection
Bird Protection Measures
Bat Protection Measures
Ecological Management Plan
Details of Mechanical Plant
Noise Minimisation Plan
Restriction on Service Areas Hours of Use
Dust Mitigation Measures
Restriction on Construction Hours
Details of Piled Foundations
Lighting Scheme
Site Waste Management Plan

Background Papers

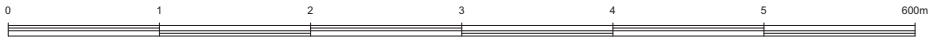
Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

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

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Refs: S/2495/04/O, S/0248/09/RM, S/2287/10, S/1365/10, S/1109/15/FL and S/1110/15/FL

Report Author: Dan Smith – Planning Officer
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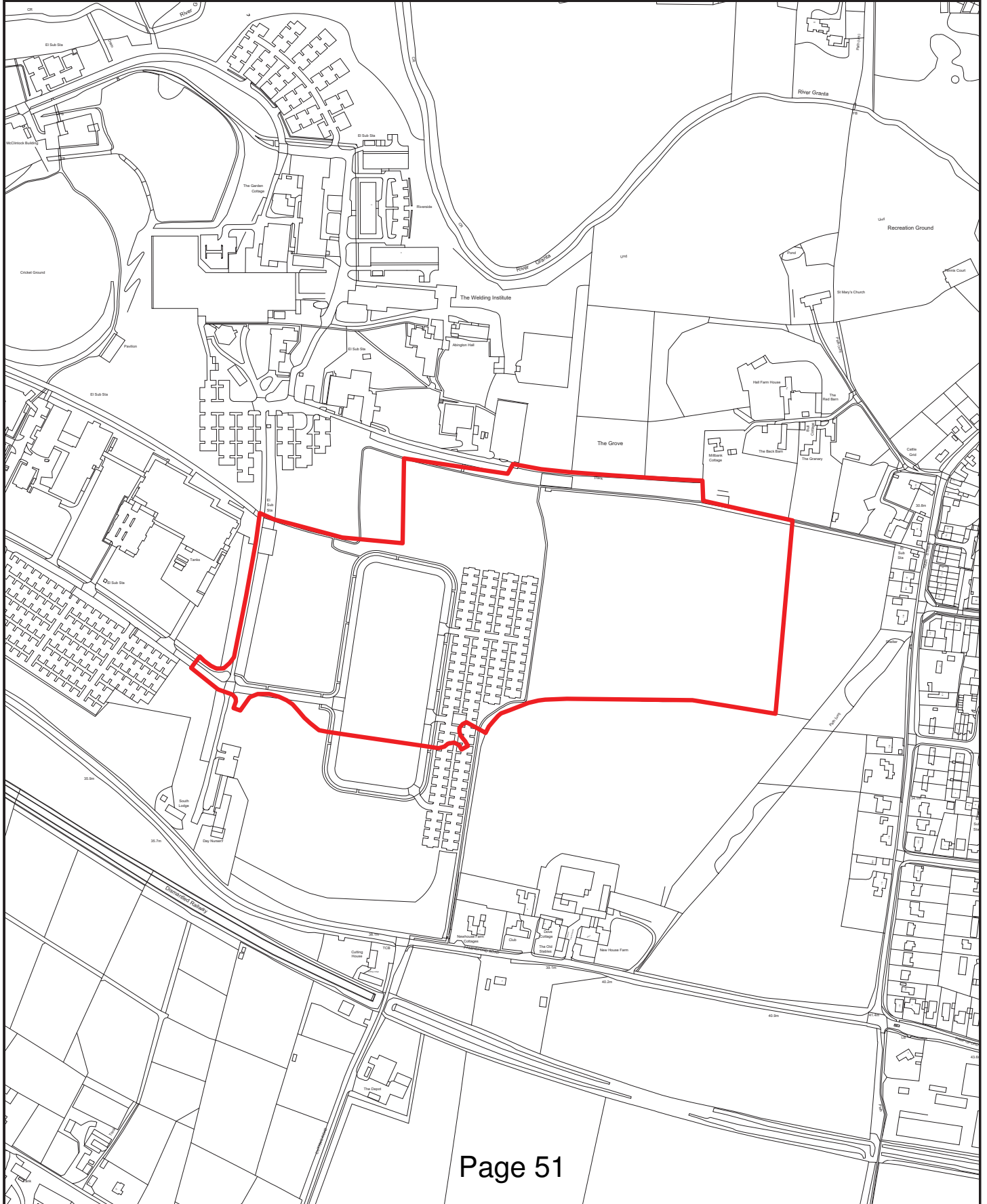
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1093/15/OL
Parish:	Willingham
Proposal:	Outline planning for two self build 3 bedroom houses each with a floor area of 120 square metres and a ridge height of 8.5 metres.
Site address:	Land adjacent to 155 Rampton Road, Willingham
Applicant:	Daniel Peacock
Recommendation:	Refusal
Key material considerations:	Principle of development Countryside impact Availability of services and facilities Highway Safety
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	David Thompson
Application brought to Committee because:	At the request of the Local Member
Date by which decision due:	23 June 2015

Relevant Planning History

1. S/2023/14/OL – Outline Planning for 2 four bedroom houses with a maximum floor area of 1605sqm and a ridge height of 8.5m - Refused

Policy

2. **National Policy**
National Planning Policy Framework (NPPF)
Planning Practice Guidance
3. **South Cambridgeshire Local Development Framework Core Strategy 2007**
ST/5 – Minor Rural Centres

4. **South Cambridgeshire Local Development Framework Development Control Policies**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure in New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/4 Landscape Character Areas
TR/2 Car and Cycle Parking Standards

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

District Design Guide SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted March 2010
Biodiversity SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010

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

S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centre
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
TI/2 Planning for Sustainable Transport
TI/3 Parking Provision
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards

Consultations

7. **Willingham Parish Council** – Approve

8. **Local Highway Authority (LHA)** – Requests that the application is refused as it fails to show the required visibility splays. Otherwise it will have no significant adverse effect upon the public highway. Any approval should be conditioned to provide for pedestrian visibility splays; access driveway materials and drainage; suitable access width; and a traffic management plan. An informative should be added re highway authority approval for works affecting the public highway.

9. **Environmental Health Officer** - No objection subject to a condition restricting the hours of operation of power driven machinery during the period of construction, and informatives relating to the burning of waste, the use of driven pile foundations.

Representations

10. No neighbour representations received.

11. **Cllr Manning** has commented that the Council should encourage self build and therefore if the officer recommendation is for refusal I would ask for it to go to Committee. The Parish Council was unanimous in recommending approval.

Site and Proposal

12. The site comprises the front part (approximately 60m wide by 50m deep) of a large agricultural/horticultural field located outside of the village framework of Willingham and in the designated countryside.
13. The application is effectively a re-submission of that refused under reference S/2023/14/OL. It is submitted in outline and seeks consent for the erection of two 3 bed houses. A location plan showing the approximate siting of the dwellings has been submitted, but is for illustrative purposes only. All matters are to be reserved for later approval.

Planning Considerations

14. The main issues to consider in this instance are the principle of the development, housing supply, countryside impact, and open space and indoor community infrastructure.

Principle of development

15. Paragraph 55 of the NPPF states that new housing in rural areas should be located where it will enhance or maintain the vitality of rural communities and new isolated homes in the countryside should be avoided unless there are special circumstances. Local Policies DP/1 and DP/7 share this aim in restricting development outside of urban and village frameworks to agricultural, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside, as well minimising the need to travel and reducing car dependency.
16. The NPPF also 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.
17. On the 25 June 2014 two appeal decisions in Waterbeach (like Willingham, a Minor Rural Settlement) 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. It is appropriate for the conclusions reached within these appeal decisions to be taken into account in the Council's decision making where they are relevant. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to advice in the NPPF, which states that adopted policies which are "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply.
18. 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.

19. Officers consider the main concern in this scheme is the proposal's impact on countryside character and its failure to meet the environmental objectives of sustainable development.

Countryside Impact

20. The South Cambridgeshire Village Capacity Study (1998) commissioned at that time to support village capacity studies describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. This conclusion is still true and Policy NE/4 identifies the site as lying within "the Fens" character area. It states that development will only be permitted if it respects and retains or enhances the local character and distinctiveness of the individual character area in which it is located.
21. The landscape around Willingham is flat, being typical Fen character. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedge lines and in groups.
22. The application site is distanced approximately 80m from the edge of the existing ribbon development south east of the village where there is a discernible transition from the built up village area to a more open, undeveloped rural character. The siting of two new dwellings in this location would represent a significant encroachment of built development in the countryside, causing adverse harm to the rural character and approach to Willingham village. Furthermore, if the proposed dwellings were to be allowed, the district council would find it difficult to resist further encroachment into the countryside in this location, or elsewhere on sites that are similarly peripheral to a village.
23. Consequently, officers conclude that the proposed development would cause demonstrable and adverse harm to the rural character of the area contrary to the environmental aims of sustainable development. The development is therefore contrary to paragraphs 7, 17, and 55 of the NPPF and Policies DP/1 (p), DP/2 (1a), DP/3 (2 l & m) and more specifically NE/4 of the South Cambridgeshire LDF Development Control Policies 2007.

Services and Facilities

24. Willingham is generally very well served by services and facilities. The site is connected to the village by a lit footpath and is within walking distance of the village school, shops and public transport links. To this extent the site is a generally sustainable location having regard to the district generally.
25. Nonetheless, the new development would put extra demand on community infrastructure and community open space in Willingham. In support of the previous refused application, the applicant submitted a heads of terms document to confirm financial contributions towards open space and indoor community facilities infrastructure by way of a S106 legal agreement.
26. Recent Government advice (issued through Planning Practice Guidance) has led to confusion over the ability of local planning authorities to seek financial contributions.

That advice has now been largely cancelled as a result of the recent judicial review decision, which allows the payment of contributions to continue in appropriate cases. However, Willingham is one of the villages that have pooled five or more offsite public open space contributions and as such any further request would not be Community Infrastructure Levy (CIL) compliant. The more informal policy on indoor community facilities is also lacking when considering the CIL and in the absence of any request from the Parish for a specific need to be met, the requirement for a contribution is unwarranted.

27. As such, no request for contributions should be sought in the event the application was to be approved.

Highway safety

28. The LHA requires visibility splays with dimensions of 2.4m by 43m on both sides of the access. While these are not shown on the submitted location plan, access details are reserved for later approval. Officers see no reason why these could not be achieved. As such, no objections relating to highway safety are raised.

Other matters

29. In support of the application, the applicant states that the dwellings are for two local brothers who wish to stay working and living in the village. They wish to build their own homes and believe current local plan policies make inadequate provision for self-build housing. He also notes that the Council's recent Right to Build initiative is limited by the land that becomes available – it cannot guarantee when or if a suitable plot of land will be offered.
30. While recognising the difficulties in promoting self-build schemes, it is a long-established principle that planning permission inures for the benefit of the land. Permissions cannot be made personal (by legal agreement or otherwise). The proposal is not for an exception such as agricultural workers dwellings, which are allowed in principle through both government and local plan policy. No such encouragement is found in the NPPF or Planning Practice Guidance. Specific encouragement for self-build housing would need to be promoted through the local plan and not by ad hoc decision-making.
31. Reluctantly, therefore, the applicant's objectives cannot be given weight and to do so would set an unwelcome precedent for residential development in similar locations across the district.

Conclusion

32. The adverse impacts of the development, namely the harm to the countryside and landscape character, are considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report. The application should therefore be refused.

Recommendation

33. Refuse for the following reason:

The application site is approximately 80m from the existing ribbon development south east of the village where there is a discernible transition from the built up village area to a more open, undeveloped rural character. The siting of two new

dwellings in this location would represent a significant encroachment of built development in the countryside, causing adverse harm to the rural character and approach to Willingham village. Furthermore, if the proposed dwellings were to be allowed, the district council would find it difficult to resist further encroachment into the countryside in this location. The application does not present any exceptional circumstances for the need for new dwellings in this location and is not justified on the essential need for rural worker accommodation. Consequently, the proposed outline development would cause demonstrable and adverse harm to the rural character of the area contrary to the environmental aims of sustainable development. The development is therefore contrary to paragraphs 7, 17, and 55 of the NPPF and Policies DP/1 (p) and DP/2 (1a), DP/3 (2 l & m) and NE/4 of the South Cambridgeshire LDF Development Control Policies 2007.

Background Papers

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

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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 Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/1093/15/OL

Report Author: John Koch – Team Leader
Telephone: (01954) 713265



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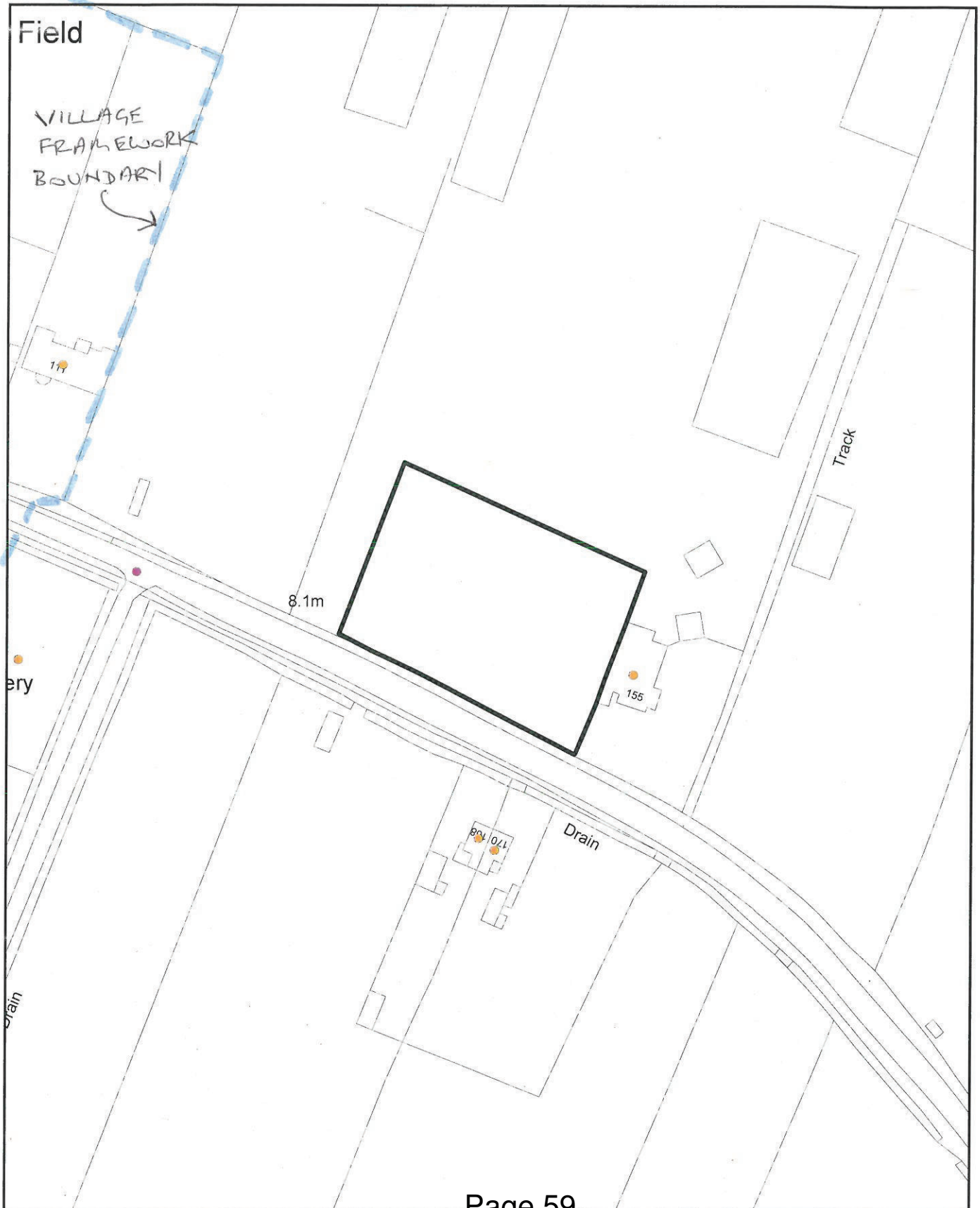
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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0259/15/FL
Parish(es):	Linton
Proposal:	Installation of a multi-use games area (MUGA), perimeter school railings/gate re-alignment and extension of parking area.
Site address:	Linton Church of England Infant School
Applicant(s):	Mrs Louise Clark, Linton Church of England Infant School
Recommendation:	Approval
Key material considerations:	Setting of adjacent listed buildings Character and appearance of the conservation area Parking/highway safety Trees
Committee Site Visit:	Yes (undertaken on Tuesday 04 August 2015)
Departure Application:	No
Presenting Officer:	David Thompson
Application brought to Committee because:	The officer recommendation is contrary to that of Linton Parish Council
Date by which decision due:	08 April 2015

Planning History

1. S/1282/02/F – erection of extensions – approved
S/1118/11 – single storey extension to existing buildings – approved
S/2011/07/F – erection of gazebo – approved
SC/2039/66/ - construction of swimming pool and changing rooms - approved

Planning Policies

2. **National Planning Policy Framework**
Planning Practice Guidance

3. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**

- DP/1 Sustainable Development
- DP/2 Design of New Development
- DP/3 Development Criteria
- NE/6 Biodiversity
- CH/4 Development within the curtilage or setting of Listed Buildings
- CH/5 Conservation Areas
- TR/2 Car and Cycle Parking standards

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

- Development Affecting Conservation Areas – adopted January 2009
- Trees and Development Sites – adopted January 2009
- Listed Buildings – adopted July 2009
- District Design Guide – adopted March 2010

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

- S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in favour of Sustainable Development
- HQ/1 Design Principles
- NH/4 Biodiversity
- NH/14 Heritage Assets
- TI/3 Parking Provision

Consultations

6. **Linton Parish Council** – recommend refusal of the revised application for the following reasons:

- The proposed site is within the curtilage of several listed buildings, including a grade I listed building (St. Mary's Church) and the grade II listed flint wall which marks the southern boundary of the site
- The proposal should be assessed by the Highway Authority as the scheme will affect the main pedestrian access route to the school
- The location of the proposed gate causes concern in terms of access for emergency vehicles
- The loss of two parking spaces is unacceptable as there is an existing shortage of parking spaces on the site. The local area already suffers from congestion, the proposal is likely to make this situation worse
- The Lime Trees adjacent to the siting of the proposed MUGA drip a corrosive liquid which would harm the long term maintenance of the development and represents a health and safety hazard
- The proposed development may result in harm to the roots of the Lime Trees

7. Since these comments were made, the scheme has been revised further, to address concerns relating to the impact of the development on the car parking capacity of the site. The Parish Council have been consulted on these amendments and an update will be provided to Members at the committee meeting.

8. **Consultancy Unit Conservation Officer** - No objections to the revised scheme. Comments:

- The amended proposals have resulted in the development being moved further away from the listed boundary wall and gates.

- The exterior of the MUGA fencing should be painted black to minimise the setting on the adjacent listed wall and church
- The revised parking arrangements (6 spaces in front of the MUGA and 2 next to the development) would not have an adverse impact on the setting of the adjacent listed buildings

9. **Local Highway Authority** – No comments received

10. **Police Architectural Liaison Officer** - No objections in relation to the noise or potential for anti-social behaviour that may result from the use of the MUGA

11. **County Council Archaeologist** - Has recommended that a site investigation is conducted prior to the commencement of construction works

Representations

12. No representations received

Planning Comments

13. **Site and proposal**

The application site is the southern portion of the playground to the rear of Linton CE Infant School. The site is located within the Linton Conservation Area. St. Mary's Church (grade I listed building) is located to the south west of the site. The piers and gate on the common boundary between the churchyard and the school are grade II listed. Established trees line the southern boundary of the site.

14. The applicant seeks planning permission for the erection of a MUGA which would measure 18 metres in length by 10 metres in width. The northern and southern ends of the development would have panelled walls of 2.4 metres in height, the majority of the eastern and western side elevations would be 1 metre in height.

15. Three additional parking spaces have been provided in an enclosed area on the eastern side of the existing fence, between the proposed MUGA and the boundary wall. This ensures that five usable spaces will be provided between the southern end of the MUGA and the boundary wall, with three spaces down the western side of the MUGA.

Key issues

16. The key issues to be assessed in the determination of this planning application are the impact of the development on the setting of the adjacent listed buildings, the character and appearance of the conservation area, the impact on highway safety and trees.

Setting of listed buildings

17. The original proposal sited the long sides of the MUGA on the northern and southern elevations and sited the structure immediately adjacent to the southern boundary wall of the site and the listed gate and piers on the common boundary with the church. The original scheme was considered to be detrimental to the setting of long range views of the grade I listed St. Mary's Church from Church Lane. The proposed siting would also have detracted from views at the entrance of the school site through to the listed gate and piers on the southern boundary of site, by virtue of the close proximity of the taller elevations of the development to those structures.

18. The revised scheme has re-orientated the development so that the taller but narrower end elevations are at the northern and southern end of the development, pulling the structure 7.5 metres off the southern boundary of the site. This orientation ensures that the taller parts of the development would be less prominent in the line of site from the entrance to the school site from Church Lane, which is a prominent public viewpoint of the listed gates and pillars and the church beyond. The revised orientation also reduces the length of the development along the southern boundary of the site, addressing the concern that the original scheme resulted in an overbearing development immediately adjacent to the listed gates when viewed from within the grounds of the grade I listed church.
19. Given that the area of the site affected by the proposal is already covered by hardstanding, it is considered that the revisions to the parking arrangements on the site would not result in a detrimental impact upon the setting of the adjacent listed buildings. No element of the revised proposal, including the installation of new gates within the playground area are considered to have a detrimental impact on the setting of the listed building at no. 3 Church Lane to the north west of the site.

Character and appearance of the conservation area

20. Following the revisions to the orientation of the development, it is considered the relatively limited height of the development would not obscure key views from wider vantage points within the conservation area. The revision to relocate the development further from the boundary of the site ensures that the MUGA and revised parking arrangements are seen within the context of the existing hardstanding to the rear of the school and as such would not appear as an incongruous development within the conservation area. It is recommended that details of the external appearance of the MUGA perimeter fencing and the proposed gates and railings are conditioned to ensure that the finish does not result in an overbearing impact on the character of the conservation area, or the setting of the adjacent listed buildings.

Highway safety

21. The revised scheme has provided additional parking spaces in relation to the original submission, by providing additional space at the southern end of the MUGA. This ensures that, even with the exclusion of the space affected by the gully, 8 usable spaces would be provided on the site.
22. The Parish Council have objected to the scheme in relation to the loss of parking provision and the potential increase in traffic congestion on Church Lane as a result. This potential impact has been reduced in the revised scheme. It is considered that the location of the proposed parking spaces ensures that the existing site access and the front part of the site would be unaffected and as such, the impact of journeys to and from the school at the start and the end of the day would not be affected by the scheme.
23. As the site access is to remain unchanged and the existing metal railings have a gate which allows access to parking within the main yard area, it is considered that the proposed scheme would not result in a materially worse impact in terms of the safety of the access for vehicles (including emergency) or pedestrians than the existing situation.

Trees

24. The Parish Council has raised concerns about the impact of the development on the Lime trees on the southern boundary of the site. The revision to the scheme has pulled the southern edge of the structure 7.5 metres from the boundary where the affected trees are located. Given this amendment and the fact that the affected area of the site already has a hard surface, it is considered that the proposals would not result in harm to the condition of those trees or that the trees would result in a hazard that would be sufficient to warrant refusal of the planning application.

Other matters

25. The County Council Archaeologist has recommended that a site investigation is conducted prior to the commencement of construction works to ensure that the development would not result in a risk to any features of archaeological significance which may sit below the hard surface of the site. Given the presence of a number of listed buildings, a burial ground and the fact that the site is within a conservation area, this condition is considered to be reasonable to ensure that any potential risks are suitably mitigated.
26. Given the location of the development within the school site, the modest height of even the tallest parts of the structure and the distance to any neighbouring properties, it is considered that the proposal would not result in harm to the residential amenity of any surrounding dwellings, including the generation of noise resulting from the use.

Conclusion

27. The revised scheme is considered to have addressed officers' concerns regarding the impact of the development on the setting of the adjacent listed buildings/structures and the character and appearance of the conservation area. Whilst the Parish Council concerns in relation to the loss of some parking provision on the site is noted, the level of loss and the fact that the main entrance and access would not be affected are considered sufficient to ensure there would be material harm to highway safety. The revised location of the development within the existing hard surfaced area ensures that there would not be a detrimental impact on the condition of the trees on the southern boundary of the site and no adverse impact would result to the residential amenity of adjacent properties.

Recommendation

28. Approval, subject to:

Conditions

- (a) Time limit
- (b) Approved plans
- (c) Details of external appearance of the MUGA perimeter fencing and the gates and railings to be installed as part of the modifications to the parking arrangements
- (d) Car park management strategy

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 (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



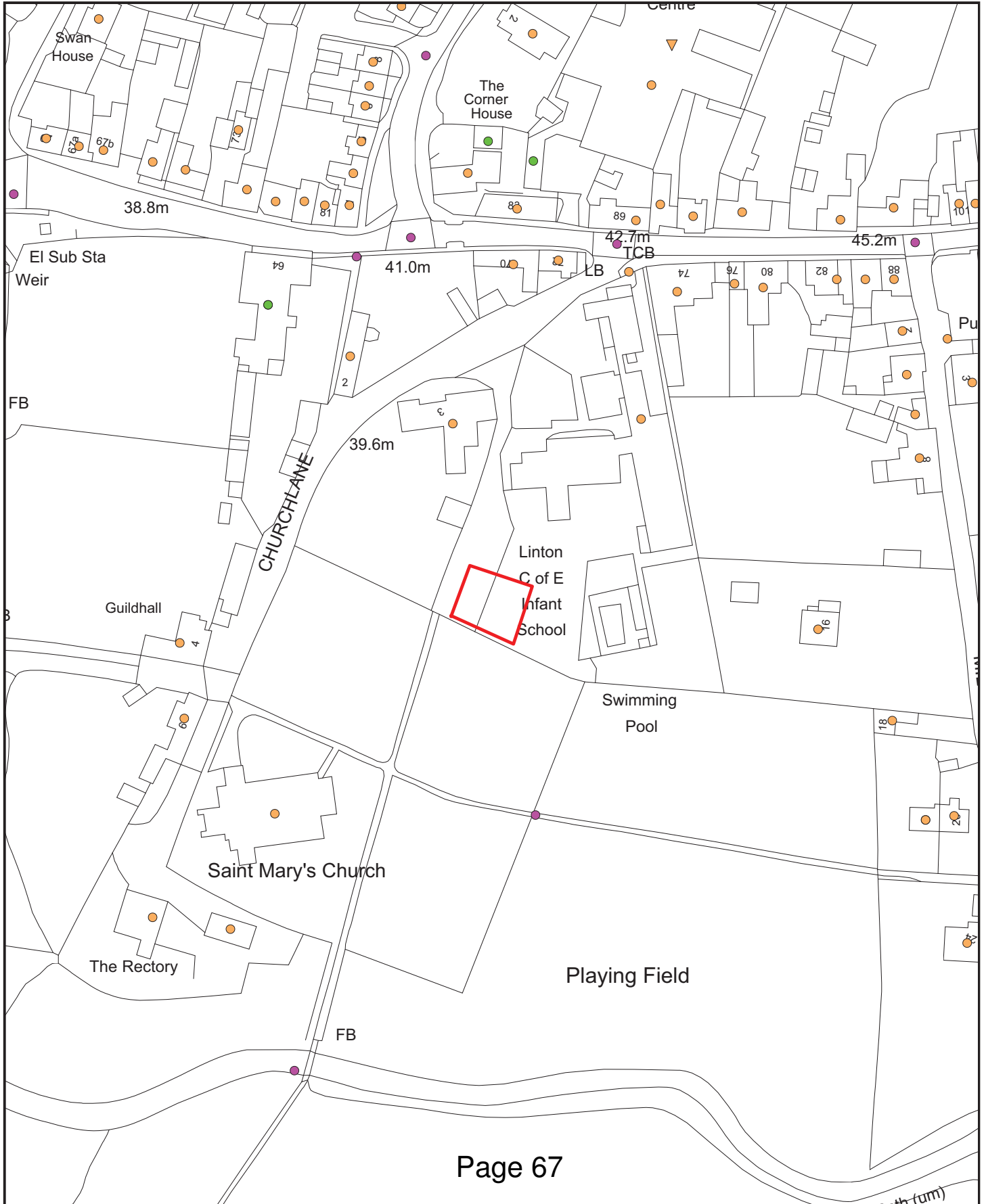
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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1570/15/FL

Parish: Linton

Proposal: Erection of membrane 'bubble' roof over tennis courts & shed for tennis equipment

Site address: Linton Village College, Cambridge Road, Linton, CB21 4JB

Applicant(s): Mr Paul Harms, Linton Tennis Centre

Recommendation: Approve

Key material considerations: Visual Amenity
Residential amenity
Impact on Setting of Listed Building
Highway Safety

Committee Site Visit: No

Departure Application: No

Presenting Officer: Dan Smith

Application brought to Committee because: The recommendation of the Parish Council is contrary to that of Planning Officers

Date by which decision due: 18 August 2015

Executive Summary

1. The proposed development is the erection of a membrane 'bubble' roof cover over existing tennis courts at Linton Village College and a shed for tennis equipment. An application for a similar structure for winter use has previously been approved under reference S/1276/14/FL. The new proposed structure would be retained year round and would be 2 metres taller than that previously approved.
2. The Parish Council has objected to the proposals on the basis of the height of the structure, its impact on the amenity of the hills behind the school, its impact on the listed building at the school and the impact of floodlighting on the A1307. No other objections have been received in respect of the proposed development.

