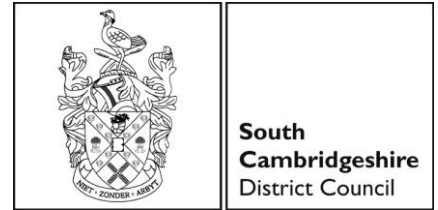


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27 September 2016

**** Please note start times for Items 1 and 2 ****

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee - Councillors John Batchelor,
Anna Bradnam, Brian Burling, Pippa Corney, Sebastian Kindersley,
David McCraith, Val Barrett (substitute for Des O'Brien), Deborah Roberts,
Tim Scott 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, 5 OCTOBER 2016** at **9.45 a.m.**

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

Yours faithfully
JEAN HUNTER
Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

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

PRESENTATION

1. Impington - Three sites

Pre-application presentation to Members from Carter Jonas about three sites in Impington:

- a) Old Station Yard
- b) Former Station Site

- c) Former Bishops Hardware Building

(To be undertaken in accordance with the protocol agreed at the Planning Committee meeting 6 April 2016 (Item 12))

<http://scamb.moderngov.co.uk/ieListDocuments.aspx?CId=768&MI d=6578&Ver=4>

THE REMAINDER OF THE AGENDA WILL NOT BEGIN EARLIER THAN 10.30AM

PROCEDURAL ITEMS

2. Apologies

To receive apologies for absence from committee members.

3. 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.

4. Minutes of Previous Meeting

To authorise the Chairman to sign the Minutes of the meeting held on 7 September 2016 as a correct record.

1 - 8

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

5. S/3181/15/FL - Great Abington (Land to the North of Pampisford Road)

Erection of 20 Dwellings.

9 - 38

6. S/1048/16/FL - Swavesey (19 Wallmans Lane)

Erection of two dwellings and vehicular access.

39 - 52

7. S/1197/16/FL - Grantchester (The Old Dairy, Manor Farm, Mill Way)

Erection of single storey studio building

53 - 66

8. S/1198/16/LB - Grantchester (The Old Dairy, Manor Farm, Mill

67 - 74

Way)

Erection of single storey studio building

- | | | |
|------------|---|------------------|
| 9. | S/1482/16/FL - Girton (69 St Vincents Close)
Conversion of three bed semi detached house into two flats (part retrospective) | 75 - 86 |
| 10. | S/2068/15/OL - Gamlingay (Land at Green End Industrial Estate)
Outline application for the demolition of existing industrial and office units and 5 dwellings and the erection of up to 90 dwellings, together with associated garaging, parking, public open space, landscaping, access, highways drainage and infrastructure works. All matters reserved except access. | 87 - 134 |
| 11. | Proposed changes to Local Validation list and associated measures | 135 - 162 |
| 12. | Public Speaking Protocol - Review | 163 - 178 |

MONITORING REPORTS

- | | | |
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| 13. | Enforcement Report | 179 - 186 |
| 14. | Appeals against Planning Decisions and Enforcement Action | 187 - 194 |

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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- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

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Recording of Business and Use of Mobile Phones

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

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Disturbance by Public

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

Smoking

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

Food and Drink

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EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 7 September 2016 at 10.30 a.m.

PRESENT: Councillor David Bard – Chairman
Councillor Kevin Cuffley – Vice-Chairman

Councillors: John Batchelor Anna Bradnam
Brian Burling Pippa Corney
Sebastian Kindersley David McCraith
Charles Nightingale Deborah Roberts
(substitute)
Tim Scott Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Thorfinn Caithness (Principal Planning Officer), Alistair Funge (Planning Enforcement Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer) and Ian Senior (Democratic Services Officer)

Councillors Nigel Cathcart, Cicely Murfitt and Peter Topping were in attendance, by invitation.

1. APOLOGIES

Councillor Des O'Brien sent Apologies for Absence. Councillor Charles Nightingale attended as substitute.

2. DECLARATIONS OF INTEREST

Councillor John Batchelor declared a non-pecuniary interest in Minute 4 (S/1963/15/OL – Bartlow Road, Linton) because he had been present at Parish Council meetings when this application had been discussed. Councillor Batchelor was Chair of the Governors of Linton Village College and had contributed the background note on student capacity that formed part of the Committee agenda. He said that this note had been written some time ago before he became a District Councillor in May 2016. Councillor Batchelor was considering the matter afresh.