3. While the concerns of the Parish Council are acknowledged, it is considered that the impact of the proposed structure would be very similar to that of the previously permitted structure, to which the Parish Council recommended approval, and that the additional height of the proposed structure would not have any significant additional impact on the surroundings. Its retention year round is similarly not considered to cause any additional harm, given no significant harm was considered to be caused by the previously approved structure and no conditions were applied to that permission that it be removed outside of the winter months.
4. Similarly, the impact of floodlighting on the highway is considered to be acceptable, given existing floodlighting of the tennis courts and the immediately adjacent sports pitches and the fact that floodlighting was approved as part of the previous permission for the similar structure. In addition, the new proposal would have the floodlighting housed internally within the bubble rather than externally as originally proposed which would limit its impact on the surroundings including the highway.
5. The proposal is therefore considered to have comparable impacts to the previously approved scheme and is considered to be acceptable in terms of its impact on visual amenity, the setting of the grade II listed school building, neighbouring amenity and highway safety and approval is therefore recommended.

Site and Surroundings

6. The application site is four tennis courts and the land immediately around them which are part of the Linton Village College site on the Cambridge Road in Linton. The school buildings are a mixture of single storey and two storey buildings set back from the road behind playing fields and car park. The original part of the school is a Grade II listed building. The tennis courts are surrounded by a chain link fence and located between the artificial sports pitch and modern classroom buildings.

Proposals

7. The application seeks permission for a permanent membrane bubble roof over four existing tennis courts and a shed to house associated tennis equipment. The proposal would result in the removal of existing floodlights and see new lights located within the bubble.

Relevant Planning History

8. **S/1276/14/FL** - Granted planning permission for the erection of a single skin membrane 'bubble' roof over tennis courts during winter months including shed for storage of roof when not in use.

Planning Policies

9. **National Planning Policy Framework (NPPF) 2012**
10. **South Cambridgeshire LDF Development Control Policies DPD 2007**
 DP/1 Sustainable Development
 DP/2 Design of New Development
 DP/3 Development Criteria
 DP/7 Development Frameworks
 CH/4 Development Affecting the Curtilage or Setting of a Listed Building
 NE/14 Lighting Proposals

Consultations Responses

11. **Linton Parish Council** – has recommended refusal on the following grounds:
- The height of the membrane bubble far exceeds that of the college itself and of the Granta School. This would have a negative visual impact on the hills behind the school which are of special scenic interest.
 - The height of the membrane would be over-bearing as it is within the curtilage of a listed building.
 - When floodlit, the membrane would be a distraction to traffic on the A1307.

Representations

12. No representations have been received in respect of the proposed development.

Planning Comments

13. The main planning considerations in respect of the proposed development impact on visual amenity, the impact on the setting of the listed building, the impact on residential amenity and the impact on highway safety.

Visual Amenity

14. The site is located outside of the Development Framework for Linton but within the wider school site and adjacent to both the two storey classroom building and the high fencing and floodlights of the artificial sports pitch. The membrane 'bubble' roof would be relatively prominent in views from the main road and on approach to the village from the higher ground to the West. However, the significant existing development on the main site is such that it is not considered that the structure would look out of place nor would it appear at odds with the established character of its immediate environs.
15. The structure would be seen in some views of and from the rural land around the site, however given it is in keeping with the existing nature of development on site, it is not considered that it would significantly increase the impact of the college site on the rural surroundings nor cause harm to that rural character. In addition, it is significant that the structure would have broadly the same appearance as the previously permitted bubble roof. While it would be slightly higher at 11 metres high as opposed to 9 metres high for the permitted bubble, the impact is considered to be broadly the same in visual terms. In order to ensure an acceptable impact on visual amenity, materials to be used for the construction of the membrane roof would be required by condition. On that basis, the proposed structure is considered acceptable in terms of its impact on visual amenity.
16. The storage building would be located close to existing storage buildings and the cricket nets. It is not considered that a structure of similar scale to those existing on the site would cause any significant harm to the visual amenity of the area.

Setting of Listed Building

17. The proposed membrane roof would be located some distance from the listed building and not significantly closer to it than the existing fencing around the tennis court. It is visually separated from the listed building by more modern extensions to the school and it is not considered that it would cause any harm to setting or special

historic character of the listed building. Again, its impact on the setting of the listed building when compared to that of the previously approved bubble roof are considered to be broadly equivalent and therefore acceptable.

Residential Amenity

18. The structure would be approximately 200 metres from the nearest residential neighbours to the site and given the distance and the limited increase in scale compared to the approved bubble roof, it is not considered that it would cause any significant harm to the amenity of the occupants of those dwellings in terms of being overbearing or causing harm to their outlook.
19. While the originally permitted structure would have relied on fans generating air pressure to maintain its structure, the proposed structure would be self-supporting and would not require the use of fans. While the noise generated by the fans was not considered to be so significant that it would be detrimental to the amenity of neighbouring dwellings, it is considered to be a benefit of the currently proposed structure that it does not rely on noise generating plant and therefore does not contribute to an elevated background noise level.

Highway Safety

20. The proposed development would require the removal of the existing floodlights which currently light the courts and the provision of new lighting housed within the structure. Given that there are existing floodlights associated with the courts as well as the fact that floodlights were approved as part of the previous permission for the similar bubble roof, it is not considered that the proposed development would have any significant additional impact on highway safety in the area.

Recommendation

21. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application be granted planning permission, subject to the following condition(s):
 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 635/06, 635/07, 635/08, 635/09, 635/10 and 635/11.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the membrane roof structure and the associated shed, 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.)

Background Papers

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

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Refs: S/1276/14/FL and S/1570/15/FL

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

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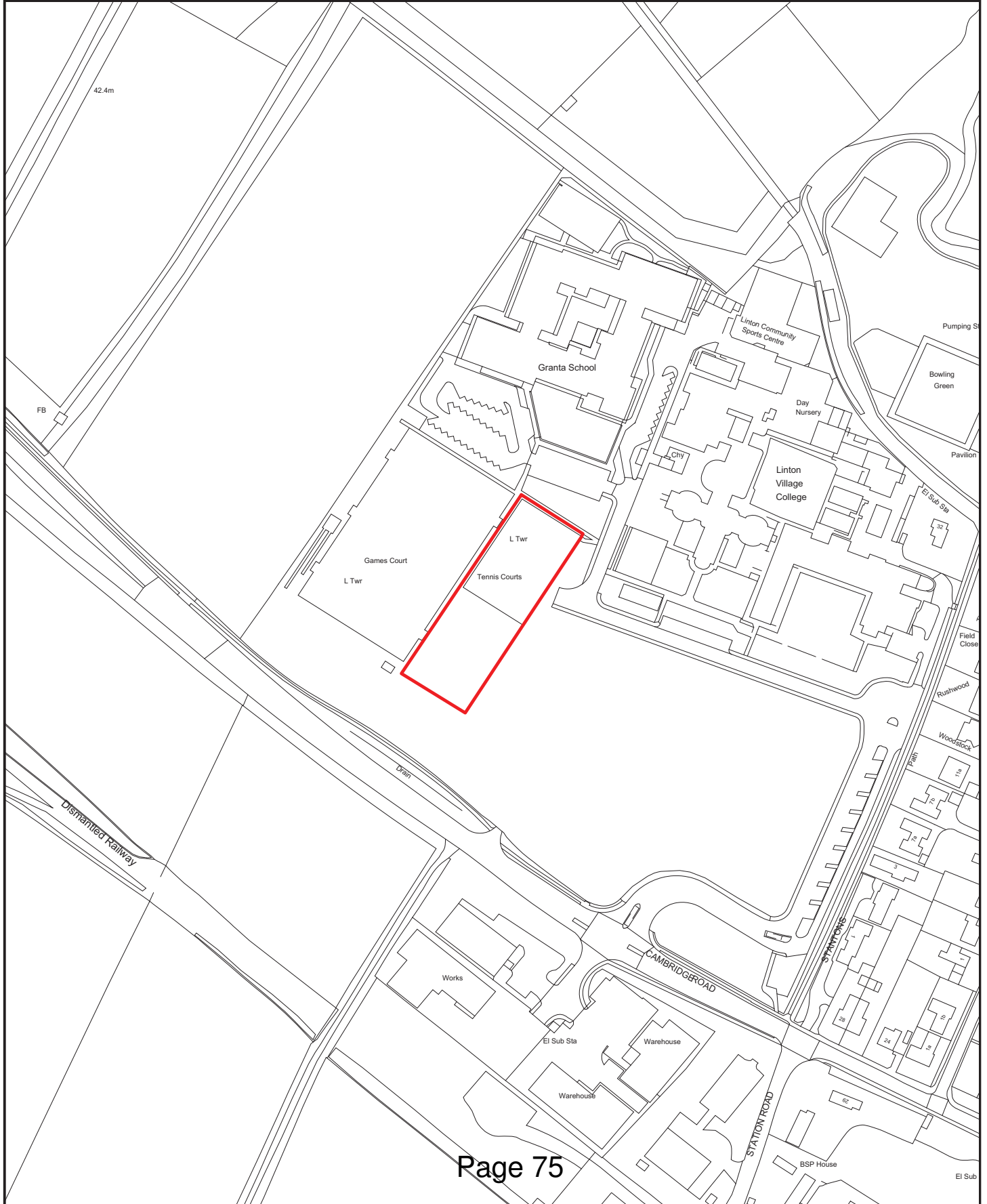
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1291/15/FL
Parish(es):	Horseheath
Proposal:	Erection of five bedroom dwelling, garage, car port and store including change of use of strip of land to residential curtilage and landscaping works
Site address:	The Stables, Haverhill Road, Horseheath
Applicant(s):	Mr Dean Hills
Recommendation:	Approval
Key material considerations:	Visual Impact Neighbour Amenity
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Katie Christodoulides
Application brought to Committee because:	The recommendation of Horseheath Parish Council conflicts with the Officer's recommendation of approval.
Date by which decision due:	29 July 2015

Planning History

1. **S/1145/15/PO-** Application to Remove Planning Obligation of Planning Permission ref. S/0200/09/F-Refused.

S/2488/14/FL- Detached dwelling with garaging, including change of use of land to garden land-Withdrawn.

S/0891/12/DC- Details of conditions 2, 3, 4, 6 and 11 of planning permission S/0200/09/F-Approved.

S/0200/09/F- Dwelling and Single Garage- Approved.

Planning Policies

2. **National Planning Policy Framework**
National Planning Policy Guidance

3. **South Cambridgeshire Core Strategy DPD 2007**
ST/7 Infill Villages

4. **Local Development Framework, Development Control Policies 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and new developments
HG/1 Housing Density
NE/1 Energy efficiency
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage
NE/15 (Noise Pollution)
TR/2 Car and Cycle Parking standards
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards

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

6. **Proposed South Cambridgeshire Local Plan**
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in favour of sustainable development
S/11 Infill Villages
HQ/1 Design Principles
H/7 Housing Density
TI/3 Parking Provision
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/9 Education facilities
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

Consultations

7. **Horseheath Parish Council** - Recommends refusal and raises concerns regarding the balcony and the scale and mass on the rear elevation. The proposed front elevation windows are out of scale, proportion and character with the original dwelling and are not appropriate to the area. The removal of the rear balcony and replacement of the front elevation windows will reduce the bulk for the house. The dwelling does not match the adjoining properties in scale, materials and detail, with the roof tiles being inappropriate. Concerns are raised regarding lighting, provision of protection from cricket balls and the lean-to building over the oil tank.

8. **Local Highways Authority** - Raises no objections and requests conditions are added to any consent granted in regard to pedestrian visibility splays, the falls and levels of the highway and an informative in regard to works to the highway.
9. **Environmental Health Officer** - Raises no objections and requests conditions are added to any consent granted in regard to house of work, burning of waste, driven pile foundations and informatives in regard to noise and dust and a demolition notice.

Representations

10. **Wigs Croft** - Agrees to the proposed amendments to the balcony, chimney and porch. Raises concerns regarding the breach in planning.

Planning Comments

11. **Site**

The site forms The Stables a newly built 5 No. bedroom, detached, three storey property located on the south side of Haverhill Road in Horseheath. The site originally comprised of a single storey stable block. To the south of the site lies the village recreation ground, with semi-detached cottages lying to the north, a single storey workshop building lying to the east and large detached dwellings lying along Howards Lane. The site lies within the Horseheath Village Framework, but is otherwise unconstrained.
 12. **Proposal**

This Full Planning Application seeks retrospective consent for unauthorized development comprising the erection of a 5 No. bedroom detached dwelling, garage, car port and store, and the change of use of a strip of land to the south to residential and associated landscaping. The application follows a previously approved application (S/0200/09/F) for a 3 No. bedroom dwelling and single garage. The dwelling that has been constructed on site did not accord with the approved plans by:

 - The length of the dwelling being increased by 200mm.
 - Changes to the fenestration and window styles in the front elevation.
 - Addition of a porch to the front.
 - Rear extensions altered to a flat roof and glazed doors added at first floor level serving two balconies.
 - Addition of roof lights in rear roof slopes.
 - Omission of the chimney from the east side elevation and inclusion of door in this elevation.
 - Increase in the size of the garage.
 - Additional land included in the site area.
 13. The key issues to consider in this instance are the principle of development, impact upon the character and appearance of the area, neighbour amenity, trees and landscaping, highway safety and parking provision.
- ### **Principle of development**
14. 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 Horseheath as an Infill Village where the construction of new residential dwellings will be restricted to not more than 2 dwellings within the

framework.

15. The proposed development would have been acceptable in principle having regard to adopted LDF and emerging Local Plan policies, had policies ST/7 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. In any event, planning application (S/0200/09/F) was approved for a dwelling on the site and therefore the principle of a dwelling has been established.
16. The dwelling would equate to a density of 14 dwellings per hectare which would be significantly below the required density of achieving 30 dwellings per hectare in more sustainable locations in accordance with Policy HG/1 of the LDF. Given the character of the area and restricted size of the site, the proposal is considered acceptable in terms of density.

Impact upon the character and appearance of the area

17. The proposed revisions to the design of the previously approved application (S/0200/09/F) comprise the retention of the balcony serving bedroom 2 and obscure glazed guardrail, windows on the front elevation to be painted in white and altered to a multi-pane style, removal of the front porch canopy, removal of the balcony serving bedroom 1, erection of a carport and oil store adjacent to the garage building and the addition of a chimney stack on the east elevation.
18. Horseheath Parish Council in their comments raised concern regarding the proposed balcony serving bedroom 2 being visually intrusive and out of scale with the dwelling. Given the balcony would be sited to the front of the rear projecting gable, it is not considered to result in a significant visual mass and bulk to the dwelling and is considered acceptable in terms of visual amenity.
19. The proposed white painted timber windows with glazing bars would be more appropriate and in keeping with the character and design of dwellings in the area and would not result in significant visual impact. The proposed materials are considered appropriate to the character and appearance of the area.
20. It is acknowledged that the site is within a prominent position and the proposed carport and store would be evident in open views across the recreation ground. Given, however, their appearance and design as subservient to the main building, the proposal is not considered to result in significant harm in terms of visual impact. Nonetheless, permitted development rights should be removed given the potential for harm to the character and appearance of the area should the property be enlarged.
21. The proposed change of use of a strip of land to the rear of the site to be included in the residential curtilage of the site to serve as the residential garden area is not considered to result in significant harm in terms of visual amenity and to the rural character of the area.

Neighbour Amenity

22. To the side (east) of the site lie the neighbouring properties along Howards Lane serving Minstrels Hall and Howards End. Within the front elevation of Minstrels Hall are various windows serving habitable rooms. The proposal is not considered to result in any loss of privacy to Minstrels Hall, subject to the removal of the balcony serving bedroom 1 and replacement with a lean-to roof.
23. The proposed roof lights serving bedroom 4 and 5, which lie within the rear (south) and side (west) roof slope and the balcony serving bedroom 2, would face towards the

recreation ground, with oblique views towards the neighbouring properties to the east and so would not result in direct overlooking to significantly harm neighbour amenity.

24. The proposal has been assessed in regard to neighbour amenity through loss of light and overbearing impact and is not considered to result in any harm.

Trees and landscaping

25. There are no significant trees on the site which will be impacted by the proposal. The proposed block plan submitted details various hard landscaping comprising of a low picket fence to the front of the site and a post and rail fence, close boarded fence and brick wall to the rear and sides. The character of the area comprises hard and soft landscaping and given the lack of proposed soft landscaping, a condition shall be added to any consent granted to require details of the landscaping to be submitted and agreed.

Highway safety and parking provision

26. A vehicular access is proposed to the west of the dwelling in which a large driveway lies to the side of the dwelling, and to the front of a garage and carport building. The Local Highways Authority have raised no concerns regarding highway safety subject to the addition of conditions in regard to pedestrian visibility splays, no water draining onto the site, retention of adequate space for cars to park and turn and an informative in regard to permission not constituting permission to carry out works to the public highway.
27. The proposal would provide two car parking spaces within the carport and garage and within the driveway and therefore the proposal would comply with Policy TR/2 of the LDF.

Other Matters

28. Horseheath Parish Council in their comments raised concern regarding the proximity of the dwelling to the cricket club and the safety of future residents resulting from cricket balls being hit into the property. As per the previous approved application S/0200/09/F a condition shall be added to any consent granted to require the glazing in the south and rear elevation to be fitted with toughened glass.
29. Given that planning permission has already been granted for a dwelling, the need for infrastructure contributions does not arise.

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.

Recommendation

31. Approval subject to:

Conditions

- (a) **The development hereby permitted shall be carried out in accordance with the following approved plans: HI0314.02B, HI0314.01F & HI0314.03D.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- (b) **The materials to be used for the development, hereby permitted, shall Accord with the specification in the application form and approved plans, unless otherwise agreed in writing by the Local Planning Authority.** (Reason – To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)
- (c) **All glazing in the rear/south elevation of the dwelling, hereby permitted, shall be fitted with toughened glass, in accordance with a scheme that shall previously have been submitted to and approved in writing by the Local Planning Authority. The glazing shall thereafter be maintained in Accordance with the approved details**
(Reason - To ensure a satisfactory level of safety and amenity for future occupants, arising from the proximity of the site to the adjoining cricket ground, in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
- (d) **Notwithstanding the provisions of the Town and Country Planning General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D and E of Part 1, and within Class A of Part 2, of Schedule 2 of the Order shall take place unless expressly Authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason – To ensure that development that would not otherwise require planning permission is not carried out with consequent potential harm to the character of the area, in accordance with the requirements of Policies DP/2 and DP/3 of the adopted Local Development Framework 2007)
- (e) **The vehicular access, and parking and turning areas, shall be provided in accordance with drawing number HI0314.01F date stamped 3 June 2015.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (f) **Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
- (g) **The vehicular access, hereby permitted, shall be un gated.**
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007)
- (h) **The access and driveway shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.**
(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007)

- (i) **The property shall not be occupied until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (j) **The 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 of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree 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.)
- (k) **No power operated machinery (or other specified machinery) shall be operated on the premises before 0800am on weekdays and 0800am on Saturdays nor after 1800pm on weekdays and 1300pm on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.**
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Informatives

- (a) The granting of a planning permission does not constitute a permission or licence 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.
- (b) There shall be no burning of any waste or other materials on the site, without the prior consent from the Environmental Health Department.
- (c) Should driven pile foundations be proposed, then before works commence a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- (d) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated

noise or dust complaints be received. For further information please contact the Environmental Health Service.

(e) The applicant is reminded that it is an offence under the Highways Act 1980 if any part of the development falls within Public Highway Land. Please contact Cambridge County Council's Searches Team at Shire Hall to ascertain the exact extent of the public highway in the vicinity of the site.

Background Papers:

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Proposed Local Plan
- National Planning Policy Framework 2012
- Planning File Reference: S/0200/09/F

Report Author:

Katie Christodoulides
Telephone Number:

Senior Planning Officer
01954 713314



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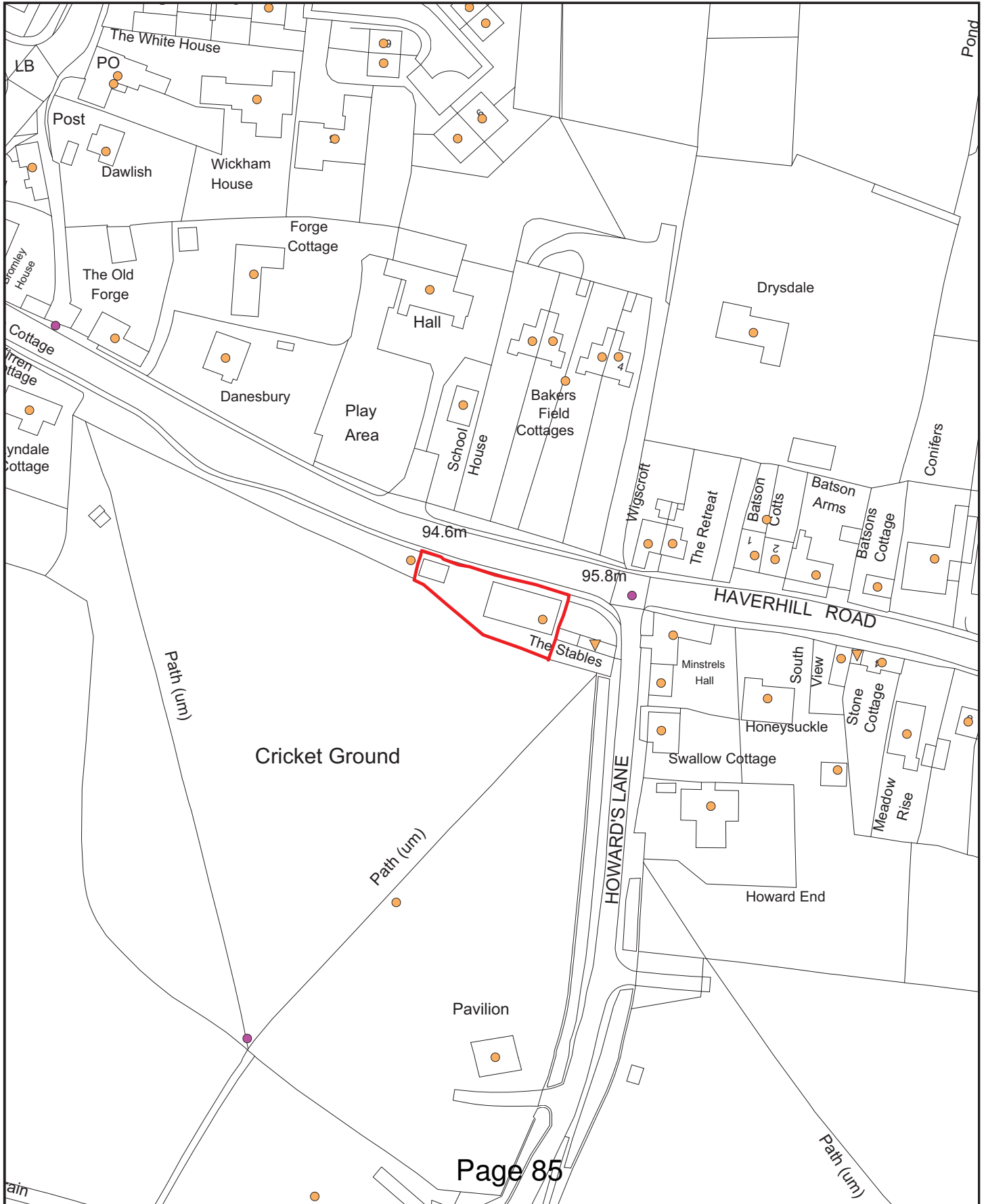
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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1278/15/FL
Parish(es):	Great Shelford
Proposal:	Erection of fence and shed (Retrospective)
Site address:	11, High Green, Great Shelford
Applicant(s):	M Elkins
Recommendation:	Approval
Key material considerations:	Conservation Area Impact Parking
Committee Site Visit:	1 September 2015
Departure Application:	No
Presenting Officer:	Katie Christodoulides
Application brought to Committee because:	The view of Great Shelford Parish Council is contrary to that of the Officers' recommendation of approval.
Date by which decision due:	11 August 2015

Planning History

1. S/1776/10 - Change of use from engineering workshop to: storage of one wedding car; maintenance & valeting of three wedding cars; sale of vintage & classic cars; & valeting of up to ten other cars per day. Alterations to building including removal of roof lights to front of building, and replacement of roofing and insertion of roof lights to rear. Erection of gates and fencing – Approved

Planning Policies

2. **National Planning Policy Framework**
3. **National Planning Policy Guidance**
4. **Local Development Framework, Development Control Policies (Adopted July 2007)**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria

CH/5 Conservation Areas

5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide - Adopted March 2010
Development Affecting Conservation Areas – Adopted January 2009
6. **Proposed South Cambridgeshire Local Plan**
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in favour of sustainable development
HQ/1 Design Principles
NH/14 Heritage Assets

Consultations

7. **Great Shelford Parish Council** - Recommends refusal. No objections to the proposed shed. No.11 High Green provides a positive contribution to the character and appearance of the Conservation Area. The proposed fence is visually intrusive to the street scene and harms the appearance of the building. The area to the front of the site is designated for visitor parking under application S/1776/10/FL. Requests that there is adequate visitor parking on the site to avoid customers taking up nearby parking spaces.
8. **Local Highway Authority** - Raises no objections and requests two 2.0 by 2.0 pedestrian visibility splays are provided with the splays being within the curtilage of the access and not within the public highway. The area shall be kept clear of planting, fencing, walls and the like exceeding 600mm high. The Local Highway Authority would not object to the fence being replaced with railings if the applicant was concerned regarding safety.
9. **Contaminated Land Officer**- Due to the low sensitivity of the redevelopment there are no requirements in terms of potential contamination.

Representations

10. **No.18 High Green** - Original consent S/1776/10 requires parking spaces to be marked out on site and retained thereafter. The proposal will result in the loss of two car parking spaces and a turning area within the site.