Councillor David McCraith declared a non-pecuniary interest in Minute 7 (S/0243/16/FL – Snow Centre in Bassingbourn) by virtue of the proximity of his house to the application site.

Councillor Tim Scott declared a non-pecuniary interest in Minute 4 (S/1963/15/OL – Bartlow Road, Linton) because one of the applicants was a close family friend. Councillor Scott withdrew from the Chamber, took no part in the debate and did not vote.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 3 August 2016.

4. S/1963/15/OL - LINTON (BARTLOW ROAD)

Members visited the site on 6 September 2016.

Councillor Tim Scott withdrew from the Chamber.

Officers verbally updated members in relation to Foul Drainage, Surface Water Drainage and Flood Risk, Ecology, Education and Developer Contributions. The site area was also clarified.

Linton Parish Council had submitted a report by an independent drainage consultant that advised that a connection to manhole 1502 that was not acceptable. It was confirmed that the applicants would connect to manhole 7501 via a pumped connection at an agreed flow rate of 3.8 l/s. This manhole is on a system that has been agreed to have sufficient capacity by Anglian Water and the independent drainage consultant. A foul water drainage condition was suggested to address this matter.

Linton Parish Council had requested a new Flood Risk Assessment based upon an updated map that appeared to have been prepared in relation to meeting to discuss a flood relief scheme for the village. It was not the official map on the Environment Agency website and the submitted Flood Risk Assessment was based upon the official map. The status of the flood relief scheme was questioned as no planning permission had been sought for such a scheme. A surface water drainage condition was suggested to address this matter together with the maintenance and management of the system subject to the section 106 agreement.

A survey for Roman Snails had been carried out on the site and it was confirmed that none were seen and no empty shells found to suggest the presence of this protected species. The Ecology Officer had advised that the scheme for ecological enhancement condition should take in account the species.

Cambridgeshire County Council had advised that the schools have sufficient capacity to accommodate demand within the catchment area. If schools wish to accommodate pupils out of catchment, the funding for any expansion of schools cannot be agreed as part of the development as it would not comply with the CIL regulations.

The developer had confirmed agreement to the developer contributions set out in appendix 2 of the report.

Jake Nugent (applicant's agent) and Councillor Enid Bald (Linton Parish Council) addressed the meeting. As well as speaking as a Committee member, Councillor John Batchelor also spoke as one of the local District Councillors.

Mr. Nugent referred to the presumption in the National Planning Policy Framework in favour of sustainable development. He maintained that this proposal was sustainable. He said that the proposal would address, in part, the shortfall in the District's housing supply, and provide much needed affordable housing. Mr Nugent said that the development would not increase flood risk.

Councillor Bald observed that the proposal was outside the village framework, and had been rejected during the Strategic Housing Land Availability Assessment process as being unsustainable. The proposal would compromise both the landscape and local character. It would have serious implications for traffic safety both along the A1307 and in Linton High Street. The Section 106 contributions were insufficient and only Linton Village College had space to expand. Councillor Bald said that flooding was a serious issue as the proposal extended into the flood plain, adversely affecting the peaceful character of the meadows. In response to a question, Councillor Bald said that Linton Village College accepted

students from outside its catchment area because the village was a Rural Centre.

Speaking as a local Member, Councillor John Batchelor focussed on the viability and deliverability of the site. He said that the general opinion in Linton was the foul water drainage was at capacity, and contended that the developer had not addressed that issue. As a result, flooding was likely. Councillor John Batchelor said the application should be deferred until the risk of flooding had been mitigated. In response, officers stated that Anglian Water were satisfied with the application's viability having devised a scheme for dealing with the disposal foul water by connecting to manhole 7501 via a pumped regime.

Committee members debated the application at length. They made the following points:

- The significance the comments from the Campaign for the Protection of Rural England (paragraph 39 of the report), and increased flood risk (paragraph 20)
- Traffic on the A1307, especially at peak times
- Concern about increased flood risk, especially to those houses on the southern edge of the development, and location of the attenuation pond
- Concern about the proposed heights of buildings on the edge of the village
- Linton Village College was at full capacity
- It was reckless to build this number of houses next to the A1307
- Reliability of pumped sewage systems
- The danger of building houses on the flood plain

Rob Lewis (Education Department, Cambridgeshire County Council) addressed the meeting, and answered questions. The discussion related to varying methods of assessing school capacity, consultation with schools, and the sustainability of transporting students to alternative schools.