Planning Comments

11. No.11 High Green forms a two storey, detached cottage and a garage workshop and car sales forecourt. The site lies within the Great Shelford Village Framework and Conservation Area. The site is potentially contaminated due to its previous use as a blacksmith.
12. The application seeks consent for the retention of a timber close boarded fence with trellis around the cottage, separating it from the workshop and forecourt and a shed within the car forecourt.
13. The proposed close boarded fence with part trellis on the front is not considered to result in significant harm to the visual amenity of the area and would not result in harm to the character and appearance of the Conservation Area.
14. The proposal would not result in any harm to the adjacent neighbouring properties.

15. The proposed shed is considered to be simple in its design, although the proposed materials of corrugated metal are not characteristic of traditional materials used within a Conservation Area. Nonetheless, the proposed siting of the shed would be between the front of the garage and rear of the dwelling and would not be evident in street scene views. Given the nature of the site, the proposal is not considered to result in significant harm to the Conservation Area to warrant a recommendation of refusal.
16. The proposal is not considered to result in any harm to highway safety subject to the provision of two 2.0 by 2.0 metre pedestrian visibility splays being provided within the curtilage of the access and not within the public highway.
17. The Parish Council has raised concern regarding loss of car parking within the yard area. Additional car parking spaces have been created further into the site than originally proposed on the approved documents for application S/1776/10/FL. The proposal is therefore considered acceptable in terms of parking provision.

Conclusions

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

Recommendation

19. Approve subject to:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: 920-01B.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

Background Papers:

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

- South Cambridgeshire Local Development Framework, Core Strategy (Adopted January 2007)
South Cambridgeshire Local Development Framework, Development Control Policies (Adopted July 2007)
- National Planning Policy Framework
- National Planning Policy Guidance
- S/1776/10/FL

Report Author:

Katie Christodoulides
Telephone Number:

Senior Planning Officer
01954 713314

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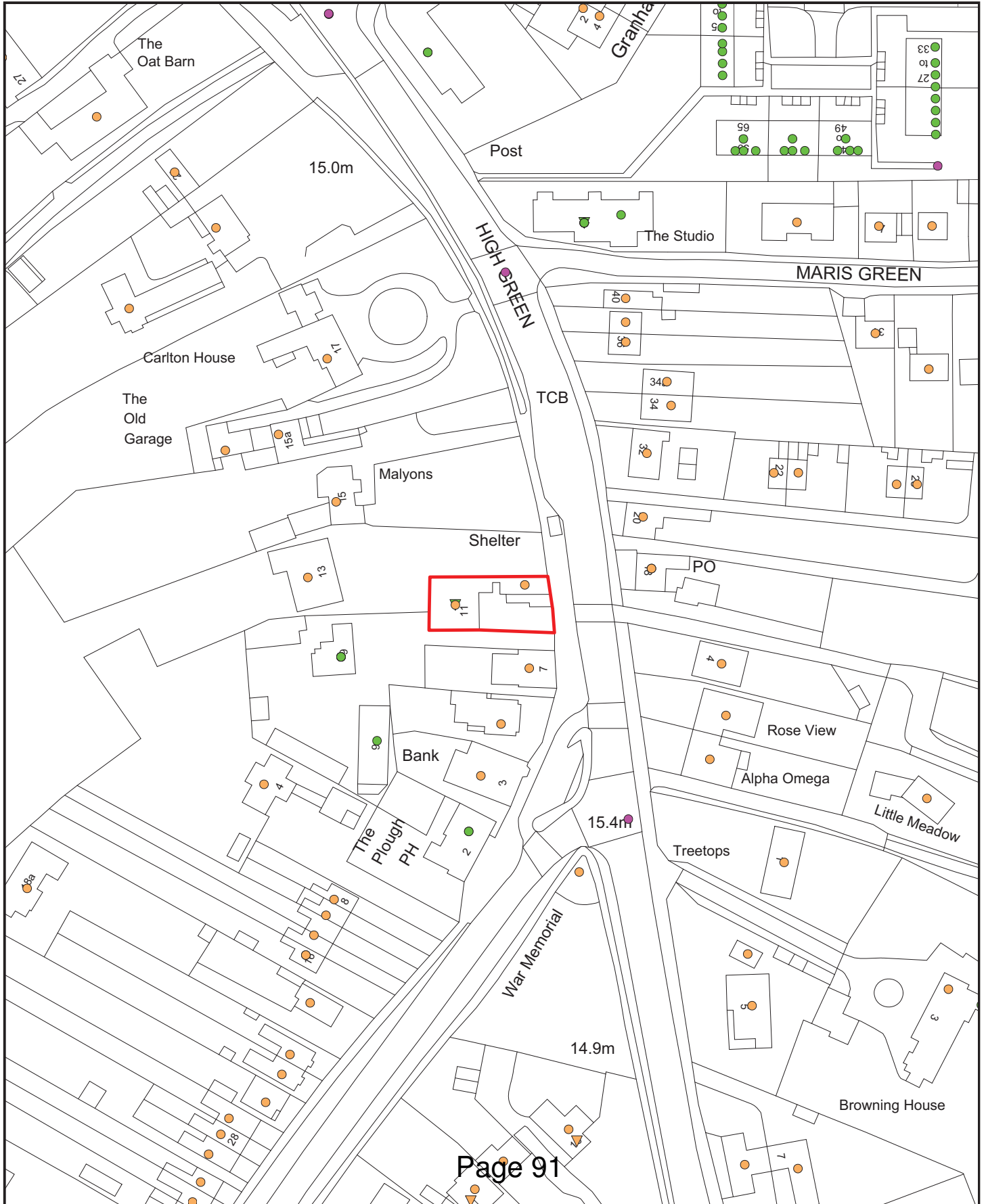
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Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0822/15/FL
Parish(es):	Great Shelford
Proposal:	Change of use from ancillary residential building to form two short-term holiday let units and associated internal and external alterations.
Site address:	197 Hinton Way, Great Shelford
Applicant(s):	Mr R J Bird
Recommendation:	Approve
Key material considerations:	Principle Impact on the Green Belt Highway safety
Committee Site Visit:	1 September 2015
Departure Application:	No
Presenting Officer:	Andrew Fillmore
Application brought to Committee because:	The officer recommendation is contrary to the representation from the Parish Council.
Date by which decision due:	5 June 2015

Planning History

1. No relevant planning history. The ancillary residential building proposed to be converted was erected under permitted development rights.

Planning Policies

2. **National Planning Policy Framework**
National Planning Policy Framework (NPPF)
Planning Practice Guidance
3. **South Cambridgeshire Local Development Framework Core Strategy 2007**
ST/1 – Green Belt
ST/4 – Rural Centres

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
- ET/10 Tourist facilities and Visitor Accommodation
- GB/1 Development in the Green Belt
- GB/2 Mitigating the impact of development in the Green Belt
- TR/1 Planning for More Sustainable Travel
- TR/2 Car and Cycle Parking Standards
- TR/3 Mitigating Travel Impact

5. **Proposed Local Plan July 2013**

- S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in Favour of Sustainable Development
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- E/20 Tourist Accommodation

Consultations

6. **Great Shelford Parish Council** – Recommends refusal. The proposed use is inappropriate to the setting or use of the existing house and would set a precedent for similar developments to the detriment of the character of the green belt.
7. **Local Highway Authority** – Following the provision of visibility splays has no objection and recommends conditions relating to width of the access, provision of pedestrian visibility splays and driveway construction.

Representations

8. No third party representation received.

Planning Comments

9. The application site comprises an existing ancillary building located to the western corner of the residential dwelling 197 Hinton Way, Great Shelford. This building has an unusual roof form, arising from its construction under the permitted development rights, but in other respects is of a barn like appearance being timber clad with a low brick plinth and partially tiled roof.
10. The host property, 197 Hinton Way, is a large detached dwelling set on expansive grounds outside and to the north of the village of Great Shelford. A number of mature trees can be found within the grounds and immediately outside the perimeter. The dwelling is served by two points of vehicular access, which lead off Hinton Road.
11. The sited is located outside the village boundary and within the Green Belt.
12. Full planning consent is sought to change use of the ancillary residential accommodation to two short term holiday lets and associated internal and external alterations.

Principle of development

13. The NPPF advises that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In order to promote a strong rural economy it is advised that sustainable rural tourism should be supported in appropriate locations where this respects the character of the countryside.
14. Adopted policy ET/10 relates to the provision of tourist facilities and visitor accommodation and advises that outside of development frameworks, development to provide overnight visitor accommodation and holiday accommodation will only be permitted through, amongst other criteria, change of use/conversion, with such development restricted to short term holiday lets controlled through condition. Emerging Local plan policy E/20 proposes a similar approach, encouraging small scale tourist accommodation appropriate to local circumstances.
15. The site is located a short distance from the village of Great Shelford, with the city of Cambridge nearby where a range of services and facilities can be found which are likely to appeal to visitors. Both settlements are within walking/cycling distance by public footpaths/highway, and as such the location of the site is considered suitable, subject to other land use considerations.

Green Belt

16. The NPPF advises the fundamental purpose of the Green Belt is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of the Green Belt being their openness and permanence. Paragraph 88 advises that when considering planning applications, local planning authorities should ensure substantial weight is given to any harm to the green belt. Paragraph 89 advises that certain forms of development are appropriate in the green belt including *'extensions and alterations of a building provided it does not result in disproportionate additions, over and above the size of the original building'*.
17. The extent of changes proposed to the building's exterior is limited to the insertion of new or replacement doors and windows, and no enlargement or other alterations are sought. Furthermore, the perimeter boundary to 197 Hinton Road is screened by a circa 2m high close board fence, with extensive vegetation to three sides and the development is not visible from Hinton Road. For these reasons, officers are of the view that, by definition, the development will not amount to inappropriate development in the Green Belt. In addition, no actual harm is likely to be caused to the openness of the Green Belt
18. The Parish Council concerns relating to the development setting a precedent within the Green Belt are understood, however officers are of the view the limited works proposed do not result in identified harm. Any subsequent application would be considered on its own merits.

Transport

19. The site is served by two points of vehicular access, with the application proposing to use the existing southern access, with the access to the north retained to serve the dwelling. County Highways do not raise any objections subject to the imposition of conditions relating to access width, construction and visibility.
20. Ample parking provision can be accommodated within the site, although it is necessary to secure this via condition.

Other considerations

21. In addition to the concerns relating to the Green Belt, the Parish Council expressed concerns that the use is inappropriate to the setting of the existing house. Having visited the site, officers are of the view the relationship between the development site and host dwelling, which are separated by a walled garden, is such that no material harm would arise to the amenity of either occupiers.
22. The accommodation is proposed as 'holiday lets' and as such it is necessary to control the future use of the building through condition to prevent the building being used as an independent dwelling .

Conclusion

23. The site is well located to the settlements of Cambridge and Great Shelford, where a range of services and facilities can be found and where the provision of new holiday accommodation would support economic growth in tourism. The minor nature of the external works and screening offered by the boundary treatment ensures no harm to the openness of the Green Belt.

Recommendation

24. Approve 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: Location Plan and 'Elevations. Holiday Lets.' Drawing number 'P3089-HL01PRELIM'**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) **The accommodation hereby permitted shall be occupied for holiday purposes only for a maximum period of 28 days per calendar year per person, and shall not be occupied as a person's sole or main place of residence. The operator shall maintain a register of the occupants' and their main place of residence, with this available for inspection by the Local Planning Authority.**
(Reason: The use of the premises as an independent residence has not been assessed as part of this application and could lead to an unsatisfactory form of development)
- (d) **Prior to the first occupation of the development hereby permitted the access shall be constructed to a minimum width of 5m, for a minimum distance of 5m measured back from the near edge of the highway boundary. The access shall be maintained to this standard in perpetuity.**
(Reason: In the interests of highway safety)

- (e) **Prior to the first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the local planning authority which provides sufficient space on site to enable vehicles to:**

- i) enter, turn and leave in a forward gear**
- ii) park clear of the public highway**

The approved parking and turning area shall be constructed in accordance with the agreed details and brought into use before the development hereby permitted is first occupied and retained thereafter in perpetuity.

(Reason: In the interest of highway safety)

- (f) **Pedestrian visibility splays of 2m x 2m shall be provided within the curtilage of the new accommodation and shall be kept clear of planting, fencing, walls and the like exceeding a height of 600mm.**

(Reason: In the interest of Highway safety)

- (g) **The driveway shall be constructed such that its falls and levels are such that no surface water shall drain across or onto the adopted public highway.**

(Reason: In the interest of highway safety)

Background Papers

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

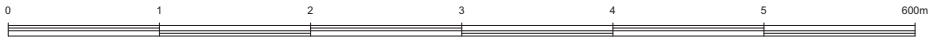
- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the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

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

- National Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scambs.gov.uk/localplan>
- Planning File Ref: S/0036/15/FL

Report Author: Andrew Fillmore – Principal Planning Officer
01954 713180

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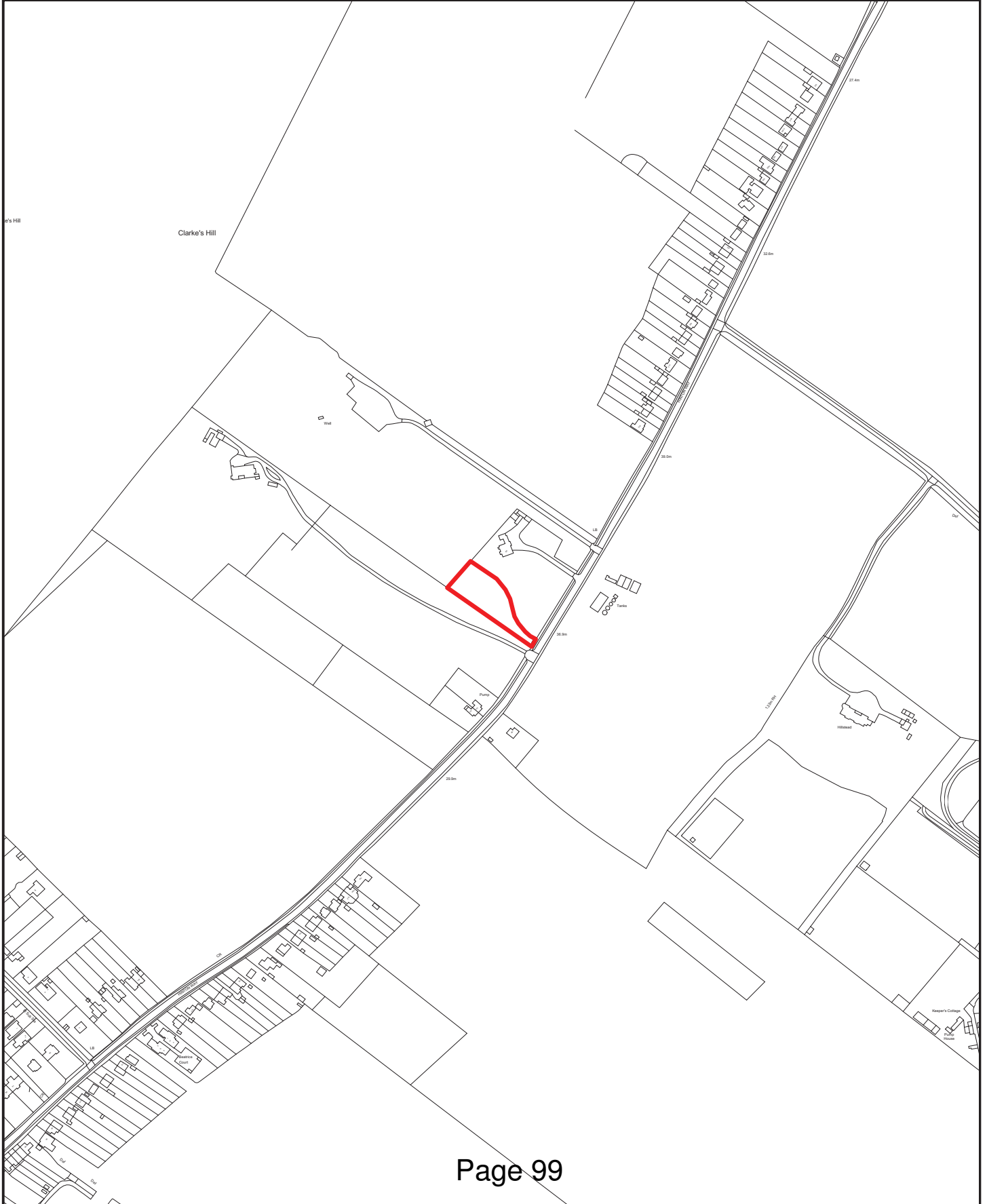
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Date of plot: 21/08/2015



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Agenda Item 12

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1439/15/FL

Parish: Waterbeach

Proposal: Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage

Site address: 5 Green Side

Applicant(s): Medicines 4 U Ltd.

Recommendation: Approval

Key material considerations: Principle of Development
Conservation Area
Listed Building
Highway Safety
Neighbour Amenity

Committee Site Visit: No

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Principal Planning Officer

Application brought to Committee because: The officer recommendation is contrary to the view of Waterbeach Parish Council

Date by which decision due: 31 July 2015 (Extension of Time Agreed)

Planning History

1. **S/0651/15/FL** - Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage - Withdrawn
S/0811/15/LB - Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage - Withdrawn
S/1666/92/F - Extensions (Renewal of Time Limited Permission S/2040/87/F) - Approved
S/2041/87/LB - Extensions - Approved
S/2040/87/F - Extensions - Approved
S/2003/84/LB - Demolition and Reconstruction of Dwelling - Approved

S/2002/84/FL - Reconstruction of Dwelling and Erection of Garage/Workshop -
Approved

National Guidance

2. National Planning Policy Framework 2012
National Planning Practice Guidance 2014

Planning Policies

3. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**

ST/5 Minor Rural Centres

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 Developments

DP/7 Development Frameworks

HG/1 Housing Density

HG/2 Housing Mix

HG/3 Affordable Housing

SF/4 Retailing in Villages

CH/3 Listed Buildings

CH/4 Development Within the Curtilage of a Listed Building

CH/5 Conservation Areas

NE/6 Biodiversity

NE/11 Flood Risk

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

SF/11 Open Space Standards

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

5. **South Cambridgeshire Local Plan Submission 2014**

S/7 Development Frameworks

S/9 Minor Rural Centres

HQ/1 Design Principles

H/7 Housing Density

H/8 Housing Mix

H/9 Affordable Housing

NH/4 Biodiversity

NH/14 Heritage Assets

CC/9 Managing Flood Risk

E/22 Applications for New Retail Development

SC/6 Indoor Community Facilities

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

TI/8 Infrastructure and New Developments

6. **South Cambridgeshire Supplementary Planning Documents**

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

Consultation

7. **Waterbeach Parish Council** - Recommends refusal and makes the following comments: - Waterbeach Planning Committee object to this application due to concerns regarding traffic issue and request a transport impact assessment is carried out prior to a decision being taken. Particular concern was raised regarding an unmarked bus stop outside the site which would have trouble dropping people off if parking is not controlled. How will the site fit into the conservation area with the suggested frontage changes?
8. **Local Highways Authority (Amended Plans)** - Comments that the parking arrangements shown on drawing number 15003/05a are acceptable.
9. **Local Highways Authority (Original Plans)** - Requests that the application is refused on the grounds that the proposal does not incorporate adequate facilities to enable a vehicle to turn on site and enter the highway in forward gear which is considered essential as this was conditioned via application number S/2002/84/F. This objection may be overcome if the car parking layout is redesigned which may lead to a loss of garden space. If following provision of the above, the highway authority is satisfied that the proposal would have no significant effect upon the public highway, conditions are required in relation to the provision of 2.0 metre x 2.0 metres pedestrian visibility splays to the south of the access that are maintained clear from obstruction over a height of 600mm, the retention of parking and turning on site, the driveway being constructed using bound material, the driveway being constructed so that it falls, the provision of a bin storage area closer to the road and a construction traffic management plan. Also requests an informative with regards to works to the public highway.
10. **Conservation Officer** - Comments that although the records identify that the property is listed, planning permission was granted in 1984 for demolition of the listed building and the construction of a new dwelling. The building was never delisted. Whilst the building is no longer of high significance, it is located centrally within the Waterbeach conservation area and makes a positive contribution. The traditional timber shop front would complement the character of the conservation area. The extension would complement the design and form of the existing building. Request conditions in relation to materials and joinery details of the shop front including moulding, glazing, window reveal and paint finish.
11. **Environmental Health Officer** - Comments are awaited.

Representations

12. The occupier of No. 7 Green Side comments that the site is not an established A1 retail use and is residential, there is poor and dangerous access and parking provision with danger to pedestrian particularly the elderly, disabled and children, the need for

re-location is irrelevant, the listed status of the property is a question, there is a need for a transport assessment to support the application as the traffic levels would be likely to exceed the thresholds in relation to traffic generation and conflict between vehicles and pedestrians set out in guidance by the Department of Transport, Communities and Local Government and limited mitigation measures would encourage the promotion of non- motorised transport modes.

13. A local resident from Lode Avenue comments that the opportunity to move Waterbeach pharmacy from its present dangerous and congested position on Chapel Street to Green Side should be taken. The current pharmacy is situated on a bend in the road with poor site lines either way. The pavement is narrow. There are no parking yellow lines outside the pharmacy and but vehicles constantly park on them. There is no pedestrian crossing to assist the young, elderly and disabled. The move across to Green Side would improve the site lines. Parking would be possible in this area. However, the bus stop would need to be marked and no parking written on it. It is believed that the property is listed and was listed incorrectly when rebuilt. There used to be shops to the left of 5 Green Side and there is a van hire business now.

Site and Surroundings

14. The site is located within the Waterbeach village framework and conservation area. No. 5 Green Side is a listed building. It is currently a detached, two-storey, brick and plain tile modern dwelling that is set on the back edge of the footpath. There is a driveway to the southern side that leads to a garage and gravel parking and turning area to the rear. Beyond is a rear garden. An office building and three dwellings are situated to the south and a residential property is situated to the north.

Proposal

15. The proposal seeks external alterations in the form of a shop front and the insertion of additional first floor windows in the side elevations of the building, a two-storey rear extension and conversion of the existing single dwelling to form a pharmacy at ground floor level and two one bedroom flats at first floor level. One staff parking vehicle space would be provided within the garage for the pharmacy and two vehicle parking spaces would be provided within the existing garden for the flats. 4 cycle parking spaces and a refuse storage area would also be provided on site.

Planning Comments

16. The key issues to consider in the determination of this application relate to the principle of the development, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon highway safety, the conservation area, the listed building, the setting of adjacent listed buildings and neighbour amenity.

Principle of Development

17. The site is located in the Waterbeach village framework. The conversion and extension of the premises to form a pharmacy at ground floor level and two flats at first floor level is acceptable in policy terms.
18. The scale of the pharmacy would be appropriate to the function and size of the village as a Minor Rural Centre and would be located in the centre of the village close to a number of other services and facilities. The proposal would therefore comply with Policy SF/4 of the adopted LDF.

19. The provision of two flats would make the most efficient use of land in a Minor Rural Centre. The proposal would therefore comply with Policy ST/5 of the LDF.

Housing Density

20. The site measures 0.05 of a hectare in area. The erection of two dwellings would equate to a density of 40 dwellings per hectare. This density would not comply with the requirement under Policy HG/1 of the LDF of at least 40 dwellings per hectare in sustainable locations.

Housing Mix

21. The provision of two flats with 1 bedroom would comply with Policy HG/2 of the LDF that states that in developments of up to 10 dwellings, market properties should provide at least 40% of homes with 1 or 2 bedrooms.

Affordable Housing

22. The proposal would result in a net increase in one dwelling on the site. The development is not therefore required to contribute towards affordable housing provision as Policy HG/3 of the LDF only requires affordable housing in schemes where planning permission is granted for two or more dwellings.

Developer Contributions

23. The new development would put extra demand on open space and community facilities in Waterbeach.
24. Recent Government advice (issued through the National Planning Practice Guidance) has led to confusion over the ability of local planning authorities to seek financial contributions. That advice has now been largely cancelled as a result of the recent judicial review decision, which allows the payment of contributions to continue in appropriate cases. However, Waterbeach is one of the villages that has pooled five or more offsite public open space contributions and as such any further request would not be Community Infrastructure Levy (CIL) compliant unless there is a specific need for contributions to make the development acceptable in planning terms. The more informal policy on indoor community facilities is also lacking when considering the CIL.
25. In this case, there is not considered to be a specific need in order to mitigate the impact of the development and contributions and not therefore sought.

Highway Safety

26. The site is located in the centre of the village on Green Side. This is a main road through the village with a speed limit of 30 miles per hour. The site is close to the junction with Cambridge Road. There is unrestricted parking on the road and a bus stop.
27. The Local Highways Authority has no objections to the proposal (as amended) subject to conditions.
28. The Parish Council and neighbour at No. 7 Green Side have stated that the application should be supported by a Transport Assessment as a result of the amount of vehicle movements and conflict between non-motorised movements and motorised

movements.

29. The neighbour has commented that the number of visits to the site was 19 between 16.15 and 17.15 on one day in the summer and is likely to be higher in the winter months. Officers acknowledge this point but question whether all of these visits were made by vehicles as opposed to cyclists or pedestrians. The threshold that triggers the need for a Transport Assessment is 30 two-way movements in one hour or 100 two-way movements in a single day. The Local Highways Authority has advised that due to the scale of the proposal with a floor space of 89 square metres, it is unlikely that the amount of vehicle movements would exceed the threshold and justify the submission of a Transport Assessment to support the application. It should be noted that a Transport Assessment is normally only required for applications with a floor space of 1000 square metres.
30. The close proximity of the site to the busy and dangerous junction is the cause of the conflict. There have been three slight accidents at this junction over the last 5 years. Although officers acknowledge that the site is close to the junction, the Local Highways Authority has advised that this level of conflict would not justify the need for a Transport Assessment.
31. The site would provide one on-site space for staff at the pharmacy and two on-site spaces for the two flats. The amount of traffic using the driveway would not increase from the existing use as the site currently has a garage and a large gravel area that is not identified specifically for turning on the application plans so three vehicles could currently park on site.
32. Whilst the level of parking would not comply with the Council's parking standards that require an average of 1.5 spaces per dwelling and 1 space per 20 square metres of floor space, it is considered acceptable given the sustainable location of the site within the centre of the village and easily accessible by non-motorised modes of transport such as walking and cycling. The supporting text to Policy TR/2 of the LDF states that at peak times, a good indication of how the proposal would increase on-street parking is a figure of 1 car per 28 square metres of floor space for a retail use. With a floor space of 89 square metres, this would result in the need for a maximum of three on-street parking space that would not be detrimental to highway safety in an area where there are currently no parking restrictions.

Listed Building and Conservation Area

33. The building is officially grade II listed. However, it is not a building of architectural or historic merit due to the original building being demolished and the current premises being reconstructed in 1984. The only reason it is listed is because it has never been delisted. The development would be in keeping with the existing property and is not therefore considered to harm the character and appearance of the listed building. It would also not damage the setting of adjacent listed buildings.
34. The new shop front would be traditional in design and complement the existing building. The development would therefore preserve the character and appearance of the conservation area. Conditions would be attached to any consent to ensure the use of appropriate materials and details.

Neighbour Amenity

35. The proposal is not considered to result in an unacceptable rise in the level of noise and disturbance that would seriously harm the amenities of neighbours. Although it is

noted that the parking area would be located further to the rear of the premises, it would be situated adjacent to the driveway rather than the garden of the neighbour.

36. The external alterations to include the insertion of first floor windows in the south side elevation of the building facing No. 7 Green Side are not considered to seriously harm the amenities of these neighbours through overlooking as a condition would be attached to any consent to ensure that they are obscure glazed and fixed shut.
37. The external alterations to include the insertion of first floor windows in the south side elevation of the building facing No. 3 Green Side and No. 1 Gibson Close together with the extension are not considered to seriously harm the amenities of these neighbours through being unduly overbearing in mass, through a loss of light or through overlooking as No. 3 is an office building and No. 1 Gibson Close has a small front garden that is not private.
38. There is one first floor window in the office building that faces towards the first floor lounge and bedroom windows of the proposed flats. This is not considered to result in a significant loss of privacy to the occupiers of the flats given that there would be a distance of 9 metres and oblique angle of view between the windows.