A Housing Officer confirmed that 70% of the affordable housing would be for rent, with the first eight being offered to those with a local connection, and the remainder being offered to those with a local connection and to others on a 50 /50 basis.

Officers pointed out that the current application was outline only.

A proposal to defer the application in order to commission an engineer's report on foul water drainage capacity and flood risk issues was proposed by Councillor John Batchelor, seconded by Councillor Deborah Roberts, and put to the vote. The proposal was lost by seven votes to four.

The Committee **approved** the application, subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 relating to Affordable Housing, community facilities, open space, strategic waste, transport requirements and waste receptacles, as detailed in Appendix 1 to the report, and the maintenance and management of the surface water drainage scheme;
2. Two extra Conditions, as follows:
 - (a) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage to connect to manhole 7501 via a pumped regime shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of

the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

- (b) Prior to the commencement of any development, a detailed scheme for the provision and implementation of flood risk and surface water drainage mitigation in accordance with the Flood Risk Assessment reference 151077 dated July 2015 by Rossi Long Consulting shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Linton Parish Council. The scheme shall take into account any subsequent changes in any revised flood map produced by the Environment Agency between approval and implementation of the scheme. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

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

3. The Conditions referred to in the report from the Head of Development Management.

Councillor Deborah Roberts voted to refuse the application, and asked that her name be recorded.

5. **S/2921/15/OL - WILLINGHAM (LAND SOUTH OF 1B OVER ROAD)**

Members visited the site on 6 September 2016.

Mrs Metherell (objector) addressed the meeting. She referred to

- Increased flood risk to existing properties
- Traffic in Over Road

Councillors Brian Burling and Pippa Corney (local Members) acknowledged the traffic and parking issues in Over Road, and raised the ideas of double yellow lines to prevent parking, and asking the developer (with the understanding that this could not be demanded) to provide parking on site for residents living along Over Road.

Committee members made the following points:

- The proposal was outside the village framework
- There was a flood risk

Dr. John Finney (Highways, Cambridgeshire County Council) said the design of the access road was acceptable, but double yellow lines in Over Road were an option by means of a Section 106 Obligation.

The Committee gave officers **delegated powers to approve** the application, subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 relating to Affordable Housing, education, libraries and

lifelong learning, open space and monitoring, as detailed in Appendix 1 to the report; and

2. The Conditions and Informatives set out in the report from the Head of Development Management.

6. S/0191/16/OL - GULDEN MORDEN (SITE SOUTH OF THOMPSON'S MEADOW, TRAP ROAD)

Members visited the site on 6 September 2016.

Catherine Thomas (objector), Brian Christian (applicant's agent), Councillor Barry Holme (Guilden Morden Parish Council) and Councillor Cicely Murfitt (local Member) addressed the meeting.

Catherine Thomas made the following points

- The village was deficient in community facilities
- The site's proximity to trees subject to Tree Preservation Orders
- There was no public transport link with Ashwell and Morden railway station, which was four miles away
- Traffic concerns
- Development would adversely affect the special visual impact of the village when viewed from Steeple Morden
- Character of the village
- Impact on ecology

Brian Christian said that there was widespread local support for the application, and that the affordable homes element of the proposal had been welcomed. Local schools were under-subscribed, and the present application would see the first development of its kind in Guilden Morden for 20 years.

Councillor Holmes said that the Parish Council supported the proposal unanimously, albeit with reservations about the number of dwellings, and the amount of extra traffic likely to be generated. Foul water drainage was also a concern. However, the development would aid sustainability, and there was always a need for affordable housing. Such affordable housing should be for those with a local connection in perpetuity.

Councillor Murfitt said that the village currently had a population of about 1,000. The village lacked employment and this inevitably meant that people would be commuting. Councillor Murfitt agreed with Councillor Holmes that the affordable housing must be for local people in perpetuity. Sustainability and public transport were also important considerations.

Committee members noted Guilden Morden's status as a Group Village, and concluded that the current application was unacceptable under such circumstances.

The Committee **refused** the application for the reason set out in the report from the Head of Development Management.

7. S/0243/16/FL - BASSINGBOURN (SNOW CENTRE)

Members visited the site on 6 September 2016.