Conclusion

39. 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

40. Officers recommend that the Committee approves the application subject to the following conditions: -

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 15003/01, 15003/02 Revision a, 15003/03 Revision a, 15003/04 Revision a and 15003/05 Revision a.
(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 development preserves the character and appearance of the conservation area and listed building in accordance with Policies CH/3 and CH/5 of the adopted Local Development Framework 2007.)
- (d) No development shall take place until precise details of the shop have been submitted to and approved in writing by the Local Planning Authority. The

details shall include sections showing the moulding, type of glazing, set in reveal and paint finish. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the development preserves the character and appearance of the conservation area and listed building in accordance with Policies CH/3 and CH/5 of the adopted Local Development Framework 2007.)

- (e) The development hereby permitted shall not be occupied until the site has been laid out for parking and turning as shown on drawing number 15003/05 Revision a. The parking and turning areas shall thereafter retained for such purposes.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (f) Visibility splays shall be provided on the south side of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0 metres x 2.0 metres measured from and along respectively the back of the footpath.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (g) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
- (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (h) Apart from any top hung vent, the proposed first floor windows in the north side elevation of the development, hereby permitted, shall be (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (i) No further windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the first floor north side elevation/ roof slope of the development hereby permitted, unless the windows are (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; or expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

- (a) The granting of a planning permission does not constitute a permission or licence 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 Local Highway Authority for such works.

Background Papers:

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- Planning File References S/1439/15/FL, S/1440/15/LB, S/0651/15/FL, S/0811/15/LB, S/1666/92/F, S/2040/87/F, S/2041/87/LB, S/2002/84/F and S/2003/84/LB

Report Author:

Karen Pell-Coggins
Telephone Number:

Principal Planning Officer
01954 713230

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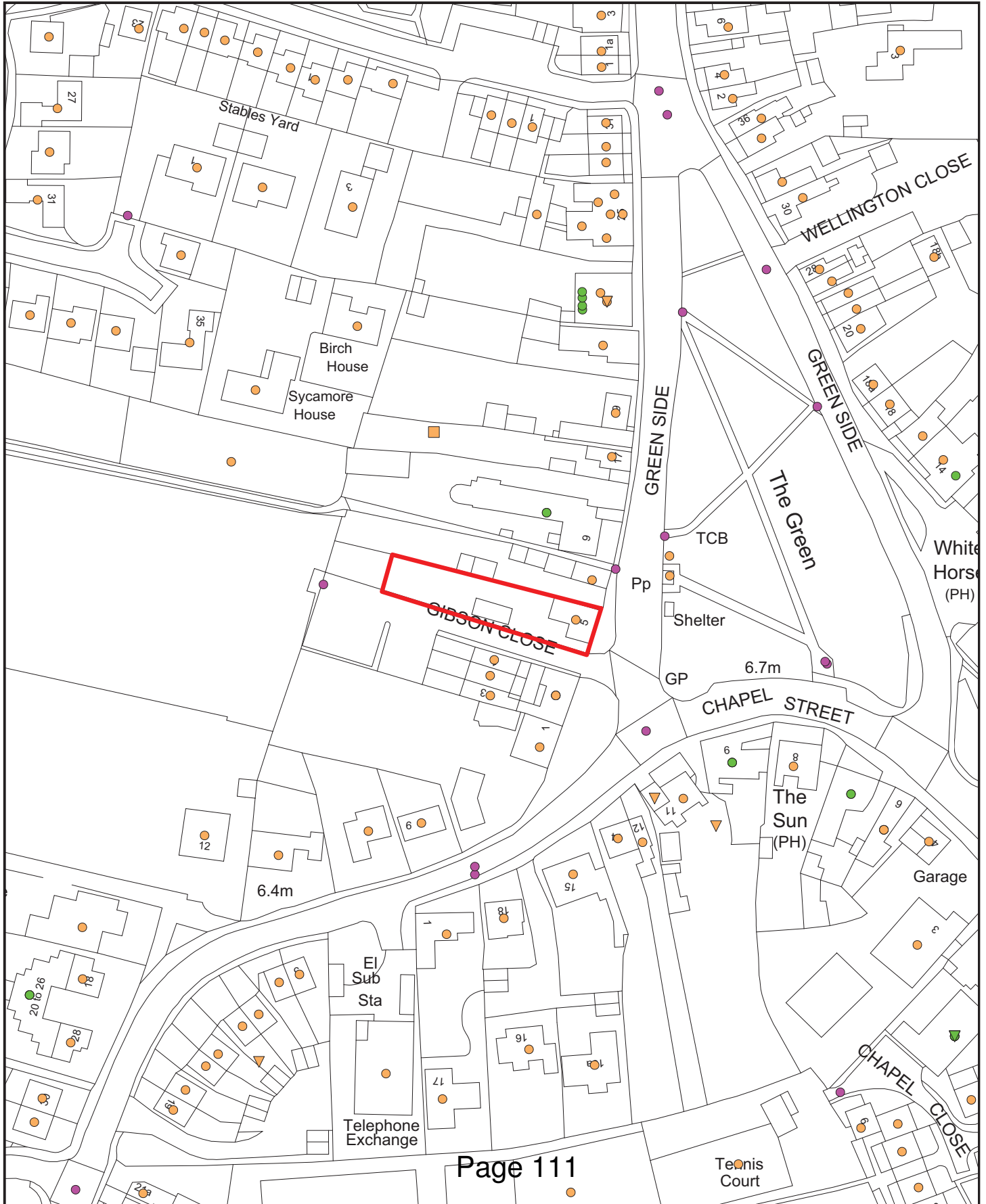
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Agenda Item 13

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1440/15/LB
Parish:	Waterbeach
Proposal:	Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage
Site address:	5 Green Side
Applicant(s):	Medicines 4 U Ltd.
Recommendation:	Approval
Key material considerations:	Principle of Development Conservation Area Listed Building
Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins, Principal Planning Officer
Application brought to Committee because:	The officer recommendation conflicts with the recommendation of Waterbeach Parish Council
Date by which decision due:	31 July 2015 (Extension of Time Agreed)

Site and Surroundings

1. The site is located within the Waterbeach village framework and conservation area. No. 5 Green Side is a listed building. It is currently a detached, two-storey, brick and plain tile modern dwelling that is set on the back edge of the footpath. There is a driveway to the southern side that leads to a garage and gravel parking and turning area to the rear. Beyond is a rear garden. An office building and three dwellings are situated to the south and a residential property is situated to the north.

Proposal

2. The proposal seeks external alterations in the form of a shop front and the insertion of additional first floor windows in the side elevations of the building, a two-storey rear extension and conversion of the existing single dwelling to form a pharmacy at ground floor level and two one bedroom flats at first floor level. One staff parking vehicle space would be provided within the garage for the pharmacy and two vehicle parking

spaces would be provided within the existing garden for the flats. 4 cycle parking spaces and a refuse storage area would also be provided on site.

Planning History

3. **S/0651/15/FL** - Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage - Withdrawn
S/0811/15/LB - Extension, External Alterations and Conversion of Dwelling to Form Ground Floor Pharmacy and Two First Floor Flats together with Provision of Parking Spaces, Cycle and Bin Storage - Withdrawn
S/1666/92/F - Extensions (Renewal of Time Limited Permission S/2040/87/F) - Approved
S/2041/87/LB - Extensions - Approved
S/2040/87/F - Extensions - Approved
S/2003/84/LB - Demolition and Reconstruction of Dwelling - Approved
S/2002/84/FL - Reconstruction of Dwelling and Erection of Garage/Workshop - Approved

National Guidance

4. National Planning Policy Framework 2012
National Planning Practice Guidance 2014

Planning Policies

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

CH/3 Listed Buildings
CH/4 Development Within the Curtilage of a Listed Building
CH/5 Conservation Areas

6. **South Cambridgeshire Local Plan Submission 2014**

NH/14 Heritage Assets

7. **South Cambridgeshire Supplementary Planning Documents**

Development Affecting Conservation Areas SPD - Adopted January 2009
Listed Buildings SPD - Adopted July 2009

Consultation

8. **Waterbeach Parish Council** - Recommends refusal and makes the following comments: - Waterbeach Planning Committee object to this application due to concerns regarding traffic issue and request a transport impact assessment is carried out prior to a decision being taken. Particular concern was raised regarding an unmarked bus stop outside the site which would have trouble dropping [people off if parking is not controlled. How will the site fit into the conservation area with the suggested frontage changes?
9. **Conservation Officer** - Comments that although the records identify that the property is listed, planning permission was granted in 1984 for demolition of the listed building and the construction of a new dwelling. The building was never delisted. Whilst the

building is no longer of high significance, it is located centrally within the Waterbeach conservation area and makes a positive contribution. The traditional timber shop front would complement the character of the conservation area. The extension would complement the design and form of the existing building. Request conditions in relation to materials and joinery details of the shop front including moulding, glazing, window reveal and paint finish.

Planning Comments

10. The key issues to consider in the determination of this application relate to the the impacts upon the conservation area and listed building.

Listed Building and Conservation Area

11. The building is officially grade II listed. However, it is not a building of architectural or historic merit due to the original building being demolished and the current premises being reconstructed in 1984. The only reason it is listed is because it has never been delisted. The development would be in keeping with the existing property and is not therefore considered to harm the character and appearance of the listed building.

Conclusion

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

Recommendation

13. Officers recommend that the Committee approves the application subject to the following conditions: -

Conditions

- (a) The proposed works shall be carried out strictly in accordance with the approved plans and specification of works noted thereon, except where modified by the conditions of this consent.
(Reason - To ensure compliance with the approved plans.)
- (b) The proposed works shall be carried out strictly in accordance with the approved plans namely drawing numbers 15003/01, 15003/02 Revision a, 15003/03 Revision a, 15003/04 Revision a and 15003/05 Revision a. and specification of works noted thereon, except where modified by the conditions of this consent.
(Reason - To ensure compliance with the approved plans.)
- (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 development preserves the character and appearance of the conservation area and listed building in accordance with Policies CH/3 and CH/5 of the adopted Local Development Framework 2007.)
- (d) No development shall take place until precise details of the shop have been submitted to and approved in writing by the Local Planning Authority. The

details shall include sections showing the moulding, type of glazing, set in reveal and paint finish. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the development preserves the character and appearance of the conservation area and listed building in accordance with Policies CH/3 and CH/5 of the adopted Local Development Framework 2007.)

Background Papers:

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

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- Planning File References S/1439/15/FL, S/1440/15/LB, S/0651/15/FL, S/0811/15/LB, S/1666/92/F, S/2040/87/F, S/2041/87/LB, S/2002/84/F and S/2003/84/LB

Report Author:

Karen Pell-Coggins
Telephone Number:

Principal Planning Officer
01954 713230



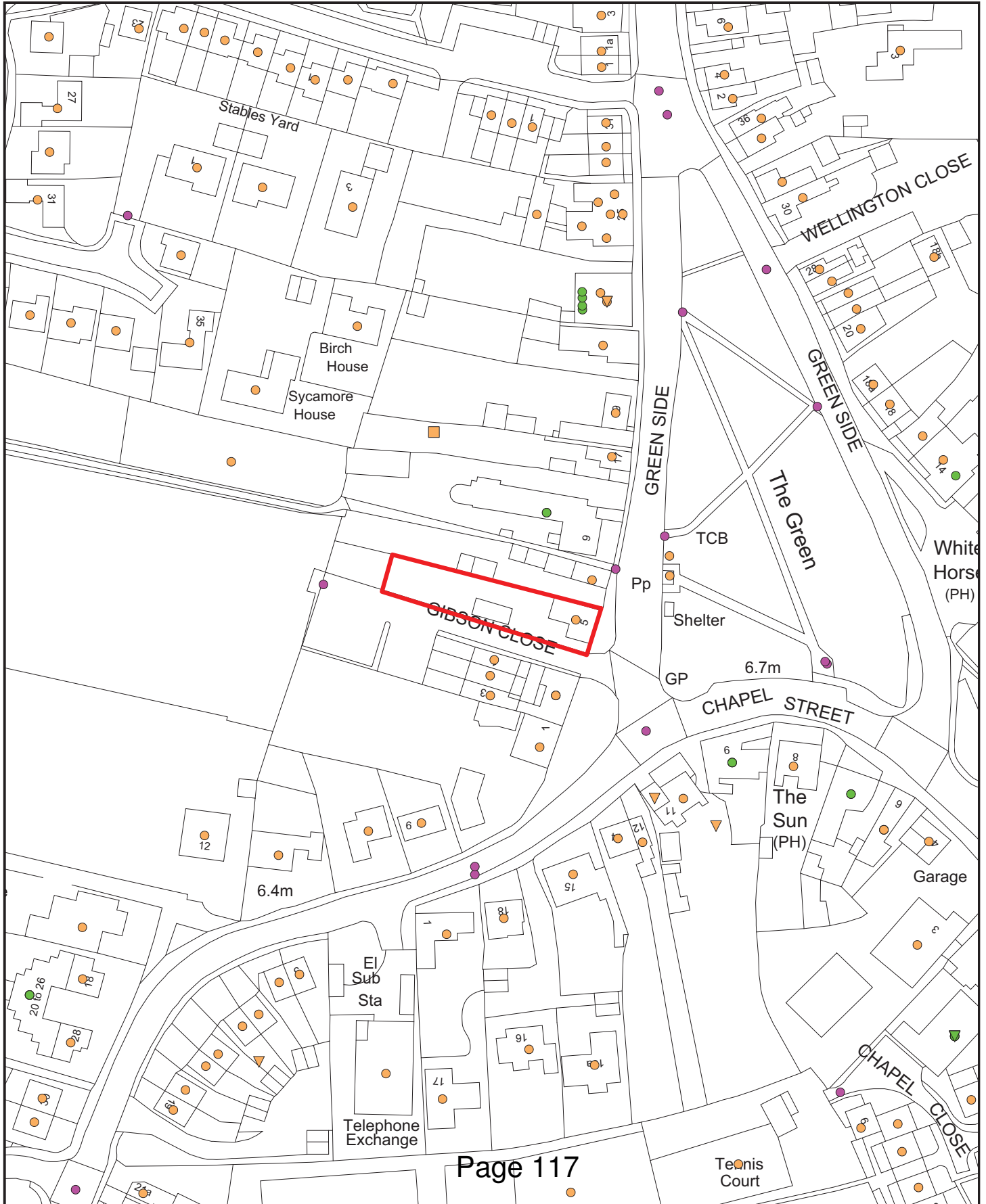
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Agenda Item 14

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1603/15/FL

Parish: Waterbeach

Proposal: Dwelling

Site address: Land Off Mill Lane

Applicant(s): Tom Higgins

Recommendation: Approval

Key material considerations: Principle of Development
Housing Density
Developer Contributions
Character of the Area
Highway Safety and Parking
Neighbour Amenity

Committee Site Visit: No

Departure Application: No

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Waterbeach Parish Council

Date by which decision due: 24 August 2015

Planning History

1. S/0083/88/F - 8 Houses - Approved
S/0302/87/F - Demolition of Existing Cottages and Erection of 11 Houses - Appeal Dismissed (character of the area and lack of parking)

2. **National Guidance**

National Planning Policy Framework 2012
Planning Practice Guidance

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

ST/2 Housing Provision
ST/5 Minor Rural Centres

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 Developments
DP/7 Development Frameworks
HG/1 Housing Density
NE/6 Biodiversity
NE/11 Flood Risk
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards

5. **South Cambridgeshire Local Development Framework Supplementary Planning Documents**

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

6. **South Cambridgeshire Local Plan Submission 2014**

S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
S/9 Minor Rural Centres
HQ/1 Design Principles
H/7 Housing Density
NH/4 Biodiversity
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
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
TI/8 Infrastructure and New Developments

Consultations

7. **Waterbeach Parish Council** - Recommends refusal and makes the following comments: -

“Object to this application as the Design and Access Statement looks to be incorrect as parking provision for Pieces Court is within the residents deeds that they each have two dedicated parking spaces. Therefore, this restricts additional parking required for the planning application. Obscure glass is recommended for overlooking windows”.

8. **Local Highway Authority** - Comments that the proposal would not have a significant

adverse effect upon the public highway.

9. **Environmental Health Officer** - Suggests conditions in relation to hours of construction related deliveries, noisy works and the use of power machinery. Also requests informatives with regards to the burning of waste on site and pile driven foundations.

Representations

10. The occupier of **No. 18 Pieces Lane** objects to the application on the grounds of a lack of on-site parking as any on-street parking would affect visibility from the driveway, noise and disturbance, loss of privacy and loss of light from the close proximity of the building to the property leading to a loss of value of the property and the visual impact of the bin store and cycle parking at the front of the property. Also questions whether the porch forms part of the application.
11. The occupier of **No. 2 Pieces Court** opposes the application on the grounds of insufficient parking. At present, each of the houses at 1-7 Pieces Court owns two parking spaces each as listed in the deeds of the property. No. 8 only has one parking space as the porch/garage was built across the other space. The turning circle to the front of No. 3 does provide two spaces but this is used by visitors and may not be available to the residents of the new dwelling.

12. Site and Surroundings

The site is located within the Waterbeach village framework and currently forms a garage and garden to the dwelling at No. 8 Pieces Court. A communal parking area is situated to the front. The site is situated within Flood Zone 1 (low risk).

13. Proposal

The proposal seeks the erection of a dwelling. It would be attached to the western elevation of the existing dwelling at No. 8 Pieces Court. The height would match Nos. 7 and 8 Pieces Court and the design would be similar to No. 7 Pieces Court with the ridgeline parallel to the road. Two parking spaces would be provided for the existing dwelling at No. 8 Pieces Court and the new dwelling within the communal parking area to the front. Each property would have a refuse storage area and cycle parking immediately to the front of the dwelling.

Planning Comments

14. The key issues to consider in the determination of this application relate to the principle of the development, housing density, developer contributions and the impacts of the development upon the character and appearance of the area, highway safety, parking and neighbour amenity.

Principle of Development

15. 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 Waterbeach as a 'Group Village,' where the construction of a single new residential dwelling within the framework is supported.
16. 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.

Housing Density

17. The site measures 0.0135 of a hectare in area. The erection of one dwelling would equate to a density of 74 dwellings per hectare. This density would comply with the requirement under Policy HG/1 of the LDF of at least 40 dwellings per hectare in sustainable locations such as Waterbeach.

Developer Contributions

18. The new development would put extra demand on open space and community facilities in Waterbeach.
19. Recent Government advice (issued through the National Planning Practice Guidance) has led to confusion over the ability of local planning authorities to seek financial contributions. That advice has now been largely cancelled as a result of the recent judicial review decision, which allows the payment of contributions to continue in appropriate cases. However, Waterbeach is one of the villages that has pooled five or more offsite public open space contributions and as such any further request would not be Community Infrastructure Levy (CIL) compliant unless there is a specific need for contributions to make the development acceptable in planning terms. The more informal policy on indoor community facilities is also lacking when considering the CIL.
20. In this case, there is not considered to be a specific need in order to mitigate the impact of the development and contributions and not therefore sought.

Character and Appearance of the Area

21. Pieces Court comprises a small development of 8 semi-detached, T shape, two-storey, red brick and tile houses arranged around a communal parking areas at the end of Pieces Lane. Nos. 7 and 8 are a pair of semi-detached dwellings that have a design that consists of half with a ridgeline parallel to the road and half with a gable facing the road.
22. The erection of a dwelling attached to the existing pair of semi-detached dwellings would result in a terrace of three dwellings. Whilst it is noted that this would not be in keeping with the semi-detached dwellings in Pieces Court, it is not considered to have an unacceptable visual impact upon the character and appearance of the street scene as there are a variety of different scale properties in the area. The development would not result in the loss of an important open gap between the dwellings due to the garage and that the houses are set fairly close together. The design, although narrower, would be similar to that at No. 7 Pieces Court and the materials would match the existing dwellings.
23. The erection of a refuse store to accommodate waste bins and the provision of a secure cycle parking space for the existing dwelling at No. 8 Pieces Court and the new dwelling are not considered to have an unacceptable visual impact.

Highway Safety and Parking

24. The Local Highway Authority has raised no objections to the proposal. The existing communal parking areas to the front of the dwellings in Pieces Court each comprise 6

to 8 parking spaces. There are also two on-street parking spaces in the turning head on the public highway that would still allow vehicles to turn at the end of Pieces Lane along with unrestricted on-street parking along Pieces Lane.

25. In the determination of the appeal for 11 dwellings under planning reference S/0302/87/F, the Inspector commented that the proposed development indicates 11 houses with provision for 13 spaces, marginally less than the Council's minimum standards for small houses of 1.25 per dwelling. This is wholly inadequate.
26. The Council's parking standards are now an average of 1.5 spaces per dwelling and a maximum of 2 spaces per dwelling with three or more bedrooms in poorly sustainable areas. Visitor parking 0.25 spaces per dwelling with 2 parking spaces. The provision of 16 spaces for 9 houses would equate to approximately 1.77 spaces per dwelling. This is considered satisfactory given that Waterbeach is a sustainable location.
27. Whilst it is acknowledged that the development would not result in the provision of on-site parking spaces for the existing dwelling at No. 8 Pieces Court and the new dwelling, this is not considered to result in on-street parking that would be detrimental to highway safety or materially harm the amenities of nearby residents.

Neighbour Amenity

28. The dwelling is not considered to lead to a loss of outlook, light or privacy to the neighbour at No. 18 Pieces Lane. The dwelling would be located in line with that front and rear two-storey part of that property, next to its blank side elevation and to the north east of its garden so there would be no loss of light or outlook. The first floor window in the rear elevation adjacent the boundary serves a bathroom that is a non-habitable room that looks down the garden and a condition would be attached to any consent to ensure that the first floor landing window in the side elevation is obscure glazed and fixed shut unless the non-opening section is above 1.7 metres from finished floor level of the room which it is installed. A condition would also be attached to any consent to ensure that construction would not result in noise and disturbance at unsociable times of the day.

Other Matters

29. The loss of the value of a property is not a planning consideration that can be taken into account in the determination of the application.
30. The existing porch to No. 8 would be replaced as part of the application and the description of the application has been changed to reflect this point.

Conclusion

31. 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.

Recommendation

32. Approve 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: - 1:1250 location plan and drawing numbers AH121490/01 Revision A, AH121490/02 Revision A, AH121490/03 Revision A and AH121490/06.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) **Details of the materials to be used in the external construction of the dwelling, hereby permitted, shall follow the specifications as shown on the application form and approved drawings.**
(Reason- To ensure the development is in keeping with the character and appearance of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (d) **Apart from any top hung vent, the proposed first floor windows in the west side elevation of the development, hereby permitted, shall be (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.**
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (e) **No windows, doors or openings of any kind, other than those expressly authorised by this permission shall be constructed in the west side elevation of the development at and above first floor level unless the windows are (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; or 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.)
- (f) **During the period of demolition and construction, no construction related deliveries, noisy works or power operated machinery shall be carried out on the site before 08.00 hours and after 18.00 hours on weekdays and before 08.00 hours and after 13.00 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) During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
- (b) Should pile driven foundations be proposed, then before works commence a

statement of the method for construction of these foundations shall be submitted to the District Environmental Health Officer so that noise and vibration can be controlled.

Background Papers:

The following 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 Supplementary Planning Documents
- South Cambridgeshire Local Plan Submission 2014
- Planning File References S/1603/15/FL, S/0083/88/F and S/0302/87/F

Report Author:

Karen Pell-Coggins
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Principal Planning Officer
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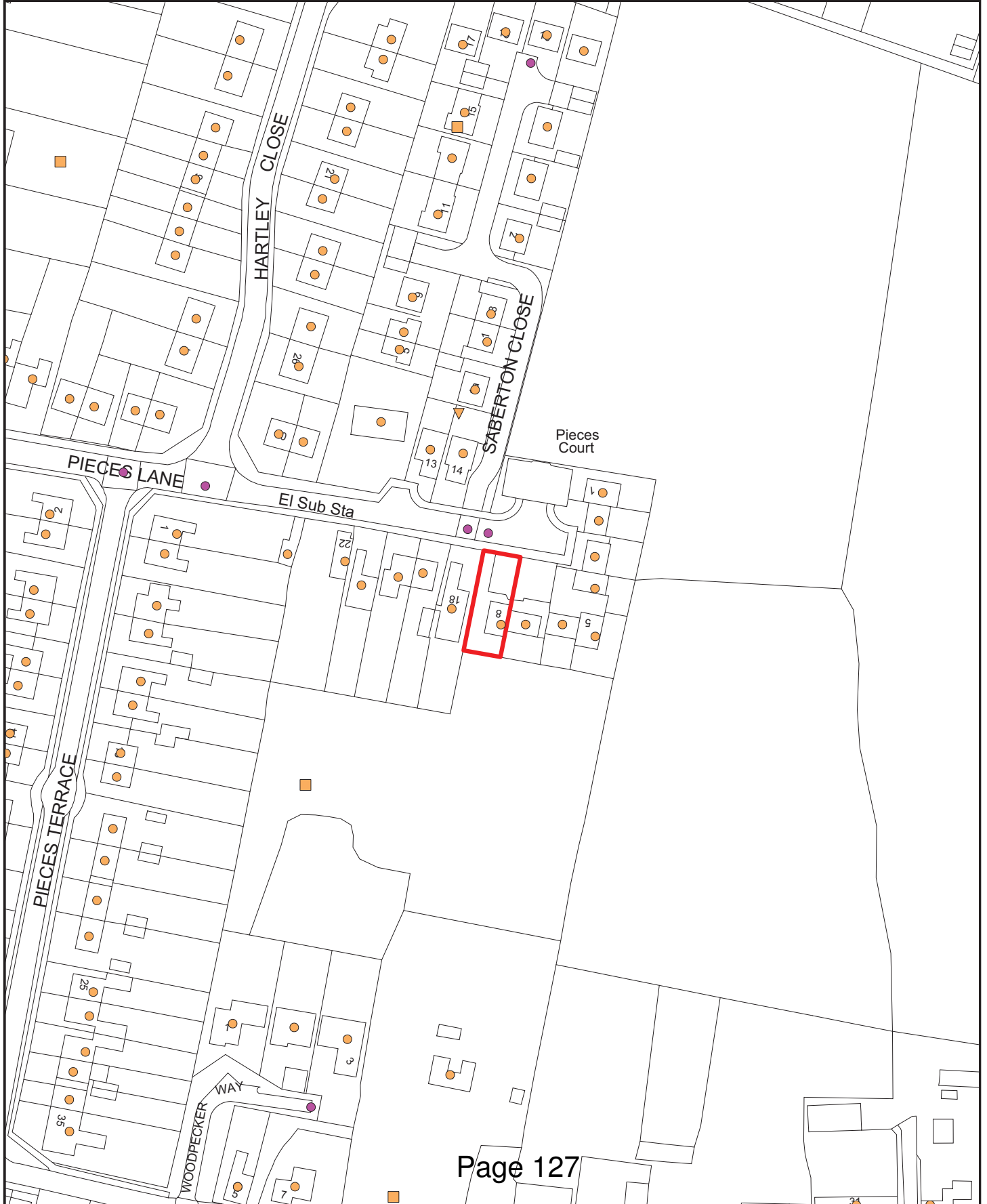
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Agenda Item 15

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0303/15/FL

Parish(es): Harston

Proposal: Erection of a dwelling

Site address: 2 High Street, Harston Cambridge

Applicant(s): Hawthorn Leisure Ltd

Recommendation: Approve

Key material considerations: Principle of development
Density
Character and appearance of the Area
Neighbour amenity
Highway safety and parking provision
Trees and landscape

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Susan Heinrich

Application brought to Committee because: The view of the Parish Council is contrary to that of officers

Date by which decision due: 8 April 2015

Planning History

1. No relevant planning history

Planning Policies

2. **National Planning Policy**
National Planning Policy Framework - March 2012 (NPPG)
National Planning Practice Guidance - 2014 (NPPG)
3. **Local Development Framework (LDF) Core Strategy 2007**
ST/3: Re-Using previously developed Land & Buildings
ST/6 Group Villages

4. **Local Development Framework Development (LDF) Control Policies 2007**

DP/1: Sustainable Development
DP/2: Design of New Development
DP/3 Development Criteria
DP/7: Development Frameworks
HG/1: Housing Density
CH/6: Protected Village Amenity Area
TR/2 Car and Cycle Parking Standards

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

District Design Guide - adopted March 2010
Landscape in New Developments - adopted 2 March 2010
Trees & Development Sites - adopted 15 January 2009

6. **Proposed Local Plan July 2013**

S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
SC/3 Protection of Village Services and Facilities
NH/11 Protected Village Amenity Area
TI/3 Parking Provision

Consultations

7. **Parish Council** - Recommend refusal and have attached an email from the Headteacher of the Harston and Newton Community Primary School which is adjacent to the site. The email states that there are a number of concerns regarding the proposed building.
- There are plans to install a crossing just at the entrance to the proposed house. This may make it difficult for the children to safely use the crossing and for the owner to get in and out. I feel that there needs to be consideration of this
 - The school staff and parents unofficially use the Pemberton Arms car park. I am concerned that the congestion and parking outside the school will increase and this may create a greater danger to the children coming into school via Station Road. This is a large group of children who come from Button End and along the Royston Road
 - It is great shame that the proposal is to build a large home which will be to buy and will not be affordable to the local community. Staffing is a constant concern for schools in the area and this will not help alleviate this.
8. The Chair of the parish council has also requested that this application is put back to the October meeting of the Planning Committee. Harston Parish Council's next meeting, which is open to the public, is not until 3 September. A parish council has a requirement to discuss a planning application at a public meeting, with all of the relevant documentation at hand. That has not happened because it did not receive a Highways' report in time for a discussion any earlier.
9. **Local Highway Authority (LHA)** - Originally recommended refusal due to insufficient traffic information in relation to the satisfactory functioning of the highway and unacceptable car park survey. They offered to further consider this proposal if more appropriate data was provided in more representative months. Having subsequently received this information the Highway Authority removed their objection and requested a number of conditions concerning pedestrian visibility splays for highway

safety purposes; the drive ways falls and levels avoid water from the site draining across or onto the adopted public highway; that the existing access to the site is closed and the highway verge shall be reinstated in accordance with an agreed scheme; that sufficient parking space is provided; and that no demolition or construction works starts on site until a traffic management plan has been agreed.

10. **Trees Officer** - Has no objection subject to the trees being protected in line with the measures in the submitted report. Wishes to see conditions in relation to tree protection measures are carried out before delivery of plant, materials and start of scheme and that these are kept in place until most of the development has been completed.

Representations

11. No 2a High Street – Supports the proposal in principle, but has concerns regarding overlooking causing lack of privacy. They make reference to the District Design Guide SPD and highlight that *“All the windows are between 26.7m and 31.8m from our house, at the mid-point of the window. One is a bathroom window and we assume this will have obscured glass”* (which is correct). They also raise the issue of the angle of the windows with two facing the bottom of their garden (from the north east elevation) with an angle of about *“63 degrees from the perpendicular towards our house”* which *“will directly overlook our garden only 14.7m away”*. Also a third window facing west from towards their lounge window at *“25 degrees from the perpendicular”* which will have *“direct line of sight into our house”*. They would like this window removed or, moved to the east side of the house or glazed.

Planning comments

Site and surrounding area.

12. This site is located within the village framework of Harston, as defined on the proposals map (Inset No 49) and is classified as a Group Village under Policy ST/6. The site lies near the south edge of the village framework with residential properties lying to the north and south, a public house (Pemberton Arms) to the north west and on the east side, a school playing field. This has a 1m high wire fence and a small number of trees and shrubs lying along the boundary between them. It also situated to the west side of the local Protected Village Amenity Area (Policy CH/6) which covers the grounds of the school. This policy does not allow development if it has a negative impact on the village environment. Given the uses surrounding this site, this proposed development does not have such an impact.

Proposed Scheme

13. The proposal would involve demolishing the existing garage and greenhouse and erecting a four bedroomed two storey dwelling (7.6 metres high) on the south east side of the public house car park. The proposed design of the development involves a double gable roof with a rear extension on the north east side, which also has a double gable roof, and on the north west side a chimney. There are parking spaces for two cars on site which include space for turning.

Principle of development

14. The existing site is currently used as the part of the car park for the public house and any development on this site would be considered as re-using previously developed

land & buildings under policy ST/3, which encourages the use of previously used land and buildings.

15. 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 Harston as a Group Village where the construction of a single residential dwelling within the village framework will be supported. Where this is the case, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. 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*”.
16. 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.
17. The proposed site measures approximately 0.0578 hectares in area, which equals a density of just over 17.5 dwellings per hectare. Although this is below the required average level of at least 30 dwellings per hectare, Policy HG/1 Housing Density allows for “*exceptional local circumstances*”. As the site is within a rural setting that has larger dwellings located in larger plots in this area, the proposal is acceptable in terms of density. Despite the local concerns there is no objection in policy terms to a large dwelling which may be costly to buy as housing mix and affordable housing policies do not apply to single dwelling sites.

Impact on the Character and Appearance of the Area

18. The front of the proposed dwelling faces south west and has the front door located in the middle of the property with vertically aligned windows, which is similar to the front of the adjacent public house, which would be the nearest building. The proposed roof is a natural slate tile and the external finish on the walls a cream render, which is also similar to adjacent public house.
19. Policy DP/2 on the Design of all New Development requires proposals to be of a suitable size and type for the area as well as a high quality, meeting a number of design standards, as well as preserving or enhancing the character of the local area. In terms of its design, appearance and proportions, the proposed dwelling is in keeping with the character and appearance of dwellings in the area and as a result would not be excessively outstanding in the street scene views or cause substantial harm.

Neighbourhood Amenity

20. On the north east rear elevation, the proposed dwelling has three windows at both ground floor and first floor levels, which overlook the rear gardens of those dwellings on the High Street. On the north west side elevation there is one window on the ground floor and one on the first and on the side south west elevation there is just one window on the ground floor.

21. To the north east of the site lies 2a High Street and the neighbour has raised concerns regarding overlooking causing a lack of privacy both into their rear garden and house. However, as they confirm in their comments, the minimum distance identified under the District Design Guide SPD between the proposed windows is achieved.
22. In relation to the wider angle they make reference to, although the 45 degree angle would be obstructed, this is not considered to harm the amenities of the property due to the distance the new dwelling is from the property. Also with the narrower angle, again due to the distance the window is from the property, this is not considered to unacceptable harm their amenity.
23. On the north east side elevation, the first floor windows of the proposed dwelling will be over 25 metres away and on the side south west elevation there are no first floor windows. Neither of these would cause any overlooking issues.
24. Also with regards to the potential issue of noise from the public house, this is not considered to be an issue as there are a number of properties in the High Street that are closer to the public house. None of the neighbours have raised this as an issue.
25. There is also a potential issue with noise from the cars using the car park. However, as the car park is being reduced in size, this issue is likely to decline. In addition to this, the buffer between the car park and 2a High Street is being increased in depth (approx. 3.5 metres) on the eastern end. Although the north east side elevation of the proposed dwelling will only be less than a metre from the car park, it will have a 1.8 metre high boundary fence.
26. In light of the above, the proposed dwelling does not have an unacceptable adverse impact on the residential amenity, such as loss of privacy or light, on the neighbouring properties nor from undue environmental nuisance such as noise. It therefore complies with Policy DP/3.

Highway Safety and parking provision

27. The Local Highway Authority has removed their original objection. They also recommend a number of conditions which should be imposed in the interests of highway safety in the event that the application is approved.
28. The existing vehicular access into the whole site will be reduced and limited to two distinct exits; one from the car park and one from the proposed dwelling. The amount of parking on site will be reduced from 31 to 17, with two of these being for the proposed dwelling. This meets the requirement of Policy TR/2 on Car and Cycle Parking Standards, where an average of 1.5 spaces per dwelling with a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas such as village locations, so is also acceptable.
29. In terms of the public house, the current 31 car parking spaces provided is the maximum required for a public house of this size under Policy TR/2, but the proposed scheme will reduce this to 15 spaces. From the additional Technical Note produced by the agent in responding to the original objections made by the Highways Authority, this confirms that the car park is used more often during the school pick up time rather than for the use of the public house for which it was originally intended. Therefore the reduction of the size of the car park should not have an impact on the operation of the public house.

30. Parents unofficially use the Pemberton Arms car park and without this facility, the parish council and local Headteacher consider it will cause increased congestion and parking outside the school. This in turn may cause a greater danger to the children coming into school. Critically, however, the car park is only used on an unofficial basis and the arrangement could be terminated at any time. As such, it is difficult to see how the loss of this facility could be sufficient to warrant refusal, even if it could be shown that the loss of this parking would adversely affect highway safety. Likewise the concern about the impact the proposed development will have on the (yet to be constructed new) school crossing cannot be given weight at the present time. Significantly, the LHA has raised no objection in this regard.

Trees and Landscape

31. The arboricultural assessment recorded no trees of high or moderate quality and only ones of low quality, and of these, only two are proposed to be removed. As recommended by the Trees Officer, conditions regarding protection measures for the remaining trees can be imposed.
32. Policy DP/1 on: Sustainable Development aims for development proposals to preserve, if not improve local landscape character and as no important trees will be lost, this proposal is considered acceptable in terms of landscaping. A condition will also be recommended to ensure details of hard and soft landscaping are submitted and implemented.

Other Matters

33. The parish council has referred to a highway's report (paragraph 8 above) which it feels it did not receive earlier enough as part of the consultation process. This is not a technical report as such, but instead comprises the LHA's formal consultation response to further information. The response essentially confirms its lack of objection and lists the conditions it would wish to see imposed if permission is granted. In the circumstances, officers do not feel that the parish council is prejudiced in any way, particularly as its objections have been made clear and it has the opportunity to be represented at the Committee meeting.

Conclusion

34. 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

35. Approve 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: 14.2039.100, 14.2039.101, 14.2039.102, and 14.2039.103**
(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 dwelling, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted LDF 2007.)
- (d) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the rear elevation of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted LDF 2007.)
- (e) **Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted LDF2007)
- (f) **The new vehicular accesses and parking areas to the existing dwelling (known as No.2 High Street, Harston) shall be constructed of a bound surface materials and provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted LDF 2007.)
- (g) **The existing access to 72 South End shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 28 days of the bringing into use of the new access.**
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted LDF 2007.)
- (h) **The proposed access and turning area shall be provided before the dwelling hereby permitted is occupied and thereafter retained as such in accordance with the approved plans**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted LDF 2007.)
- (i) **No demolition or construction works shall commence on site until a**

traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas to be addressed are:

- i. **Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)**
- ii. **Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.**
- iii. **Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)**
- iv. **Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted LDF 2007.)

- (j) **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

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

- (k) **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 LDF 2007.)

- (l) **No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.**

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

- (m) **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 LDF 2007.)

Informatives

- a) The granting of a planning permission does not constitute a permission or licence 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. Please note that the use of permeable paving within the adopted public highway is not acceptable to the Highway Authority.

Background Papers:

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

- National Planning Policy Framework (March 2011)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
<https://www.scambs.gov.uk/content/core-strategy-dpd>
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
<https://www.scambs.gov.uk/content/development-control-policies-dpd>
- Planning File Ref: S/1399/15

Report Author:

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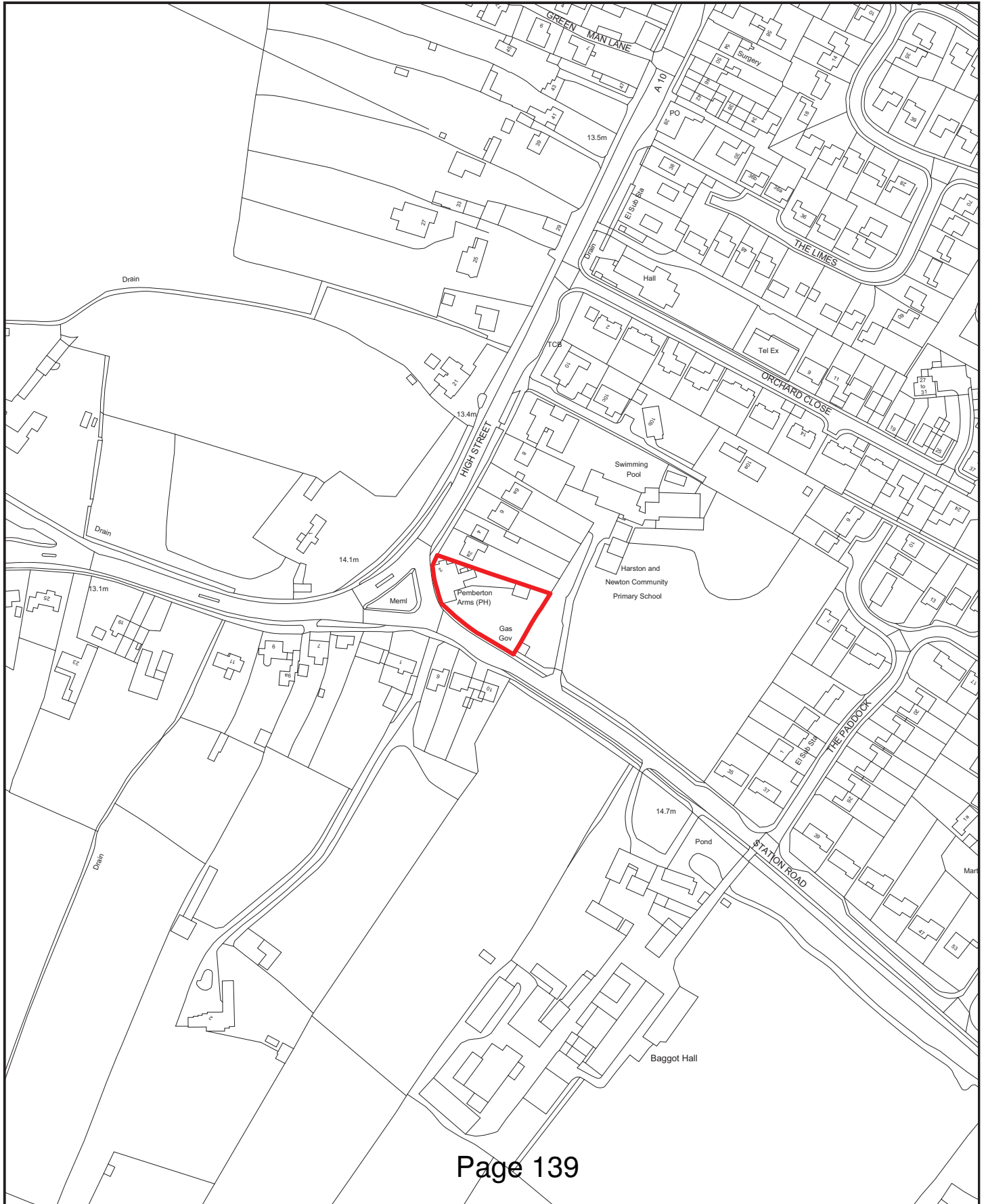
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Agenda Item 16

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1399/15/FL

Parish(es): Bassingbourn

Proposal: Replacement dwelling

Site address: 72, South End, Bassingbourn Cambridge SG8 5NL

Applicant(s): Dr J Drew & Dr I Head

Recommendation: Approval

Key material considerations: Density
Character and Appearance of the Conservation Area
Impact upon setting of adjacent listed building
Neighbourhood amenity
Highway Safety and parking provision
Trees and Landscape

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Susan Heinrich

Application brought to Committee because: The Parish Council's view is contrary to that of officers

Date by which decision due: 24 July 2015

Planning History

1. S/1138/93/F- Erection of a dwelling on the site at 70 South End (to the north of 72)
Approved

Planning Policies

2. **National Planning Policy**
National Planning Policy Framework - March 2012 (NPPG)
National Planning Practice Guidance - 2014 (NPPG)
3. **Local Development Framework Core Strategy 2007**
ST/6 Group Villages

4. **Local Development Framework Development Control Policies 2007**
 DP/1: Sustainable Development
 DP/2: Design of New Development
 DP/3 Development Criteria
 DP/7: Development Frameworks
 HG/1 Housing Density
 CH/4 Development Within the Curtilage or Setting of a Listed Building
 CH/5 Conservation Areas
 TR/2 Car and Cycle Parking Standards
5. **South Cambridgeshire LDF Supplementary Planning Documents SPD**
 District Design Guide - adopted March 2010
 Development Affecting Conservation Areas - adopted January 2009
 Landscape in New Developments - adopted 2 March 2010
 Trees & Development Sites - adopted 15 January 2009
6. **Proposed Local Plan July 2013**
 S/7 Development Frameworks
 HQ/1 Design Principles
 NH/14 Heritage Assets
 TI/3 Parking Provision

Consultations

7. **Parish Council** - Recommend refusal. The scale of the proposed property in relation to existing properties in the area, and conservation area is excessive. There would be the potential for overlooking the neighbourhood properties from the landing. A replacement bungalow or chalet bungalow would be more appropriate.
8. **Local Highway Authority** - Requested amendments to the submitted plans in relation to the pedestrian visibility splays being within the adopted public highway and needing to be relocated within the applicant site which have resulted in amended drawings which are considered acceptable. They also recommend a number of conditions regarding the drive ways falls and levels to avoid water from the site draining across or onto the adopted public highway; the drive being constructed using a bound material to prevent debris spreading onto the adopted public highway; that no demolition or construction works starts on site until a traffic management plan has been agreed; and that the existing access to the site is closed and the highway verge shall be reinstated in accordance with an agreed scheme.
9. **Conservation Consultancy** - In principle the erection of a two storey dwelling could be acceptable. However, due to the change from single to two storeys the building line could be moved back behind that of the neighbouring dwelling (no.74) to minimise views of the listed building from the north.

Representations

10. No 74 South End – Supports the proposal. They believe the proposed development would be an improvement on the existing bungalow, which is too suburban for the site. They value the work of the architect and expect the new house to be in keeping with the mixed character of South End.

Planning comments

Principle of development

11. 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 Bassingbourn as a Group Village where the construction of a single residential dwelling within the village framework will be supported.
12. 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.
13. The site measures 0.11 hectares in area. The replacement dwelling equals a density of 9 dwellings per hectare. Although this is considerably below the required average level of at least 30 dwellings per hectare, Policy HG/1 Housing Density, allows for "exceptional local circumstances". As the site is within the local Conservation Area, which has larger dwellings located in larger plots in this area, the proposal is acceptable in terms of density.

Proposed Scheme

14. The site is currently used for residential purposes and lies within a residential area with residential properties lying to the north and south, and field to the west and South End road on the east side. It is situated within the Bassingbourn Conservation Area. The proposal aims to demolish the existing bungalow (5.5 metres) and replace it with a two storey dwelling (7.6 metres). The proposed design of the development involves a double gable roof with a lower front projection (east elevation) with a double gable roof and on the ground floor at the front (east elevation) a single pitched roof. The garage also has a double gable roof. The proposed replacement dwelling would be set in a similar position and footprint as the existing, but slightly further back from the road (main building by 0.8 metres and front projection by 0.2 metres) and to the north by 0.3 metres.

Character and Appearance of the Conservation Area

15. The current bungalow (No 72) lies on the eastern and front side of the large plot, which is set back from the road. To the north of the site lies a modern two storey dwelling (No 74) and to the south a Grade 2 two storey listed building (No 74) with a Grade 2 listed single storey small barn outbuilding. Both the dwellings either side of number 72 are set back from the road. Opposite the site is a boundary wall of trees and hedges.
16. The NPPF confirms that not all elements of a Conservation Area will contribute to the area. Where a proposal "*will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*".
17. Policy DP/2 on the Design of all New Development requires proposals to be of a high quality and a suitable size and type for the area, meeting a range of design standards,

as well as preserving or enhancing the character of the local area. In terms of its design, appearance and proportions, the proposed dwelling is in keeping with the character and appearance of dwellings in the area and as a result would not be excessively outstanding in the street scene views or cause substantial harm.

Impact upon setting of adjacent listed building

18. As mentioned above, to the south there is a Grade 2 two storey listed building (No 74, also known as Red House) with a Grade 2 listed small barn outbuilding. The listed building forms a one and a half storey dwelling which lies back from the road, and is wide in character with a simple double gable roof. The listed outbuilding lies with its gable end facing the road and it also lies along the southern boundary of the front garden of the proposed site.
19. Although it is noted that the Conservation Consultancy has suggested the proposed dwelling be moved back (by a number of metres), previous advice on the scheme did not raise this as an issue as the separation distance between the buildings is to be retained and the proposed dwelling sits "*behind the building line of the forward most section of the existing bungalow*" and this was not considered to result in harm to the setting of the adjacent listed building (Red House).

Therefore having considered this further, although there is some impact, on balance the design and form of the proposed dwelling at two storeys is considered to be in keeping with the design and character of dwellings in the area, as required by Policy CH/4 on Development within the Curtilage or Setting of a Listed Building as it does not negatively affect the affect the curtilage or wider setting of a Listed Building.

Neighbourhood Amenity

20. On the south side elevation, the proposed dwelling has a couple of windows at ground floor level and one on the first floor level. On the north side elevation, there is a single window at first floor level
21. Red House to the south has a first floor window on its side (north) elevation. This will not face the first floor window on the south side elevation of the proposed dwelling due to the positioning of the lower front projection. It will face a single window and double doors on the ground level of the proposed dwelling, but with the existing 1.8 metre high boarded fence remaining along the boundary, between the two properties.
22. To the north, lies No 72 which has a first floor window and roof light on its side (south) elevation. The window is over 25 metres away and the roof light over 20 metres, which would not result in any loss of privacy.
23. In light of the above, the proposed replacement dwelling does not have an unacceptable adverse impact on residential amenity, such as loss of privacy or light, for either of the neighbouring properties. It therefore complies with Policy DP/3. Nonetheless, permitted development rights should be removed for any additional windows at and above first floor level to prevent future overlooking.

Highway Safety and parking provision

24. The Local Highway Authority were consulted on the proposal and following requests for amendments regarding the pedestrian visibility splays, this has resulted in amended drawings which are acceptable. They also recommend a number of

conditions which should be imposed in the event that the application is approved.

25. The existing vehicular access and driveway on the front north side of the site would be relocated with one on the front south side. The amount of parking on site remains at two spaces which meets the requirement of Policy TR/2 which is an average of 1.5 spaces per dwelling with a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas such as village locations, so is also acceptable.

Trees and Landscape

26. The proposal will not result in the loss of any important trees on the site, as all trees on site are to be retained. Policy DP/1 aims for development proposals to preserve, if not improve local landscape character. This proposal is considered acceptable in terms of landscaping and a condition shall be added to any consent granted to ensure details of hard and soft landscaping are submitted.

Conclusion

27. 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

28. Approve 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: 438-07A, 1/1250 Location Plan**
(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 dwelling, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (d) **The new vehicular accesses and parking areas to the existing dwelling (known as No.72 South End, Bassingbourn) shall be constructed of a bound surface material and provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (e) **No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas to be addressed are:**
- i. **Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)**
 - ii. **Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.**
 - iii. **Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)**
 - iv. **Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- f) **The existing access to 72 South End shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 28 days of the bringing into use of the new access.**

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- g) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 side elevations of the dwelling at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- h) **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

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

- i) **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.)

- j) **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 granting of a planning permission does not constitute a permission or licence 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. Please note that the use of permeable paving within the adopted public highway is not acceptable to the Highway Authority.

Background Papers:

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

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- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
<https://www.scambs.gov.uk/content/development-control-policies-dpd>
- Planning File Ref: S/1399/15

Report Author:

Susan Heinrich

Telephone Number:

Senior Planning Officer

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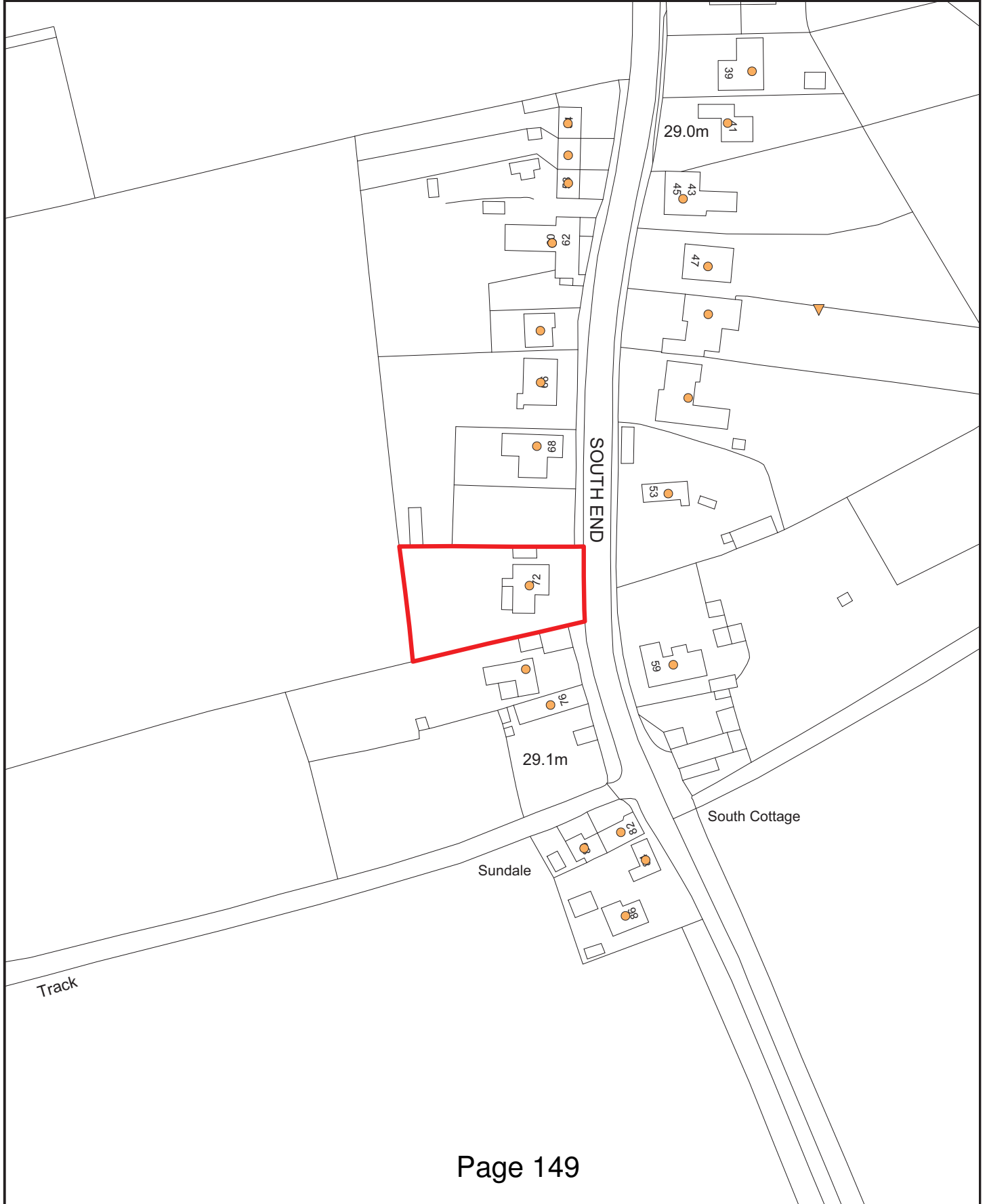
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Agenda Item 17

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/2363/14/FL

Parish: Elsworth

Proposal: Use of the land as a residential caravan park with up to a maximum of 28 caravans

Site address: Constellation Mobile Home Park, The Drift, Elsworth, CB23 4JP

Applicant(s): Mr James Crickmore

Recommendation: Delegated Approval

Key material considerations: Principle of development
Access, traffic and highway safety
Impact on listed buildings
Residential amenity
Services and facilities

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Andrew Winter

Application brought to Committee because: The recommendation of the Parish Council is contrary to that of Planning Officers

Date by which decision due: 22 April 2015

1. Planning History

C/0648/58 – Erection of workshop for use in manufacture, repair, and sale of caravans, sheds, toilets etc.