Thomas Moore (objector), Martin Middleton for the applicant (accompanied by Mart

Barrass), Councillor Steve Sams (Bassingbourn Parish Council) and Councillor Nigel Cathcart (a local Member) addressed the meeting.

Thomas Moore expressed concern about increased traffic flow, the health and safety of pedestrians, noise nuisance, the loss of amenity, and the effect on residents' quality of life.

Mr. Middleton commended the proposal's attraction as a local and regional sports facility.

Councillor Sams described the application as premature. His principle concerns related to highway and pedestrian safety, traffic flow, impact on the High Street, and flood risk.

Councillor Cathcart raised the issues of sustainability, and the narrowness of Guise Lane. He proposed a temporary consent for up to two years while future use of the Barracks site and availability of a more appropriate vehicular access was determined.

Councillor David McCraith (speaking as the other local Member) said that the Centre was popular and well managed. He would support access from the A1198. He shared concerns about flood risk and the effect on residents. He also highlighted the danger of Guise Lane becoming potholed, and the difficulty in manoeuvring emergency and delivery vehicles. He called for a two-year temporary permission, or else refusal.

The main issue for Committee members was that of the access.

The Committee gave officers **delegated powers to approve** the application, subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 requiring a contribution of £5,000 towards the provision of improved pedestrian crossing facilities on Bassingbourn High Street;
2. The establishment of a community liaison group tasked, among other things, with monitoring traffic flows along Guise Lane;
3. Two additional Conditions: one requiring the submission of an acceptable evacuation plan in the event of Guise Lane becoming flooded, and the other controlling the use of Guise Lane by prohibiting its use for special events at the Snowsports Centre; and
4. The Conditions set out in the report from the Head of Development Management.

8. S/0534/16/FL - WHITTLESFORD (LAND IMMEDIATELY TO WEST OF BAR LANE, NEWTON ROAD)

Members visited the site on 6 September 2016.

Paula Renouf (objector), Graham Bowles (applicant's agent), Councillor Ken Winterbottom (Whittlesford Parish Council) and Councillor Peter Topping (local Member) addressed the meeting.

Paula Renouf said that the application, in the Green Belt and outside the village framework, would lead to a loss of sunlight to her patio.

Mr Bowles summarised the history behind this application, and said that the design had been changed following consultation with neighbours.

Councillor Winterbottom referred to the application being outside the village framework, in the Green Belt, and contrary to the Group village policy.

Councillor Topping urged the Committee to enforce its Group Village Policy.

Members regretted the detrimental impact on the neighbour, and the perception of development by stealth. It was suggested that remaining land should be transferred to the Parish Council so that it could not be built upon.

The Committee **approved** the application, subject to the Conditions set out in the report from the Head of Development Management.

9. S/0089/16/FL - PAPWORTH EVERARD (ST FRANCIS OF ASSISI ROMAN CATHOLIC CHURCH, ERMINE STREET NORTH)

Members visited the site on 6 September 2016.

Rebecca Deane (the applicant’s architect) and Councillor Chris Howlett (Papworth Everard Parish Council) addressed the meeting. Rebecca Deane said that the applicant would be prepared to change the type of hedge proposed. Councillor Howlett regretted the loss of parking were the development to proceed. He said that the village was in desperate need of facilities, and this proposal would remove an opportunity to secure some.

The Committee gave officers **delegated powers to approve** the application, subject to:

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the delivery of an acceptable number of affordable dwellings onsite; and
2. The Conditions and Informative set out in the report from the Head of Development Management.

10. ENFORCEMENT REPORT

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

11. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action, subject to the following amendments (in bold italics) to Appendix 3 (Local Inquiries):

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed proposed
S/2273/14/OL	Mr D Coulson	Land at Teversham Road Fulbourn	Planning Decision	13/09/16 16/09/16 20/09/16 21/09/16 days Confirmed
S/2870/15/OL	Bloor Homes (Eastern) &	Land at Mill Road	Planning Decision	08/11/16 11/11/16

	Cambridgeshire County Council	Over		Confirmed
S/2510/15/OL	Gladman Developments Ltd	Land east of Highfields Road Caldecote	Non- Determination	Start 14/03/17 Confirmed
S/0537/16/LD	Endurance Estates Strategic Land Ltd	Land south of West Road Gamlingay	Planning Decision	Start 24/04/17

The Meeting ended at 4.08 p.m.