C/0193/62 – Three additional caravans (making a total of 27 caravans allowed on the whole site) (approved)

C/0832/62 – Extension of caravan site (refused)

C/1603/72/F – Extension of existing caravan site by 16 residential units, with garage/store (refused)

S/1135/77/O – Extension of residential mobile home park (24 mobile homes)
(refused)

S/0135/81/O – Extension and re-design of mobile home park (refused)

S/1193/05/F – Enlargement of mobile home park with new layout to include an additional 2 units (refused and dismissed at appeal – ref APP/W0530/A/05/1196512)

S/0697/10/F – Erection of 2 Dwellings and Garage (With Studio Above) following Demolition of Existing Bungalow and Garage at 7 The Drift Elsworth (approved)

Planning Policies

2. **National Planning Policy Framework (NPPF) 2012
Planning Practice Guidance**
3. **South Cambridgeshire Local Development Framework (LDF) Core Strategy
2007**
ST/6 Group Villages
4. **South Cambridgeshire LDF Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Village Frameworks
HG/1 Housing Density
HG/2 Housing Mix
NE/9 Water and Drainage Infrastructure
NE/10 Foul Water Drainage Infrastructure
NE/15 Noise Pollution
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**
District Design Guide SPD – adopted March 2010
Open Space in New Developments SPD – adopted January 2009
6. **Proposed Submission Local Plan (July 2013)**
CC/4 Sustainable Design and Construction
H/7 Housing Density
H/8 Housing Mix
H/11 Residential Space Standards
HQ/1 Design Principles
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/10 Group Villages
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
TI/2 Planning for Sustainable Travel

Consultations

7. **Parish Council** – Recommends refusal:

a) "It is by no means clear what land is the subject of the application and whether or not it lies in or out of the village development framework. No indication has been given as to exactly where the proposed additional dwellings would be sited. This needs to be clarified. Please note that some of the land apparently belongs to a neighbour, Mr David Boyd. Please see copy of Land Registry Documents enclosed.

b) The site is primarily for the over 55s. The sustainability of the site for this age group in the village is of concern. The village has very few amenities, very limited shopping facilities and no doctor's surgery, dentists or other forms of medical care. In addition, there is very poor public transport, in particular to these facilities that would be required.

c) Layout and density of building. The increase in the size of the site would create disproportionality in the type and density of housing in this rural village (also there is considerable problem with the sewerage on the site. It already floods. Additional dwellings would exacerbate this.)

d) Effect on listed buildings. The village has many listed buildings and additional mobile homes would alter the balance of the types of dwellings in the village.

e) Effect on conservation area. The site is in an area of the village surrounded by meadow and additional housing would deteriorate from this setting. Siting additional buildings on or near to meadowland would not be desirable.

f) Traffic issues. The junction at the bottom of the Drift is dangerous in terms of visibility in both directions when pulling onto the main road (Boxworth Road) as well as when turning into the Drift. Any increase in traffic from the site would be unwise as well as being a noise nuisance to residents of the Drift. The road to and from the site is treacherously potholed, has a steep gradient and no footpath. This provides a very unsuitable access for the older pedestrians."

8. **Local Highway Authority (LHA)** – Raised an objection to the above planning application in its original format as the application was not supported by sufficient transport information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway.
9. **Updated verbal comments of the LHA (dated 13 August 2015)** – Further to the receipt of the visibility splay drawing and the amended description of the application to two additional units only, the Local Highway Authority can now remove its objection to the application.
10. **Tree Officer** – No objections

Representations

11. **Owners/Occupiers of 1 & 5 Cowdell End, 42 & 44 Boxworth Road and Woodland House (The Drift):**
 - Clarification needed in relation to application boundaries and nature/description of proposal
 - Poor condition of roadway exacerbated by development (The Drift)
 - Highway safety issues: increase in traffic from site and lack of footpath

- Increase in density of existing site
- Impact on residential amenity
- Inadequate sewage system (which has been known to overflow)
- Increase in surface water flooding
- General concern of increase in number of homes on site in the future
- Extent of land use and mobile homes being located in the countryside

Planning Comments

12. The main issues in this application are:
- Matters of Clarification
 - Principle of Development
 - Heritage Impact
 - Highway Safety
 - Surface and Foul Water Drainage
 - Residential Amenity

Matters of Clarification

13. Planning approval for a total of 27 mobile homes on the site was allowed in 1962 (ref C/0193/62). At present there are 26 mobile homes within the application site and an unauthorised caravan towards the north-eastern corner of the site, which appears from the Council's aerial photographs to have been there for several years. The applicant is preparing a separate application to regularise the use of this land.
14. The application description has been varied since its registration on 16 February 2015 to restrict the increase in the number of units from 27 to 28 rather than allow general flexibility of the total number of mobile homes on site. Thus the application is effectively for an increase of up to two caravans given the one unauthorised caravan that currently occupies part of the site.
15. The application site plan has been revised to show the correct land ownership and boundaries of the site.

Principle of Development

16. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Additionally the Development Plan (Core Strategy Development Plan Document adopted January 2007 and Development Control Policies Development Plan adopted January 2007) identifies Elsworth as a Group Village where the construction of new residential dwellings within the framework is supported. The density of the proposal is also accepted given the need to retain some informal open space on the site and the limited additional traffic generation from the two units.
17. The parish council has raised concern that Elsworth has very few amenities to support the development given the likely age group of the residents (over 55s). It also has concern in this regard because of the "very poor public transport" to surrounding

amenities and services. To examine this point, a review of Elsworth confirms the following services:

- Three bus service routes from Elsworth to Cambridge and St Ives with limited frequency
- A village shop with regular opening hours ('Elsworth Village Shop')
- A post office (located at Elsworth Sports Club) with opening times on Tuesdays and Thursdays
- Two pubs/restaurants
- No GP, dentist or library but such services can be accessed in nearby settlements of Papworth Everard and Cambourne.

18. The location of the site therefore does benefit from some services and facilities both in the locality and shared with surrounding settlements. This is not uncommon in rural areas. Public transport is limited in frequency, but key links are provided to service centres such as Cambridge and St Ives. Further to this, there is an opportunity for residents within the community to car share. The (additional) development would therefore not be completely isolated from services and facilities.

19. Aside from the number of services and facilities in the locality, the development would make a small contribution to the recognised undersupply of housing in the district over the next 5 years. It would be socially sustainable in terms of its location, and the new residents would benefit the local rural economy increasing the likelihood that more services and facilities could be financially viable in the village in future. Consequently, it is key that sustainability is not viewed narrowly in this instance as this can have profound adverse impacts on smaller settlements with regard to the 'sustainability trap' identified by the Taylor Review back in 2008.

Heritage Impact

20. The application site is located outside of Elsworth Conservation Area, the boundary of which runs to the north of 1 Cowdell End. The siting of the two mobile units would be sufficiently divorced from the setting of the conservation area, particularly given the intervening residential development at Cowdell End and the tall treed boundary to the east of the site. The additional units would also be sited towards the rear of the site away from The Drift and views of the Grade I Holy Trinity Church.

21. Consequently, the development is not found to have a significant impact upon the aforementioned heritage assets in accordance with Policy CH/4 and CH/5.

Highway Safety

22. The updated comments of the Local Highway Authority are noted and no objection is raised from a highway safety perspective to the addition of two mobile units on the site.

23. Visibility splays of 2.4m x 43m at the junction of The Drift and Boxworth Road have been detailed on drawings by the applicant to show compliance with the Manual for Streets. A site assessment shows that there is greater visibility to the east when leaving The Drift and although visibility to the west is more limited by vegetation, this

does not prevent safe exit from this junction, particularly given the traffic calming in place (a matter accepted in application S/0697/10/F for two dwellings in The Drift).

24. The number of traffic movements generated by two additional residential units would be very limited and would not warrant the submission of a Transport Assessment in this instance given the accepted visibility and traffic calming measures at the Drift/Boxworth Road junction.
25. The Drift serves a number of residential properties but is not a main thoroughfare through the village for vehicles, as it leads to a farm access and public footpath. Traffic speeds are therefore likely to be low, reflecting the residential nature of the road. The surface of this road is of poor condition but at the same time is not impassable or obstructive to highway users. Safe use of this road is therefore possible and no objection is raised in this regard by the Local Highway Authority.
26. The inclusion of a designated footpath and new surface to The Drift would be desirable but would require the cooperation of two different landowners (the applicant and County Council) as well as sufficient funding. Such works cannot reasonably be imposed on such a small development nor are they entirely necessary for the development in this instance to be acceptable in planning terms.

Surface and Foul Water Drainage

27. Concerns have been raised in relation to the capacity of the existing foul water system to cope with further development in this location. The applicant has confirmed that the site is connected to the public mains drainage sewer and two additional residential units would not be expected to have a significant impact on existing capacity. This reflects advice from water authorities, which typically only require consultation from LPAs on developments of 10 or more dwellings. Furthermore, satisfactory foul water provision is a requirement of caravan site licences, in addition to water supply and adequate drainage systems for the complete and hygienic disposal of rain and surface water from the site, buildings, caravans, roads and footpaths.
28. Consequently, the drainage requirements for the development in terms of local planning policies NE/9 and NE/10 are met and secured separately in any case by the caravan site licence process. The site is also not located in an area of recognised flood risk under the Environment Agency's flood maps.

Residential Amenity

29. The development is not considered to generate significant noise or other impacts that would result in unacceptable harm to neighbouring amenity in accordance with Policy DP/3.

Impact on Existing Services and Facilities

30. Policy SF/10 states that all residential development are required to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities) and Informal Open Space to meet the additional need generated by the development. The site licence limits occupation of the mobile homes to 55 years olds or above and therefore there would be no direct demand on outdoor children's playspace in the village. However, the development would place potential demand on outdoor formal sports space, informal outdoor space and indoor community facilities.

31. Informal open space is already provided on the site in excess of 500m² area. This is in the form of a grassed area with some seating next to the tree belt to the north-eastern edge of the site. The available space here would meet the requirements for a development of this size, as calculated through the Open Space in New Developments SPD 2009.
32. The South Cambs Recreation and Open Space Study (July 2013) found that there was a surplus of formal sport space and allotment space within the village of Elsworth and that existing facilities were of good quality. It did identify the need for an informal basketball facility - the delivery of which is not essential to mitigate the impacts of the development in this application.
33. No specific projects for indoor community facilities have been identified by the Parish Council that are directly related to the development; fairly and reasonably related in scale and kind to the development; or necessary to make the development acceptable in planning terms (as per the requirements on paragraph 204 of the NPPF). As such, no request for contributions should be sought in the event the application was to be approved.

Conclusion

34. Paragraph 14 of the NPPF explains that the presumption in favour of sustainable development means granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the NPPF indicate that development should be resisted.
35. In this instance, the development is not considered to be an overdevelopment of the site, is compatible with the local area, and acceptable in highway safety terms. On this basis, there are no adverse impacts that would significantly or demonstrably outweigh the benefits of the proposal. Accordingly, the development is recommended for approval.

Recommendation

36. Delegated approval subject to the following conditions:

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: Site Plan (scale 1:1250).**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- c) The total number of mobile homes on the application shall not exceed 28.**
(Reason – In the interests of visual amenity, residential amenity and highway safety in accordance with Policies DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

Background Papers

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

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

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

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

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Scale - 1:1250

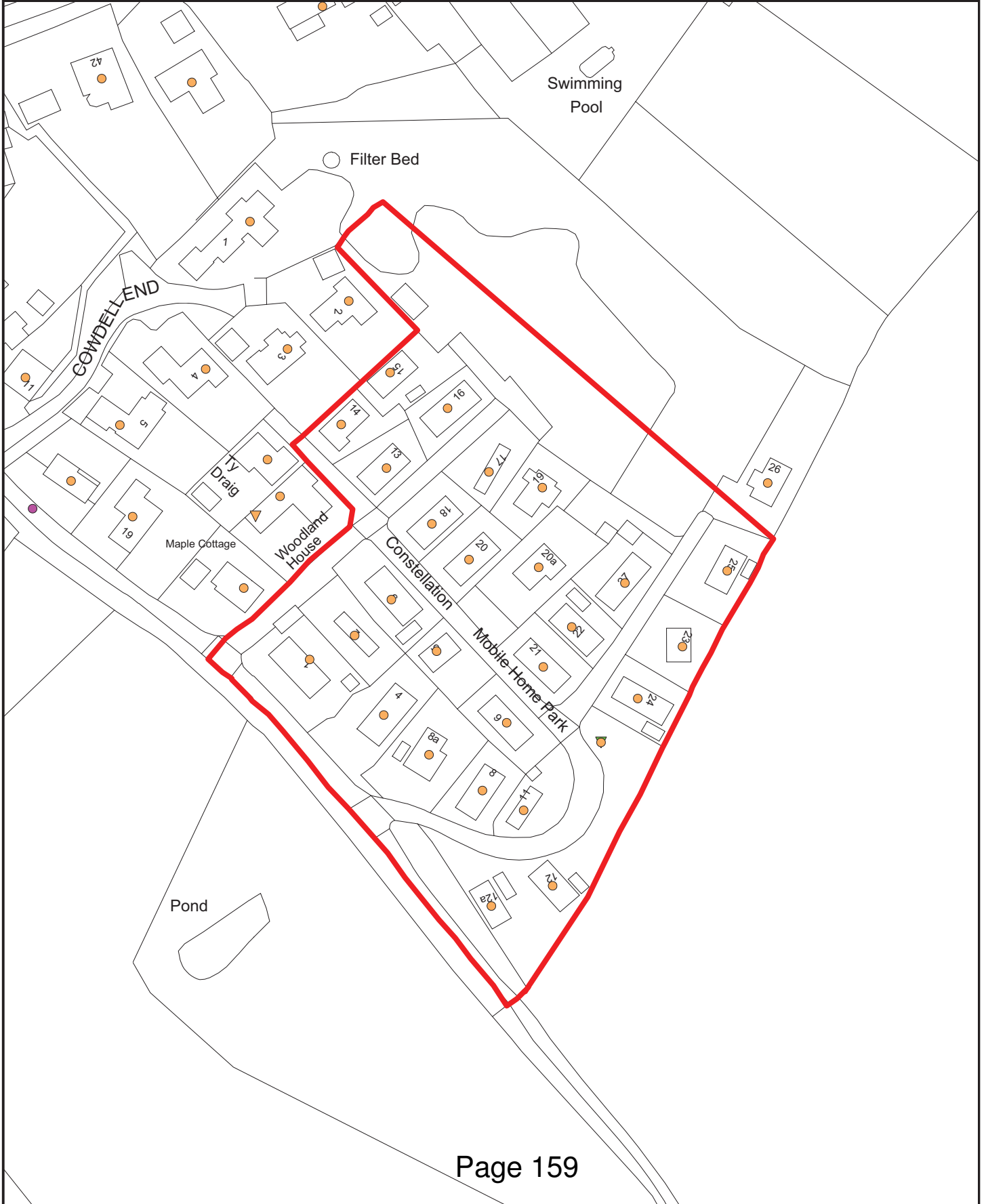
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Agenda Item 18

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0287/15/OL
Parish:	Melbourn
Proposal:	Outline application for the erection of 18 residential units, and retention of existing bungalow, plus parking and amenity space. All matters reserved apart from access
Site address:	36 New Road, Melbourn
Applicant:	Mr N Newman
Recommendation:	Delegated Approval
Key material considerations:	Principle, density, mix and affordable housing, character of the area, residential amenity, highway safety and parking, drainage and other matters.
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Paul Sexton
Application brought to Committee because:	The officers recommendation of delegated approval is contrary to the view of Melbourn Parish Council
Date by which decision due:	2 March 2015

Executive Summary

1. This proposal, as amended, seeks permission for a residential development of 18 dwellings, and retention of an existing bungalow, on land which is mostly outside the adopted Melbourn village framework and in the countryside. The development would not normally be considered acceptable in principle as a result of its location. However, the site is part of a larger area which is proposed allocation H1/e in the Submission Local Plan (March 2014), and two recent appeal decisions on two sites in Waterbeach have shown that the district does not currently have a 5 year housing land supply, and therefore the adopted LDF policies in relation to the supply of housing are not up to date. The NPPF states that there is a presumption in favour of sustainable development, and where relevant policies are out of date, planning

permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. In this case any adverse impacts of the development in terms of the scale of development, visual intrusion into the countryside, prematurity and limited impact on local services, are not considered to demonstrably outweigh the benefits that consist of a contribution of 18 dwellings towards the required housing land supply, including 7 affordable dwellings, in a location with good transport links and a range of services, and creation of jobs during the construction period that would benefit the local economy. Given the above balance, the application is recommended for delegated approval, subject to the resolution of matters of detail discussed in the report.

Planning History

2. No relevant history on the application site. However Member's granted full planning permission for the erection of 64 dwellings on the adjacent land to the south west, comprising the remaining part of proposed housing allocation 1/e in the Submission Local Plan at the December 2014 meeting (Ref S/2048/14/FL).

Policy

3. National Planning Policy Framework
4. **South Cambridgeshire Local Development Framework Core Strategy**
ST/2 Housing Provision
ST/5 – Minor Rural Centres
5. **South Cambridgeshire Local Development Framework Development Control Policies**
DP/1 – Sustainable Development
DP/2 – Design of New Development
DP/3 – Development Criteria
DP/4 – Infrastructure and New Developments
DP/7 – Development Frameworks
HG/1 – Housing Density
HG/2 – Housing Density
HG/3 – Affordable Housing
SF/10 – Outdoor Playspace, Informal Open Space, and New Developments
SF/11 – Open Space Standards
NE/1 – Energy Efficiency
NE/3 – Renewable Energy Technologies in New Developments
NE/6 – Biodiversity
NE/9 – Water and Drainage Infrastructure
NE/10 – Foul Drainage – Alternative Drainage Systems
NE/11 – Flood Risk
NE/12 – Water Conservation
NE/14 – Lighting Proposals
NE/15 – Noise Pollution
CH/2 – Archaeological Sites
TR/2 – Car and Cycle Parking Standards.
6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**
Open Space in New Developments - adopted January 2009
Public Art - adopted January 2009
Trees and Development Sites - adopted January 2009

Biodiversity - adopted July 2009
Landscape in New Developments - adopted March 2010
Affordable Housing – March 2010
District Design Guide - adopted March 2010

7. **Submission Local Plan (March 2014)**
 - S/3 Presumption in Favour of Sustainable Development
 - S/7 Development Frameworks
 - S/9 Minor Rural Centres
 - HQ/1 Design Principles
 - HQ/2 Public Art and New Development
 - H/7 Housing Density
 - H/8 Housing Mix
 - H/9 Affordable Housing
 - NH/2 Protecting and Enhancing Landscape Character
 - NH/3 Protecting Agricultural Land
 - NH/4 Biodiversity
 - CC/1 Mitigation and Adaptation to Climate Change
 - CC/3 Renewable and Low Carbon Energy in New Developments
 - CC/4 Sustainable Design and Construction
 - CC/6 Construction Methods
 - CC/8 Sustainable Drainage Systems
 - CC/9 Managing Flood Risk
 - SC/6 Indoor Community Facilities
 - SC/7 Outdoor Play Space, Informal Open Space and New Developments
 - SC/8 Open Space Standards
 - SC/10 Lighting Proposals
 - SC/11 Noise Pollution
 - SC/12 Contaminated Land
 - TI/2 Planning for Sustainable Travel
 - TI/3 Parking Provision
 - TI/8 Infrastructure and New Developments
8. The site forms part of a proposed allocation for housing development in the new Local Plan, Policy H1 'Allocations for Residential Development in villages' site H1/e for 65 homes. It was proposed to the Council for development in 2011 as part of the 'Call for Sites', and its technical suitability for residential development established in the Council's Strategic Housing Land Availability Assessment (as SHLAA site 130). It was then included as site option 30 in the Issues and Options 1 consultation in July 2012 (with the adjoining land to the rear of Victoria Way included as site option 30).
9. For the Pre-submission Local Plan, Site options 30 and 31 were combined into a composite site and consulted on in July 2013. A total of 230 representations were made in response, 179 supporting the allocation and 51 objecting to it, primarily having regard to traffic and other village impacts. Some weight can be given to the proposed allocation as a material consideration given the balance of representations made and the nature and significance of the objections to the policy.
10. An indicative dwelling capacity of 65 dwellings is given for the whole of the allocation. The development requirements are stated to be the creation of a significant landscape buffer along the boundary of the site where it adjoins, or could be seen from open countryside, to provide a soft green village edge. This was secured through application S/2048/14/FL (See History above).

Consultation by South Cambridgeshire District Council as Local Planning Authority

11. **Melbourn Parish Council** – recommends refusal of the scheme as amended for 22 units, stating that ‘more information is required on the mix of houses, and affordable dwellings is still slightly under 40%. We feel there is a lack of consultation on the revised plan.’
12. Comments on the latest revisions will be reported.
13. **Local Highway Authority (Development Control)** – has no objection to the proposed access details as amended. A list of required conditions is to be provided.
14. **SCDC Urban Design** – comments that the scheme, as amended, now demonstrates that the amount of development for which consent is sought, can now be achieved without unduly compromising design quality, and in the main addresses previously expressed concerns regarding design. The details can be dealt with at the reserved matters stage.
15. **SCDC Landscapes Officer** – Comments in respect of the revised scheme for 18 new dwellings will be reported. In respect of the previous scheme for 22 dwellings, no objections were expressed in principle, however the layout and high density, which resulted in a high percentage of hard paving, with little soft landscaping in certain areas was questioned. The positioning of the play area in close proximity to the linear access road. Applicant to relocate.
16. **SCDC Ecology Officer** – No objection. The application is supported by an ecological assessment. No signs of badgers were noted within the plot. The vegetation (both hedges and trees) provides opportunities for nesting birds. The open space and community orchard is welcomed, however it would be preferable to retain some of the old fruit trees, as part of the site’s ecological reserve, and provide new ones to complement. Who will take ownership of the open area?
17. **SCDCTrees Officer** – No objection in principle.
18. **Design Enabling Panel** – has not considered the application as amended. It did consider the initial scheme for 26 dwellings on the site at the pre-application stage. It concluded that the scheme at that stage was not sufficiently developed and justified to receive its support, and appeared to have been developed in order to achieve a fixed number of dwellings. It stated that it may well be that a fresh site analysis, based on good urban design principles, would demonstrate that some reduction in density was necessary. The Panel did accept that the shape of the site dictated that any layout would be predominantly linear.
19. **Cambridgeshire County Council Growth and Economy** – Comments in respect of the scheme for the reduced number of dwellings, and any contributions required will be reported.
20. In respect of the application as originally submitted for 26 dwellings, it identified that there was currently insufficient capacity in terms of early years need in the area in the next two years to accommodate places being generated by this development, and therefore a contribution will be required. It also identified that there was insufficient capacity at Melbourn Primary School over the next five years to accommodate the additional primary school places being generated, and therefore a contribution will be required.

21. It confirmed that there was adequate capacity at Melbourn Village College over the next five years to cater for the additional demand for places generated by this development, and therefore no contribution is sought. Contributions are also sought to the household recycling service, and the library and lifelong learning service in the village).
22. **Housing Development Officer** – originally objected to the application as it did not provide 40% affordable housing. As revised the application is supported, and the provision of 7 affordable units with 4x1 bed and 3x2 bed units is considered appropriate. Tenure split should be 70/30 in favour of rented accommodation.
23. **Environmental Health Officer** - No objection in principle subject to conditions relating to control of construction work, a scheme for external lighting, and a waste management and minimisation strategy.
24. **Environmental Health (Contaminated Land)** – The site is currently in residential use. Pesticide contamination was identified in the soil of an adjacent site due to its former use as an orchard. It is believed that the application site may also have been in use as an orchard prior to its current use. It is recommended that a condition is included requiring a scheme of investigation and remediation for any contamination.
25. **Environmental Health (Public Health Specialist)** – comments that the submitted Health Impact Assessment (HIA) has been assessed as grade B, and meets the required standard of the HIA SPD policy.
26. **Environment Agency** – No objection in principle, subject to conditions.
27. **Anglian Water** – comments that the foul water from the development is in the catchment area of Melbourn Recycling Centre that at present has capacity for these flows. The sewerage system at present has available capacity for these flows.
28. Since issuing the above comments Anglian Water has commissioned a survey and modelling of foul sewerage capacity in Melbourn, the results of which are not currently known.
29. **NHS Property Services** – Has indicated in respect of other large scale applications for residential development in Melbourn, that the Melbourn Practice appears to be at capacity now and therefore a contribution should be sought from the development to mitigate the cost of providing additional capacity. Confirmation of its requirements in respect of this application, as amended, will be reported.
30. **Cambridgeshire Archaeology** – indicates that the site lies in an area of high archaeological potential and, whilst not objecting to the development, considers the site should be subject to a programme of archaeological investigation. This can be secured by a negative condition.
31. **Architectural Liaison Officer** – considered the layout as originally submitted to be generally fine with good surveillance for most of the parking, Comments have not been sought on the revised layouts and any matters can be resolved at the reserved matters stage.
32. **Cambridgeshire Fire and Rescue Service** – requests that adequate provision is made for fire hydrants, to be secured by way of a Section 106 agreement or a planning condition.

Representations

33. 19 letters have been received objecting to the application on the following grounds:
- i. Impose too much strain of existing infrastructure
 - ii. Local services are already at full stretch with the GP's surgery and Primary School at or above capacity, with little or no chance of being able to increase capacity. There are already parking problems at the school.
 - iii. Although the Village College currently has available capacity it is as result of poor recent performance and the number of better alternatives available. This could change in the future.
 - iv. No suitable vehicular access. Any increase in traffic on New Road is totally unacceptable. Mortlock Street and the area around the traffic lights is a bottleneck for a large part of the day. Additional traffic will be a further danger to school children. Most traffic will not turn right from the development to the A505 as indicated in the application.
 - v. A safer access would be via the adjacent site to Victoria Way.
 - vi. Pavements along New Road are not wide enough. Many houses on New Road do not have off-street parking leading to on-street parking and significant traffic congestion at peak times.
 - vii. A505 junction with New Road is already dangerous.
 - viii. Additional traffic will impact on response times of ambulances to incidents south of the village from the base in Back Lane.
 - ix. The development will contribute nothing to Melbourn.
 - x. The cumulative impact of other developments in Melbourn and surrounding villages also need to be considered.
 - xi. Development is unsustainable.
 - xii. Original proposal does not comply with affordable housing requirements.
 - xiii. Plans indicate a possible link between this and the adjacent site for 64 dwellings, which will only add to potential traffic levels in Victoria Way.
 - xiv. Access point originally proposed would threaten mature tree on New Road.
 - xv. Destroy rural character of the village. The density of development is too high.
 - xvi. Overlooking of rear of bungalows in Carlton Rise to the north. Does not comply with SCDC Design Guide criteria.
 - xvii. Density of development will overwhelm existing properties, and result in loss of sunlight.
 - xviii. Impact of street lighting on rear gardens of adjacent properties.

- xix. Concern about noise from proposed speed hump on access road
 - xx. Will exacerbate existing sewerage problems.
 - xxi. The location and safety of the proposed play area is questioned.
 - xxii. As the Local Plan is still being considered the legality of the application is questioned.
34. Any comments on the latest revised drawings will be reported.