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2016

AUTHOR/S: Head of Development Management

Application Number:	S/3181/15/FL
Parish(es):	Great Abington
Proposal:	Erection of 20 Dwellings, Associated Access and Landscaping
Site address:	Land to the North of Pampisford Road, Great Abington
Applicant(s):	Hill Residential and Mr B.C. and Mrs R. Moore
Recommendation:	Delegated Approval
Key material considerations:	Housing Land Supply Principle of Development Proposed Allocation Character and Appearance of the Area Density Housing Mix Affordable Housing Developer Contributions Design Considerations Trees and Landscaping Biodiversity Highway Safety and Sustainable Travel Flood Risk Neighbour Amenity Heritage Assets
Committee Site Visit:	No
Departure Application:	Yes
Presenting Officer:	Karen Pell-Coggins, Principal Planning Officer
Application brought to Committee because:	The Local Member has requested the application to be considered by the Planning Committee.
Date by which decision due:	31 October 2016 (extension of time agreed)

Executive Summary

1. This proposal, as amended, seeks permission for a residential development outside the Great Abington village framework and in the countryside. This development would

not normally be considered acceptable in principle as a result of its location. However, 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 for the purposes of the NPPF. However, the Local Planning Authority must still determine the weight to be applied to the policies even when out of date. In this case, considerable weight can be attached to these policies as they perform a material planning objective.

2. 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.
3. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those policies should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
4. However, for Group Villages and Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure. In this case, the allocation of the site in the emerging Local Plan and the level of services, facilities, employment and sustainable transport options in the village are considered to represent such a circumstance and therefore limited weight can be attached to the policies in relation to the supply of housing.
5. Whilst it is acknowledged that there are some adverse impacts from the development that cannot be fully mitigated namely the visual harm to the rural character and appearance of the area, these impacts are limited and not adverse to the extent that they are considered to significantly and demonstrably outweigh the benefits that consist of a contribution of 20 dwellings towards the required housing land supply including 8 affordable dwellings, a location with good transport links and a range of services, provision of open space, developer contributions towards community facilities and the creation of jobs during the construction period that would benefit the local economy. Given the above balance, the application is recommended for approval.

Site and Surroundings

6. The site is located outside of the Great Abington village framework and in the countryside. It measures 1.1 hectares in area and currently forms a meadow at the south western edge of the village. There is a high hedge and trees on the eastern boundary of the site adjacent the High Street that is subject to a Tree Preservation Order. A post and rail fence and sporadic landscaping form the southern boundary

adjacent to Pampisford Road. The western boundary is open. Part of the northern boundary adjacent to No. 110 High Street comprises a hedge and part is open. No. 108 High Street is a listed building. The site lies within flood zone 1 (low risk). A public footpath runs from Pampisford Road to the High Street to the west of the site.

Proposal

7. The proposal seeks the erection of 20 dwellings. 8 of the dwellings would be affordable in nature. The mix would consist of 2 x one bedroom flats, 2 x two bedroom houses, 3 x two bedroom bungalows and 1 x three bedroom house. The remaining 12 dwellings would be available for sale on the open market. The mix would consist of 3 x two bedroom houses, 4 x three bedroom houses, 3 x four bedroom houses and 2 x five bedroom houses. The layout would comprise houses fronting the High Street and Pampisford Road. The main access would be off Pampisford Road and comprise a shared surface. A footpath link would be provided along the High Street, along Pampisford Road and through the site from the High Street. The dwellings would be two-storey in scale and have a maximum height of 9.8 metres. The designs would incorporate gables and dormer windows. The materials of construction would be red bricks/render and horizontal boarding for the walls and pantiles for the roofs. Two parking spaces would be provided for the majority of the dwellings. The hedge and trees along the High Street would be removed. A replacement landscape buffer would be provided along the High Street and a new landscape buffer would be provided along the northern, southern and western boundaries. A public open space would be provided on the site.