Site and Proposal

- 35. This outline application, as amended, proposes the erection of 18 dwellings and the retention of an existing bungalow, parking and amenity space, on a 0.7ha area of land to the east of New Road, Melbourn. All matters are reserved apart from access.
- 36. The outline application is accompanied by an illustrative layout plan. Access to the site will be from New Road, with a new access being formed to the south of the existing bungalow to serve the 18 new units, with the existing bungalow being served by an existing access.
- 37. The illustrative layout shows a detached dwelling fronting New Road, south of the access road, with other dwellings within the site being located south of the access road, with the exception of two blocks of flats at the west end of the site.
- 38. The illustrative layout includes 7 affordable dwellings (4 x 1-bed and 3 x 2-bed units) and a market housing mix of 3 x 2-bed, 3 x 3-bed, 4 x 4-bed, and 1 x 5-bed units. The affordable units are located within the two blocks of flats at the west end of the site.
- 39. An area of open space is provided on the south side of the site, with a link to the access road.
- 40. 30 parking spaces are shown for the 18 new units.
- 41. The overall density is 26 dwellings per hectare.
- 42. To the north the site abuts the rear gardens of properties in Carlton Rise, and to the west properties in Greengage Rise. To the south the site abuts the rear gardens of properties in Victoria Way, and the land recently granted consent for 64 dwellings.
- 43. The application is accompanied by a Design and Access Statement, Planning Statement, Flood Risk Assessment, Transport Assessment, Foul Drainage and Utilities Assessment, Health Impact Assessment, Arboricultural Report, Ecology Report, and Phase 1 Geo-Environmental Report.

Planning Considerations

- 44. The key issues to consider in the determination of this application are whether the Council has a 5-year housing land supply, and whether in that context the principle of development is acceptable in the countryside, density and housing mix, affordable housing, the impacts of the development upon the character and appearance of the

area, highway safety, residential amenity, education and health facilities, flood risk and drainage, archaeology, contamination, renewable energy, and prematurity.

Housing Land Supply

45. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
46. On the 25 June 2014 in two appeal decisions for sites in Waterbeach the Inspector concluded that the Council cannot currently demonstrate a five-year supply of deliverable housing sites. He identified either a 3.51 or 3.9 year supply (each appeal was judged on its own evidence and slightly different conclusions reached). This is against the Strategic Housing Market Assessment figure for objectively assessed needs of 19,000 homes between 2011 and 2031, which he concluded had more weight than the Core Strategy figure. It is appropriate for the conclusions reached within these appeal decisions to be taken into account in the Council's decision making where they are relevant. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. Those policies were listed in the decision letters and are: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages). The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies "for the supply of housing".
47. Where this is the case, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans).

Principle of development and sustainability of location

48. The majority of the site is located outside the Melbourn village framework and in the countryside where Policy DP/7 of the LDF states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of 18 dwellings would therefore not under normal circumstances be considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply. In addition the site is a part of a site which is a proposed allocation for residential development under Policy H1/e in the Submission Local Plan (March 2014)
49. Melbourn is identified as a Minor Rural Centre under Policy ST/5 of the LDF and Policy S/9 of the emerging Local Plan where there is a reasonable range of services and facilities and residential developments of up to 30 dwellings are normally supported in policy terms. The erection of 18 units would not, on its own, exceed the amount of residential dwellings allowed in such locations. However, officers are of the view that this figure needs to be considered alongside the 64 dwellings already permitted on the remaining part of proposed allocation 1e. However, Policy ST/5 is considered out of date due to the current lack of a 5 year housing land supply, and in this

case the site has been considered suitable, as part of a larger area of land, for development for a larger number of dwellings by being an allocated site for development, albeit for an indicative scheme of 65 dwellings.

50. The site was assessed in terms of sustainability during the local plan process, and would not have been included as a proposed allocation in the Submission Local Plan had it not performed well in this respect. The centre of the site is located 500m from the Doctors Surgery, 720m from the Primary School, and 850m from the junction of New Road and High Street where the majority of the retail premises are located.
51. The site is 1.7km from Meldreth Railway Station. The nearest bus stop is located on the High Street, which is some 900m from the centre of the application site, and is outside the easy walking distance of 800m.
52. Overall the site is considered by officers to be in a sustainable location for a development of the scale proposed.

Deliverability

53. The applicant has agreed that the time period allowed for submission of reserved matters can be reduced to 2 years from the date of consent, and to a condition requiring development to commence within 1 year of the final approval of reserved matters, or before the expiration of 3 years from the date of the outline permission, whichever is the latter.
54. The results of the modelling being undertaken by Anglian Water are not known, and therefore the extent of new works, if any, which may be required to provide capacity for proposed development are yet to be identified. However, officers are of the view that the indication given by Anglian Water that works would normally be expected to be carried out within 18 months, means that the deliverability of the scheme should not be prejudiced.
55. Officers are of the view that the applicant has demonstrated that the site can be delivered within a timescale whereby significant weight can be given to the contribution the proposal could make to the 5 year housing land supply.

Density and Housing Mix

56. In allocating this land for development in the Submission Local Plan an indicative dwelling capacity of 65 dwellings was indicated under Policy H1/e. The application site represents 0.72ha of the overall allocation of 3ha, and seeks consent for 18 new dwellings and retention of the existing bungalow, at a density of approximately 26 dwellings per hectare. This density is still below the net average density sought by Policy HG/2, and provided that the development complies with other criteria of the plan is not considered to be inappropriate.
57. The indicative market housing mix proposed is set out in paragraph 38, and is considered to be compliant with Policy H/8 in the Submission Plan in terms of numbers of units proposed, if required in order to provide 40% affordable housing.

Affordable housing

58. The application proposes 7 affordable dwellings, which is compliant with the number required by Policy HG/3. The indicative layout plan shows these being located in two blocks of flats at the west end of the site. The mix of the affordable units (4 x 1-bed

and 3 x 2-bed) is supported by the Housing Development Manager. The tenure mix should be 70/30 in favour of rented units.

59. As approval of housing on this site would be a departure from the current local plan, local preference can be given for first occupancy of the affordable dwellings.

Character of development and landscape impact

60. The site is located immediately to the south and east of existing residential development in Carlton Rise and Greengage Rise. To the south the site abuts Victoria Way and the remaining part of the proposed housing location, which now benefits from consent for 64 dwellings. The development of the site results in an area of currently mostly open land, however, given its relationship to surrounding existing and permitted development it will have limited impact on the wider landscape setting of the village.
61. The Design Enabling Panel, although being critical of several aspects of the illustrative scheme or 26 dwellings originally submitted, accepted that due to the constraints of the site that a linear form of development, with dwellings mainly to one side of a central roadway, was an appropriate form for development in principle.
62. Existing boundary hedges should be retained and enhanced where required.

Residential Amenity

63. The application, as amended, demonstrates that the site can be developed for the number of units proposed in a manner which will be compliant with the Design Guide Criteria in respect of distances required from existing dwellings and boundaries to prevent unreasonable overlooking. A 15m distance is shown from the front elevations of proposed dwellings to the rear boundaries of adjacent properties in Carlton Rise, and a 25m distance from the dwellings. In the latest illustrative layout the number of dwellings directly facing Carlton Rise has been reduced.
64. The distance from the boundary with properties in Greengage Rise is also in compliance with the Design Guide criteria, and a minimum of 13m is allowed from the south boundary with the approved dwellings on the adjacent site, which reflects the distance those properties will be from the common boundary.
65. The scale of units will be resolved at the reserved matters stage, and will need to ensure that the development is not visually overbearing when viewed from adjacent properties.

Highway Safety and Parking

66. The Local Highway Authority has raised no objection to the application, as amended, and the proposal of construct a new entrance from New Road. The Transport Assessment submitted with the application considers that the proposal would give rise to no significant highway safety concerns, and that there is no need for physical mitigation measures or highway improvements. The Highway Authority not raised any objection to these findings.
67. The indicative scheme, as amended, satisfies the Council's adopted car parking standards in terms of the number of car parking spaces provided. However, the detailed arrangement of these will be secured through the reserved matters application.

68. The layout of the site allows for a potential pedestrian link to the remaining part of the proposed allocation 1e. A condition of the consent for 64 dwellings required a connection between the sites to be achieved, however a subsequent application to remove that requirement, to which no objection was raised by the Parish Council, is in the process of being approved by officers. Officers have considered that the link, whilst desirable, is not essential to make the development acceptable in this case.

Education and Health facilities

69. Cambridgeshire County Council has highlighted the need to secure contributions with a Section 106 Agreement to increase early years and primary education provision within the village, and these are dealt with under contributions below.
70. The County Council has identified the need for funding for a total of 4 additional classrooms (2 of which are already committed) at Melbourn Primary School, with there being sufficient capacity on site to deliver these. There is also a need for additional early years provision. The funding will be secured through the S106. Sufficient capacity exists at Melbourn Village College to accommodate the increased number of pupils. It is hoped that early years provision can also be secured at the Primary School site, with community access being secured.
71. Both the NHS and Orchard Surgery have confirmed that there is currently no capacity at the surgery to cater for the new development, and that the premises will need to be extended so that it can accommodate the additional patients that will be generated by site 1e. Whilst it may be physically possible to extend the building, additional car parking cannot be achieved on the site. At the current time a specific scheme for extension of the premises has not been identified, and therefore the NHS has previously requested a contribution on the basis of a sum per person. This will be secure through the Section 106 Agreement.

Flood risk and drainage

72. The site is within Flood Zone 1, and the Environment Agency has accepted the Flood Risk Assessment submitted with the application. The development will incorporate a Sustainable Drainage System (SuDS). The Flood Risk Assessment states that this will be designed to suit the site conditions and location.
73. Anglian Water has confirmed that adequate capacity exists within its network for the additional demands that will result from the proposed development. Foul drainage will be provided to the public sewer.
74. There have been concerns expressed about existing drainage problems in the village, albeit on the north east side. However, it is important to ensure that this development does not exacerbate existing problems. The results of the modelling of the existing system and Melbourn works will identify if any mitigation is required as a result of these works. Anglian Water has recognised that it is required to carry out any mitigation works required, and officers are of the view that these should be able to be secured within a timescale which will not prejudice deliverability of the scheme. However, as the extent of any works required are not yet known, any consent would be delegated, and the matter brought back to Members for further consideration if as a result of the findings the deliverability of the scheme was materially compromised.
75. A foul water drainage scheme can be secured through a Grampian style condition.

Archaeology

76. The site lies in an area of Melbourn where there has been previous archaeological interest, and there have been finds on nearby sites. The request by Cambridgeshire Archaeology for an investigation of the site, to be secured by condition, is therefore reasonable.

Contamination

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

Renewable Energy

78. The application outlines a number of measures that could be adopted to comply with the Council's requirement for a minimum of 10% of predicted energy use to be provided by renewable energy sources. This includes use of solar panels, energy efficient appliances, improved insulation specifications, and methods for reduced water consumption. A detailed scheme to meet the Council's standard can be secured by condition.

Prematurity

79. As outlined above in light of the appeal decisions at Waterbeach regarding the 5 year land supply this application needs to be considered against policies in the NPPF, however Members also need to address the issue of whether the approval of development on this site would be premature in respect of the consideration of the Submission Local Plan.
80. The National Planning Policy Guidance states that the NPPF explains how weight may be given to policies in emerging plans. However, it states that in the context of the NPPF and the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify refusal of planning permission, other than where it is clear that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, taking the NPPF policies and any other material considerations into account.
81. The NPPG indicates that such circumstances are likely to be limited to situations where both the development proposed is so substantial, or its cumulative effect would be so significant, that to grant planning permission would undermine the plan-making process by predetermining decisions about the scale, location of phasing of new development that are central to an emerging local plan; and the emerging plan is at an advance stage but is not yet formally part of the development plan for the area.
82. Where permission is refused on grounds of prematurity, the NPPG states that a Local Planning Authority will need to clearly indicate how the grant of permission would prejudice the outcome of the plan-making process.
83. In this case while there were significantly more responses in favour of the proposed allocation (179) than opposed (51) as a result of the Local Plan consultation process, Members need to be sure that those persons who made representations against the

allocation, would not be unreasonably disadvantaged if a decision were made to approve the planning application.

84. Consultation letters in respect of the planning application have been sent to all third parties who made representations through the local plan process. Objections received during the local plan process were primarily on grounds of traffic and village impact, which have been assessed as part of this report.
85. Officers are of the view that in this case the proposed development is not so substantial, or the cumulative effect of approval would be so significant, as to render a favourable decision in respect of the planning application premature or unlawful, given the technical response to consultations received, and the need to determine it against the NPPF policies in the absence of a five year housing land supply.

Contributions

86. The CIL Regulation 122 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
 - (i) Necessary to make the development acceptable in planning terms;
 - (ii) Directly related to the development; and
 - (iii) Fairly and reasonably related in scale and kind to the development
87. Under Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended in 2014); after 6th April 2015 a planning obligation may not constitute a reason for granting planning permission if since 6th April 2010 five or more separate planning obligations, that provide for the funding or provision of that project or type of infrastructure, have been entered into. Officers can confirm that there have been more than 5 planning obligations for the village of Melbourn since 6th April 2010.
88. The Section 106 Agreement is currently being discussed with the applicant but should include the following:
 - Affordable housing
 - Contribution towards the building of new classrooms and the provision of Early Years facilities at Melbourn Primary School.
 - Healthcare contribution
 - Sports space – a deficit in sports space has been identified for projects in the village.
 - Indoor community space – a deficit has been highlighted in Melbourn, notwithstanding the provision of new hub. This is identified for use as part of the primary school project where community access for groups would be secured
 - Libraries and Lifelong Learning
 - Household waste receptacles
89. Having regard to the development plan and the NPPF Officers are of the view that these obligations are all considered necessary to make the development acceptable in planning terms and without these contributions would not be confident that the development could be considered sustainable. All contributions have been scrutinised and are considered the result as a direct consequence of the development and proportionate to the development.

Conclusion

90. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:
ST/5: Minor Rural Centres – indicative maximum scheme size of 30 dwellings
DP/7: Village Frameworks
This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
91. This adverse impact must be weighed against the following benefits of the development:
- The provision of 18 dwellings towards the shortfall in 5 year housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - The provision of 7 affordable dwellings towards the need of 1,700 applicants across the district.
 - Developer contributions towards public open space, community facilities, education and health facilities in the village.
 - Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - Employment during construction to benefit the local economy.
 - Greater use of local services and facilities to contribute to the local economy.
92. The adverse impacts of this development are not considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply.
93. Officers have set out in paragraphs 69-75 above why favourable consideration of the application at this stage is not felt to be premature in advance of the consideration of the allocation of this site through the Local Plan process.
94. Planning permission should therefore be granted because material considerations clearly outweigh the limited harm identified, and conflict with out of date policies of the LDF.

Recommendation

95. That delegated powers of approval be given subject to the further revisions to the details of the scheme highlighted above, and the prior signing of a Section 106 Agreement.

Conditions (to include)

- (a) Outline consent
- (b) Submission of reserved matters (1 year
- (c) Landscaping
- (d) Implementation of landscaping

- (e) Tree/hedge protection
- (f) External materials
- (g) Boundary treatment
- (h) Surface water drainage
- (i) Foul water drainage
- (j) Restriction on hours of power driven machinery during demolition and construction
- (k) External lighting
- (l) Archaeological investigation
- (m) Traffic Management Plan (including construction traffic)
- (n) Fire Hydrants
- (o) Bird and Bat boxes
- (p) Renewable energy

Background Papers

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

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

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/0287/15/OL

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

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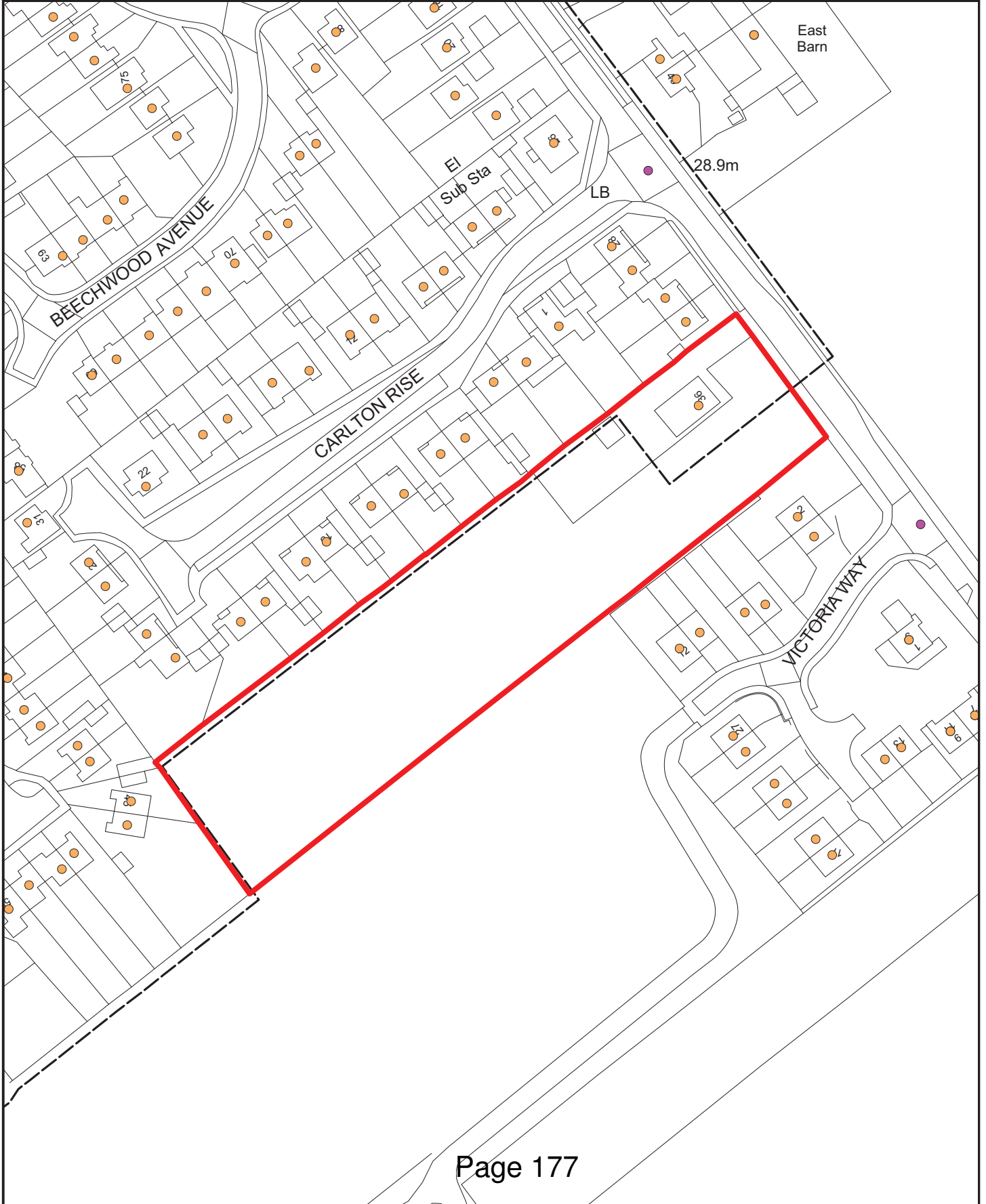
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Agenda Item 19

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1238/15/FL

Parish: Comberton

Proposal: Demolition of existing dwelling, erection of a replacement dwelling and new access.

Site address: 19 Long Road, Comberton

Applicant(s): Mr & Mrs C Smith

Recommendation: Approval

Key material considerations: Principle of development
Impact on character of surrounding area
Residential amenity
Access, parking and highway safety
Tree Preservation Order

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: David Thompson

Application brought to Committee because: The view of the Parish Council is contrary to that of Planning Officers

Date by which decision due: 3 August 2015

1. **Planning History**

None relevant

Planning Policies

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

3. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
ST/ 6 Group Villages

4. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development

DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Village Frameworks
NE/6 Biodiversity
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

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

District Design Guide SPD – adopted March 2010
Landscape in New Developments SPD – adopted March 2010
Trees and Development Sites SPD – adopted January 2009

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

HQ/1 Design Principles
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/9 Minor Rural Centres
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
TI/3 Parking provision

Consultations

7. **Parish Council** – Recommends refusal making the following comments:

The front elevation of the property should relate to Long Road as opposed to Mallows Close. The gable elevation which faces Long Road does not have any windows, resulting in a poor design. Concerns expressed in relation to the potential overlooking of no. 17 Long Road (to the south). There is a TPO in the south eastern corner of the site.

8. **Local Highway Authority (LHA)** – No objections subject to standard conditions being imposed in relation to the provision of pedestrian visibility splays from the proposed access, details of the construction of that access and details of the management of traffic and building materials during the construction process.

9. **Environmental Health Officer (EHO)** - no objections subject to the imposition of standard conditions relating to controls during the construction process

Representations

10. 4 letters of objection have been received which raise the following concerns:

- The dwelling is larger in footprint and height than the existing bungalow and 'exceeds' the building line on Long Road
- The vehicular access is too close to the junction with Mallows close which could represent a highway safety hazard
- The existing dropped kerb has not been used as a vehicular access before and is opposite the gateway

- Grassed verges on Mallows Close are privately owned and cannot be used as storage areas
- There is the potential for congestion during the construction process which could be a highway safety hazard and could result in damage to the highway
- The south facing first floor windows would cause unreasonable overlooking into the garden of the neighbouring property
- Hours of construction should be controlled to preserve the amenity of neighbouring residents
- Mallows Close should not be used for overspill parking (in accordance with a covenant that applies to those properties)
- Traffic during construction needs to be managed to preserve the amenity of neighbouring residents and reduce the potential for congestion.

Planning Comments

11. The key issues to be assessed in the determination of this planning application are the principle of development, impact of the design on the character of the site and surrounding area, residential amenity, parking and highway safety and any implication on the tree that is protected by a TPO.

Principle of Development

12. 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 Comberton as a 'Group Village,' where the construction of new residential dwellings within the framework is supported.
13. 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.
14. The proposal is for a replacement dwelling on a site located within an existing village framework and as such is considered to be acceptable in principle, subject to all other material considerations being satisfied.

Impact on the character of the surrounding area

15. The principal elevation of the proposed dwelling would face onto Mallows Close. In its objection, the Parish Council expressed an objection to this orientation, stating that the property should face onto Long Road, similar to the existing bungalow. However, the site occupies a corner plot on the junction between Mallows Close and Long Road and the 'L' shaped design is considered to be an effective approach to turning the corner between the two streets. This design allows an active frontage to be presented to both roads. Whilst it is acknowledged that the gable element would not contain any openings, the north-south orientated 'wing' of the development would contain windows facing Long Road and the access would be gained from the eastern boundary.
16. A concern raised by one of the objections received makes the comment that the proposed dwelling would be contrary to the pattern of development along Long Road. Whilst the eastern gable would extend forward of the building line of the existing property to be demolished and that of no. 17, the extent of that projection is

considered not be sufficient to be incongruous with the character of the street scene, given that there is a slight fluctuation in the building lines and variation in the gaps between the properties in the row from 1-19 Long Road. It is considered that the footprint and shape of the building would be similar to those on Mallows Close and that the one and a half storey dormer bungalow style would not be incongruous with the design of existing properties on either Mallows Close or Long Road.

17. It is acknowledged that the proposed building would be significantly (approximately 4 metres at the highest point) taller than the bungalow that it would replace. However, the dwelling would be positioned 17 metres from the boundary with no. 17, retaining a degree of separation with the properties that stretch along Long Road to the south. The proposed height would therefore be a transition between the dormer bungalows on Long Road and the two storey properties at the top end of the cul-de-sac of Mallows Close. The overall scale and bulk of the development is therefore considered not to be overbearing in relation to the character of the surrounding area.
18. In relation to the impact on the adjacent Green Belt, which is located on the opposite side of Long Road, it is considered that the proposed replacement dwelling would not be of a scale, siting or detailed design that would have an adverse impact on the openness of the Green Belt given that the plot sits within a residential area and is surrounded by existing dwellings.

Residential amenity

19. The proposed dwelling would have four first floor windows in the southern elevation, facing the property at 17 Long Road. There are no first floor windows in the corresponding elevation of that property and as such no opportunities for unreasonable overlooking would result. A concern has been raised regarding potential overlooking of the neighbouring property. The westernmost first floor proposed windows would result in some overlooking of the garden of no. 17. However, given the separation distance (in excess of 17 metres) and the fact that overlooking would be limited to a small section of the garden of the neighbouring property (the window is only marginally beyond the rear building line of the neighbouring property), the proposal would not result in a detrimental impact on the residential amenity of that property.
20. In relation to the impact on no. 1 Mallows Close to the west, the separation distance between the western elevation of the proposed development and that property would be 15 metres at the longest point, reducing to 8.75 metres at the south western corner of the proposal. The two first floor windows of the proposed dwelling facing across the common boundary are marked on the plans as being obscurely glazed (one being a secondary window to a bedroom, the other serving a bathroom) and this measure can be secured by condition. There are no window openings in the corresponding elevation of the neighbouring bungalow. Given this oblique relationship, it is considered that the proposal would not result in an adverse impact on the amenity of that property through overlooking or overshadowing. The element of 1 Mallows Close which is set further away from the application site contains only the entrance to that property and an obscurely glazed window, therefore no unreasonable overlooking or overshadowing could result to that part of the corresponding elevation that would adversely affect the amenity of the occupant. .

Access, Parking and Highway Safety

21. The proposed access is considered not to result in an adverse impact on highway safety, given that the adjacent properties along Long Road all have similar access

arrangements. The Highway Authority has raised no objection to the location of the access in relation to the junction between Mallows Close and Long Road. The proposal would not result in a significant intensification of the use of the site given that the scheme would not increase the net number of units on the site.

22. Comments have been received in relation to the status of the existing dropped kerb on Long Road which is proposed to be widened as part of the works to create the new access. The applicant will be required to apply to the LHA for approval of these works. The only related material planning consideration is the safety of the proposed access and there are no objections to the application in this regard.
23. In terms of parking, the proposed plans indicate the location of two parking spaces within the site, meeting policy requirements. The location of the property ensures that there would be space for an additional car and therefore it is considered that the scheme would not lead to an unreasonable increase in the pressure for on-street parking in the surrounding area. The reference made in public responses to the presence of a covenant restricting parking on Mallows Close is not a material consideration in determining this application although there is considered to be no demonstrable harm in this regard in any case.

Tree Preservation Order and landscaping

24. There is an Ash tree in the south eastern corner of the site which is the subject of a Tree Preservation Order (TPO). The applicant is not proposing to remove any of the trees on the site. The closest part of the development would be in excess of 15 metres from the centre of the protected tree and would be beyond the crown spread of the tree. It is considered necessary to condition details of the protection measures to be applied around all of the trees to be retained, during the construction process, to ensure that any potential harm to these trees is mitigated.

Noise and Disturbance

25. A standard condition is recommended to control noise and disturbance during the construction process, as set out at the end of this report.

Outdoor Playspace and Indoor Community Infrastructure

26. As the proposal would not result in a net increase in the number of dwellings on the site, contributions towards off site open space and infrastructure are not required by policy, nor necessary to make the proposal acceptable.

Conclusion

27. There are no impacts of the development that significantly and demonstrably outweigh its benefits, when assessed against the material considerations set out in this report. The principle of the development is acceptable and, although the height and scale of the proposed dwelling is larger than the bungalow it replaces, its design and layout makes effective use of a corner plot between streets of different character, retaining good separation distances with neighbouring properties. The scheme would not result in a detrimental impact on the amenity of neighbouring properties, highway safety or the condition of the protected tree on the site, subject to compliance with the recommended conditions.

Recommendation

28. Approval, subject to:

Conditions

- a) **Time limit**
- b) **Approved plans**
- c) **Materials**
- d) **Details of boundary treatments**
- e) **Driveway construction**
- f) **Pedestrian visibility splays**
- g) **Details of hard landscaping**
- h) **Tree protection**
- i) **Obscure glazing of windows**
- j) **Control of noise during construction**
- k) **Management of traffic and materials during construction**
- l) **Removal of permitted development rights for extensions**

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 Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File Ref: S/0224/89/F

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



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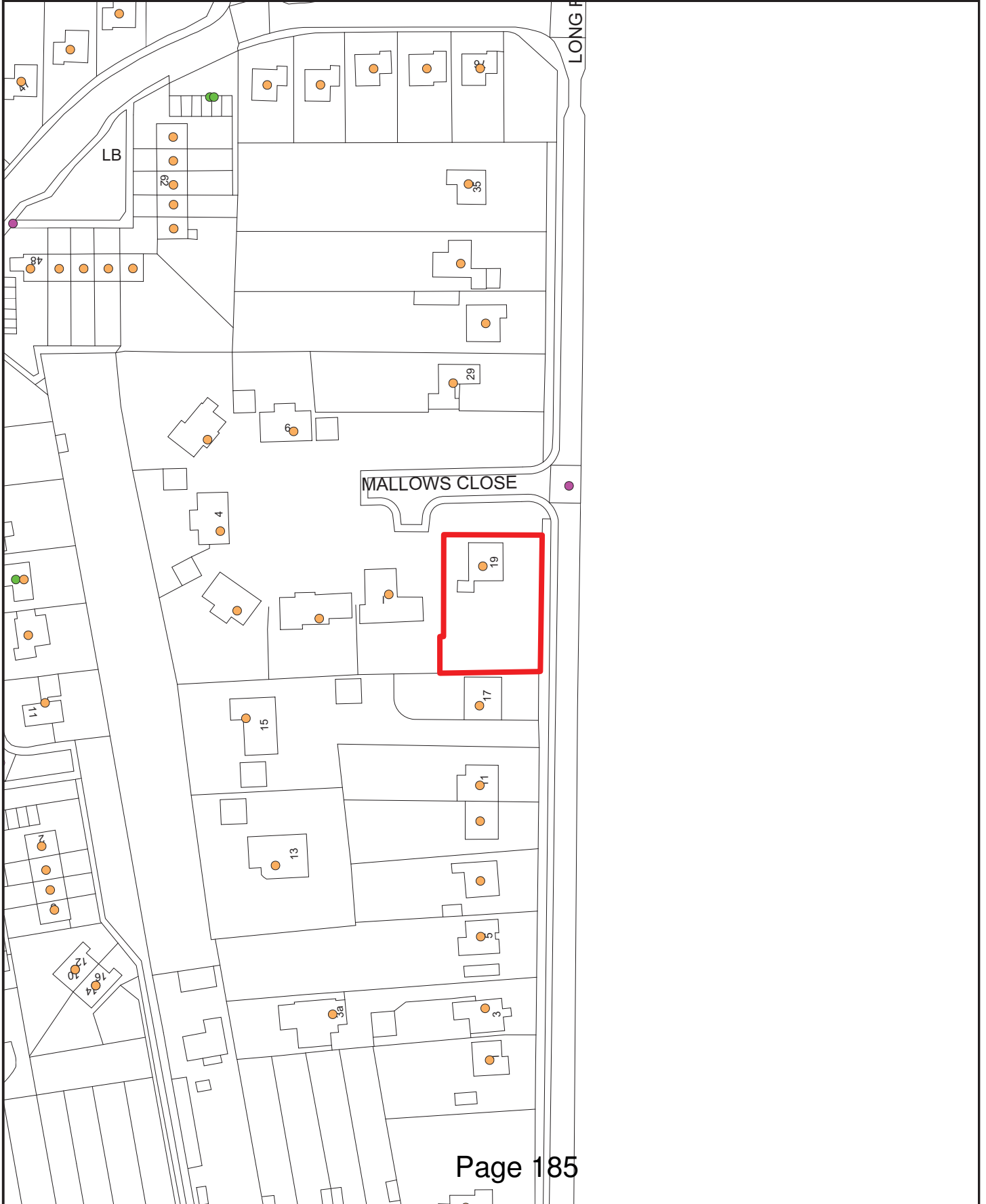
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Agenda Item 20

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1170/15/FL
Parish(es):	Cambourne
Proposal:	Replacement of Mobile Home with a pair of semi-detached dwellings (re-submission)
Site address:	6 Garstones, Cambourne, CB23 5HZ
Applicant(s):	Mr Thomas Pateman
Recommendation:	Delegated Approval
Key material considerations:	Principle of development Residential amenity Character of the surrounding area Highway safety and parking
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Rebecca Ward
Application brought to Committee because:	Deferred at August planning committee. The view of Cambourne Parish Council conflicts with the Officer's recommendation of approval.
Date by which decision due:	2 July 2015

Planning History

1. S/6321/05/FL –Removal of existing mobile homes and retention of stationing of replacement residential mobile home, oil tank and storage shed on reduced site area. Approved 18th July 2006.
2. PRE/0458/12 – Dwelling to replace mobile home – One single-storey dwelling could be supported
3. S/2045/14/FL – Replacement of mobile home for a pair of semi-detached dwellings – Refused due to lack of amenity space.

Planning Policies

4. **National**
National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)
5. **Local Development Core Strategy 2007:**
ST/4 Rural Centres
6. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Design Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/7 Replacement Dwellings in the Countryside
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Outdoor Space Standards
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/15 Noise and Pollution
TR/2 Car and Cycle Parking Standards
7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Trees and Development Sites SPD – adopted 2009
District Design Guide SPD – adopted 2010
8. **Proposed Submission Local Plan**
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in favour of sustainable development
S/8 Rural Centres
HQ/1 Design Principles
NH/4 Biodiversity
H/7 Housing Density
H/11 Residential space standards for market housing
TI/2 Planning for sustainable travel
TI/3 Parking provision
SC/7 Outdoor play space, informal open space and new development
SC/8 Open space standards

Consultations

9. **Cambourne Parish Council** – object to the proposal for the following reasons: It was noted that the planning committee recommended the original application for approval but that South Cambridgeshire District Council had refused the application on the lack of garden amenity. Concerns were raised regarding the lack of details on the vehicular access and parking provision. Parking should only be within the curtilage and no parking should take place on the road or access so as not to impede access to the Trailer Park. It was also noted that the footprint of the building on the block plan was incorrect and it was not showing the correct size building on the drawing of the proposed buildings. Concerns were raised that a single dwelling should not be replaced by two dwellings on such a constrained site.

10. **Highway Authority** – no objection subject to conditions relating to the management of traffic and the storage of materials during the construction process.

Representations

11. No objections received

Site and Proposal

12. The proposal seeks full planning permission to replace a mobile home with a pair of 2 bedroom semi-detached dwellings. The proposal includes the formation of two vehicular access points. The application has been amended as the dimensions of the size of the private garden amenity areas were not stipulated on the plans. The elevation/floor plans (5158-PL01b) were also amended on the 7 July 2015 as they did not accord with the submitted block plan (5158-Site).
13. The proposed dwellings will be one and a half storeys and are to be constructed using brick and tiles to match the adjacent properties.
14. The site is located outside but adjacent the designated village framework of Cambourne. The framework boundary runs across the front of the site. The site is on the edge of the existing village, adjacent the Trailer Park.

Planning Comments

15. The application was deferred at the previous planning committee following comments from the Parish Council. This was in regards to the ownership of the piece of land to the front to the site and the requirement for a site visit to be undertaken.
16. The agent/applicant has since amended the documents; Ownership Certificate B has been signed to demonstrate the relevant notice has been served to the current owners and the location plan has been amended to extend the red-line over this piece of land. Officers have sent this out for a 21 day consultation period. If any comments are received during this period updates will be provided to the Planning Committee at the meeting on 2 September 2015. The application cannot be determined until the 21 day consultation has ended and as such officers ask this is done under delegated powers after the committee meeting.
17. The main issue to consider in this instance is whether the development represents sustainable development with regard to its potential impact upon residential and visual amenity, design scale and layout and impact on highway safety.

Principle of Development

18. The site is located outside, but immediately adjacent to the designated village framework of Cambourne. For this reason the proposal conflicts with the principle of local plan policies ST/4 of the Core Strategy and DP/1 and DP/7 of the Development Control Policies
19. However Paragraphs 47 and 49 of the National Planning Policy Framework state that where a planning authority does not have an up to date five year housing supply, the relevant local policies for the supply of housing should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development. The Council does not currently have an up to

date 5 year housing supply and therefore the above mentioned policies are considered out of date and the proposal should be assessed against the policies contained within the NPPF.

20. In terms of the economic role and social role, it is acknowledged that the proposed dwellings would have a positive economic and a good degree of social benefit. The site is adjacent the village framework for Cambourne which is identified as a Rural Centre and therefore is in a sustainable location with good access to services and facilities. It is considered the proposal satisfies the economic and social role.
21. In terms of the environmental role, the site is well related to the existing pattern of development and is immediately adjacent the village framework. Although the existing residential development is on the other side of Garstones the site is brownfield land and not in open countryside. It is adjacent a large Trailer Park and there are storage buildings to the rear of the site. The replacement of the mobile home with a suitable designed permanent dwelling would visually enhance the character of the area.

Character of the surrounding area

22. The proposal is for a pair of semi-detached dwellings of 1½ storeys to be constructed using bricks and tiles to match surrounding development. The scale of the building exceeds the advice given at pre-application stage for just a single dwelling, but with an eaves height of 3.7 metres and a ridge height of 6.5 metres the resulting building is of simple design and still relatively modest in scale and size. The use of dormers is not an alien feature in the street scene locally and overall the form and scale of the building is not considered so harmful as to warrant refusal.
23. The specific materials have not been specified and no details have been provided in respect of the boundary treatment to the front of the proposed properties. Conditions could be imposed requiring such details to be agreed to ensure the development is assimilated well into the street scene.
24. The submitted scheme makes provision for each dwelling to have a rear private garden amenity area. Unit 1 will have a garden area of 54m² and unit 2 will have an amenity area of 45m². Officers have checked the dimensions on the submitted plans that have been re-submitted. Paragraphs 6.70 – 6.75 of the adopted Design Guide attaches importance to the need for effective private garden and amenity space. It advocates that two-bedroom residential units should ideally be provided with a private garden space of 40 sq m in urban settings and 50 sq m in rural settings. Both proposed garden areas would meet the requirements of this guidance document. Officers are now satisfied the scheme meet the policy requirements of DP/3 as to remove the original reason for refusing the scheme.
25. There is a sufficient degree of separation between the proposed and existing properties to protect the privacy of the proposed and existing residents.

Highway safety and parking

26. The proposal provides for a new access and parking space for each dwelling. Cambourne is recognised as a sustainable location because it has a number of shops and community facilities which are accessible on foot and there are also good public transport services which are described as being of high quality. Policy TR/2 of the South Cambridgeshire Development Control Policies (DCP) (2007) requires the

provision of car parking spaces in accordance with the maximum standards, which require an average of 1.5 spaces per dwelling.

27. Policy TR/2 also states that in some locations, such as those with good accessibility to facilities and services and served by high quality public transport the Council will seek to reduce the amount of car parking provided. This indicates that a lower level of parking provision than the maximum standard would be applicable in this case in order to encourage the use of sustainable modes of transport. The good level of accessibility by bicycle and the fact that the dwellings are relatively small in size with only two bedrooms per unit reinforces this point. However this must be balanced against highway safety considerations.
28. The proposals site is accessed via New Hall Lane which is a dual aspect road. Whilst on site it was evident that current occupiers of the houses in the area park on-street without obstructing or interfering with the public highway. The Local Highway Authority has raised no objection to the proposal subject to conditions requiring a traffic management plan to be agreed in respect of vehicular movements/ deliveries during construction and control of mud and debris on the highway. A condition could be imposed to ensure the proposed parking is maintained in perpetuity could be applied to the decision notice.
29. For the reasons officers consider the proposal would not be prejudicial to highway safety. It would accord with policy TR/2 of the DCP and with policy DP/3.1(c) which requires car parking provision to be kept to a minimum.

S106 Contributions

30. 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.
31. 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.
32. The Guidance is a material consideration and the 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.

Conclusion

33. Paragraph 14 of the NPPF explains that the presumption in favour of sustainable development means granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the NPPF indicate that development should be resisted.
34. In this instance, the development is considered to be compatible with the local area and acceptable in highway safety terms. On this basis, there are no adverse impacts that would significantly or demonstrably outweigh the benefits of the proposal. Accordingly, the development is recommended for approval.

Recommendation

Delegated approval subject to the expiration of the 21 day consultation period and subject to the following:

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: 5158-Site, 5158-PL01b
(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) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- e) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A & E 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 - In the interests of providing adequate amenity space in accordance with Policies DP/3 of the adopted Local Development Framework 2007.)
- f) No development shall take place until a traffic management plan has been submitted to and approved in writing by the Local Planning Authority to address the following areas of concern:
 - i) Movements and control of muck away from lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on the street.
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

- iv) Control of dust, mud and debris (please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway) (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- g) 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

- h) The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, 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

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
- Proposed Local Plan
- National Planning Policy Framework 2012

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

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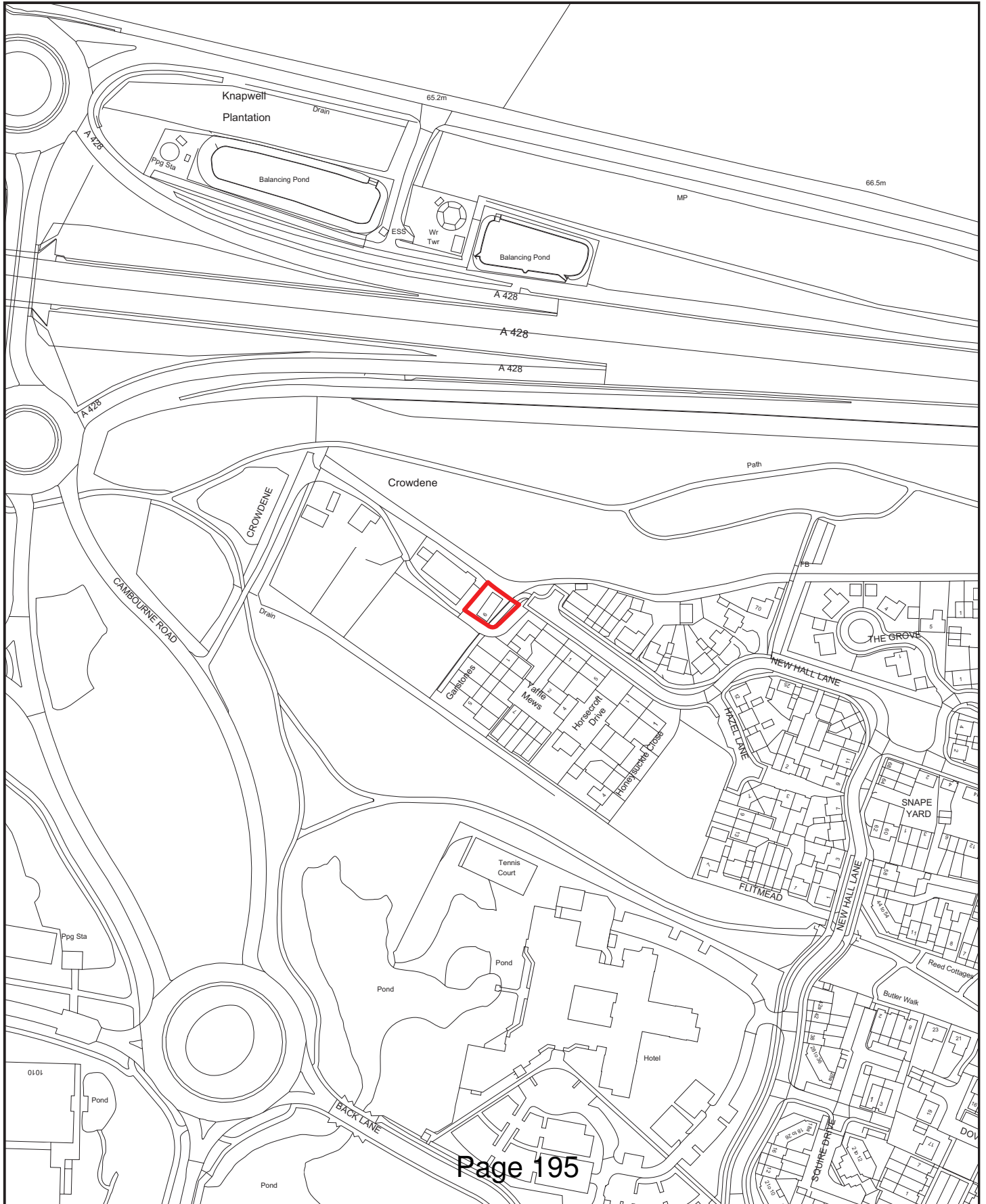
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Date of plot: 21/08/2015



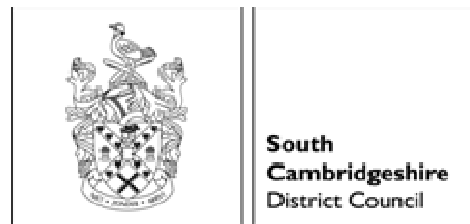
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Cambridgeshire
District Council

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Agenda Item 21



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

2 September 2015

Enforcement Report

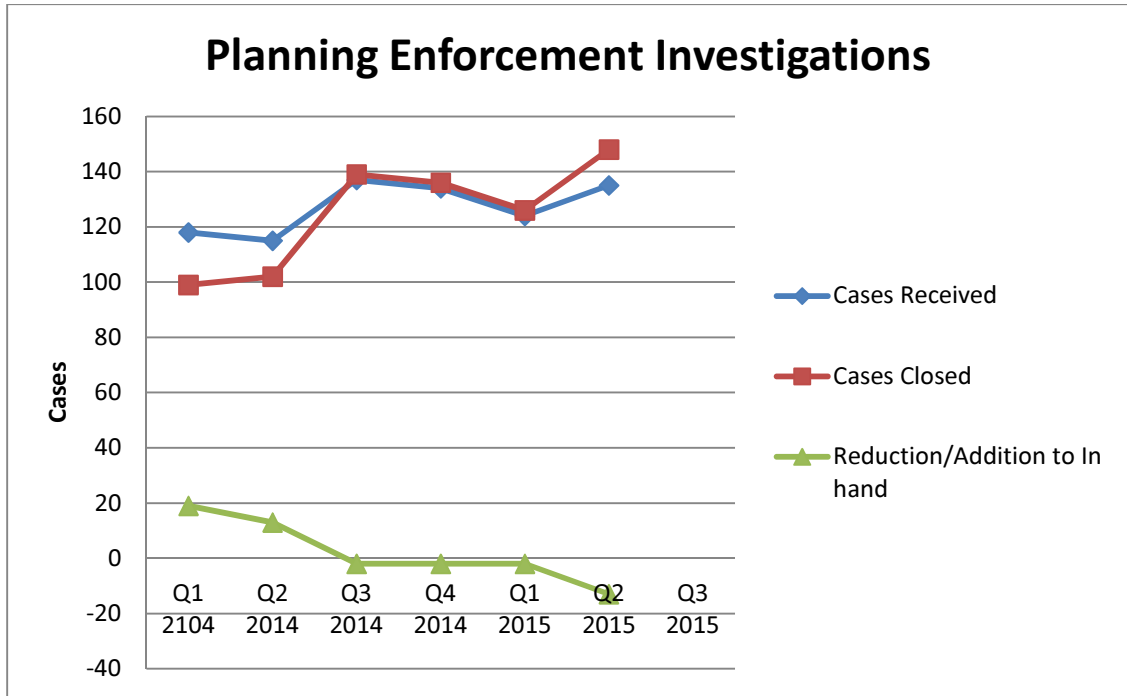
Purpose

1. To inform Members about planning enforcement cases, as at 20 August 2015. Summaries of recent enforcement notices are also reported, for information.

Enforcement Cases Received and Closed

2.

Period	Cases Received	Cases Closed
1 st Qtr. 2015	124	126
2 nd Qtr.	135	148
July 2015	40	41
2015 YTD	299	315
2014	504	476



Enforcement Cases on hand:

- 3. Target 150
- 4. Actual 86

Notices Served

5.

Type of Notice	Period	Year to date
	July 2015	2015
Enforcement	3	11
Stop Notice	0	0
Temporary Stop Notice	1	3
Breach of Condition	0	13
S215 – Amenity Notice	0	1
Planning Contravention Notice	0	3
Injunctions	0	1
High Hedge Remedial Notice	0	1

Notices issued since the last Committee Report

Ref. no.	Village	Address	Notice issued
PLAENF. 1660	Heydon	Ruboic – The Flint Newmarket Road	Temporary Stop Notice
PLAENF. 1663	Over	Riverview Farm	Enforcement Notice
PLAENF. 1660	Heydon	Ruboic – The Flint Newmarket Road	Enforcement Notice
PLAENF. 1671	Stapleford	34 Mingle Lane	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. Updates on items that are of particular note

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 draft statements supporting the proposed proceedings have now been considered by Counsel with further information and authorisations being requested in order that the Injunction application can be submitted.

In May 2014, Committee resolved to give officers the authority sought and further work on compiling supportive evidence undertaken since. Periodic inspections of the land have been carried out, most lately in April 2015 (confirming occupation has not ceased, and that breaches of control are continuing and consolidating). Statements accordingly being revised and finalised to reflect; injunction proceedings still appropriate and proportionate to pursue

A claim against the occupier of the land in which the Council is seeking a planning injunction has now been issued in the High Court. A Defence has since been lodged to the Council's proceedings, and an attempt is being made to issue Judicial Review proceedings challenging the resolution to seek an injunction.

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
Appeal decision issued 20th May 2015 under reference number APP/W0530/A/14/2223632. Appeal allowed subject to conditions. Application for award of costs refused. Conditions to be monitored for compliance

c. 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. Planning application - Change of use of shop and ancillary residential use (use class A1), to a 4 Bedroom house. Planning reference S/0040/15 –Refused 27th February 2015. Planning Appeal submitted waiting decision- Monitoring continues

d. Plot 11, Orchard Drive – Smithy Fen

Application received for the change of use of plot 11 Orchard Drive to provide a residential pitch involving the siting of 1 mobile home and one touring caravan, an amenity building for a temporary period until 2 May 2018.

The application has in accordance with section 70C of the Town & Country Planning Act 1990 been declined. The applicants have applied for permission for a Judicial Review.

Permission granted by the Honourable Mrs Justice Patterson DBE, Grounds to resist being filed both by the Council and by the Secretary of State for Communities and Local Government as second defendant. Court date to be advised

e. Land at Arbury Camp/Kings Hedges Road

Failure to comply with planning conditions at land known as Parcel H1, B1 and G Under planning references S/0710/11, S/2370/01/O, S/2101/07/RM, 2379/01/O and S/1923/11

Notices part complied, remaining items under review

Further six breach of conditions notices issued relating to landscaping
A Site inspection with local parish, landscaping, planning and representatives from persimmon homes has now taken place, and that appropriate steps are being taken to remedy the identified breaches of Conditions

f. North Hall Farm, Barley Road Heydon

A change in use (after conversion) of a single storey building to three self-contained residential units in occupation, or being made available for occupation as permanent dwellings A planning permission was granted in 2010 for the proposed change of use of the building then described as stables to holiday homes, subject to conditions The council considers the permission has lapsed.

The case which was subsequently prosecuted and resulted in an appeal hearing at the Court of Appeal Criminal Division The Appellant's main ground of appeal was that the planning permission had the effect of allowing permanent residential use because 'holiday let' was not defined and condition 3 did not require compliance with the scheme. Further that under the use classes order, planning permission was not required to change from holiday let to residential use and that s.180 TCPA 1990 applied. She noted that pursuant to s.57 TCPA 1990, planning permission is required for development and the changing of any material use.

The permitted use had been for farm offices not residential use. The Planning Inspector rejected the use as residential accommodation. Mrs, Justice Lang reading judgment on behalf of the Justices, dismissed the appeal

There was an order for costs of £3,500 in respect of Counsel's fees for the Appeal. In an order pursuant to the Proceeds of Crime Act 2002, the Judge noted the defendants' financial circumstances and ordered that they pay the total amount of gross benefit of £75,745.11 (rental income from units 3 & 4 for the dates of charge). £40,000 to be paid within 7 days (7.8.15); with the balance to be paid within two months (30.9.15) In summing up for sentencing the Judge noted that both defendants had pleaded guilty on 9 January 2015 for failing to comply with the enforcement notice pursuant to s.179 Town and Country Planning Act 1990 between 18 July 2009 and 18 March 2014. The defendants were fined £10,000 (£5,000 each) and total costs of £16,000 were awarded

g. 113b High Street Linton – Winners Chinese Take-Away

Windows & doors not fitted as per approved drawing. Breach of Conditions Notice served 19th February 2015. Changes made but windows and doors still not in accordance with approved drawing. Summons file submitted. Date set for the 3rd September 2015 Cambridge Magistrates Court

Summary

9. 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 299 cases investigated which when compared to the same period in 2014 is a 2.4% increase in cases
10. In addition to the above work officers are also involved in the Tasking and Coordination group which deals with cases that affect more than one department within the organisation, including Environment Health, Planning, Housing, Anti-Social behaviour Officers, Vulnerable Adults and Safeguarding Children Teams. Strategic Officer Group, dealing with traveller related matters

Effect on Strategic Aims

11. 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

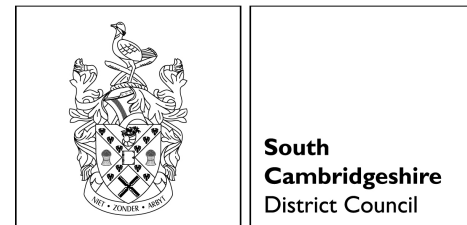
Ensuring that it continues to offer an outstanding quality of life for its residents

Background Papers:

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

Report Author: Charles Swain – Principal Planning Enforcement Officer
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Agenda Item 22



South
Cambridgeshire
District Council

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

2 September 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 20 August 2015. Summaries of recent decisions of importance are also reported, for information.

Decisions Notified By The Secretary of State

Ref.no	Address	Detail	Decision & Date
S/0095/15/FL	Mr & Mrs R Jakes 19 Burrough Field Impington	Extension	Dismissed 12/08/15
S/0115/15/FL	Mr P Jeffery 18 Hillside Sawston	2 Storey Extension Roof Dormer (Permitted Development)	Dismissed 12/08/15 Allowed 12/08/15

Appeals received

Ref. no.	Address	Details	Appeal Lodged
S/2791/14/OL	East of New Road Melbourn	199 dwellings, care home and associated works	03/08/15
S/0163/15/FL	Crickmore Developments Ltd 25 Church Street Little Shelford	Dwelling	07/08/15
S/1115/15/PM	Mr T Deans Deans Farm Shepreth Fowlmere	C of U of an existing agricultural building & land to a tea shop/cafe	07/08/15
S/1135/15/FL	Mr & Mrs A Noto 4 Kingston Road Gt Eversden	Extensions, porch and associated works	18/08/15

Local Inquiry and Informal Hearing dates scheduled before the next meeting.

4.

Ref. no.	Name	Address	Hearing/Inquiry
S/1931/15/PB	Croxton Park Partnership	The Stables Croxtton Park Coxton	Hearing 26/08/15 Confirmed
S/0305/15/FL	Mr & Mrs Dockerill	Common Lane Farm, Sawston	Hearing 22/09/15 Confirmed
S/1451/14/FL S/1476/13/LD S/2097/14/VC	Mr T Buckley	The Oaks Willingham	Inquiry 12/01/16 Confirmed
S/2822/14/OL	Gladman Dev Ltd	Land off Shepreth Road Foxton	Inquiry 09/02/16 Confirmed

Summaries of Appeals

5. None

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

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