Planning History

8. S/1465/87/O – One Dwelling – Appeal Dismissed
S/1464/87/O – One Dwelling – Appeal Dismissed
S/1463/87/O – One Dwelling – Appeal Dismissed

National Guidance

9. National Planning Policy Framework
Planning Practice Guidance

Development Plan Policies

10. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/6 Group Villages
11. **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
NE/4 Landscape Character Areas
CH/2 Archaeological Sites
CH/4 Development Within the Setting of a Listed Building

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

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

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

13. **South Cambridgeshire Local Plan Submission - March 2014**

S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
H/1j Allocation for Residential Development at Villages
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
NH/14 Heritage Assets
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/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

Consultation

14. **Great Abington Parish Council** – Recommends approval, as amended, and comments that consideration should be given to the neighbours on the High Street while carrying out the building works. The Council would also like a greater variation in building materials within the site and access to enable the hedge owned by No. 110 High Street to be maintained. No concerns about the flood report.
15. **Affordable Housing Officer** – Comments that if the application is to be determined in relation to the lack of a 5 year housing land supply rather than an exceptions site, 40% affordable housing is required. The development of 8 affordable units would meet Policy HG/3. There are 1700 applicants on the housing register and 22 with a local connection to Great Abington. The highest demand in the district is for one and two bedroom accommodation. Supports the revised mix of 2 x one bedroom flats, 2 x

two bedroom houses, 3 x two bedroom bungalows and 1 x three bedroom house. The tenure split should be 70% rented and 30% shared ownership and therefore it is expected that 6 of the properties to be available for rent and 2 for shared ownership. The properties should be built in accordance with the DCLG Technical Housing standards and HCA design standards. A registered provider should be appointed to take forward the affordable housing. Whilst the properties should be open to applicants registered on home link who have a connection to South Cambs. However, priority should be given to those applicants with a local connection to Great Abington, because similar schemes in South Cambs. have been given approval on this basis.

16. **Urban Design Officer** – Comments, as amended, that the layout has been revised to address some of the previous comments and is much improved on previous versions. However, concerns are still raised to the treatment along the High Street and the harm that this will cause to the character of the area. The amount of car parking and hardstanding needs to be reduced as the character of the street is houses behind front gardens. The retention of any mature trees and the hedgerow would be welcomed. The fanned arrangement of the public open space is not ideal. Plots 11 and 13 are too close together and would not meet the separation distances of 12 metres between backs of houses and blank walls as set out in the Design Guide.
17. **Trees and Landscapes Officer** – Has no objections.
18. **Landscape Design Officer** – Comments that the amended scheme is an improvement on the previous scheme mainly due to the removal of the link road to the north and the additional planting along the Pampisford Road frontage. However, there are still a number of points that need addressing as there are still concerns that the development would be out of character and not integrate well to the landscape at the edge of the village. Particular concerns relate to the amount of hardstanding along the High Street, the loss of the existing hedge and trees along the High Street and lack of replacement planting, the location of the perimeter planting in private gardens, the layout with awkward spaces and the location of the public open space. This will result in the proposals appearing suburban on a site that retains a semi-rural landscape character.
19. **Ecology Officer** – Comments, as amended, that the ecology report submitted with the application has not identified any significant biodiversity constraint to development. Although much of the hedgerow will be removed, this is not assessed to be species rich. No objections subject to conditions in relation to the removal of vegetation in the bird breeding season, a planting buffer of native species not in private ownership, a scheme of ecological enhancement, (including bird and bat boxes and retention of meadow under landscape belt) and protection for badgers during construction.
20. **Conservation Officer** – Comments as amended that the development would not impact upon the setting of heritage assets near the site. The dwellings along the High Street reflect the general character of linear development along the High Street but the development retains the dwellings outside the built form on the western side of the High Street that remains unaltered and undeveloped as paddocks.
21. **Environmental Health Officer** – Has no objection in principle subject to conditions in relation to the hours of construction work and construction related deliveries, method statement for piling foundations, measures to minimise the spread of air borne dust, a construction programme, a noise insulation scheme for the residential building envelope and traffic noise, electric vehicle charging points, details of external lighting and a noise impact assessment for renewable energy plant or equipment if an air

source heat pump or wind turbine.

22. **Contaminated Land Officer** – Comments that that site is grassland that has remained undeveloped from 1800 to the present day. The submitted report has not identified any levels of contaminants of concern deemed to represent an unacceptable risk to future site users or the environment. Suggests an informative in relation to any contamination found on site.
23. **Section 106 Officer** – Comments that any planning obligations need to be compliant with the CIL regulations. To comply with Policy DP/4 and SF/10 of the LDF to mitigate the demand from the development, contributions are requested in towards outdoor sport off-site, formal children's playspace off-site, community facilities off-site, waste receptacles and monitoring. The contributions are tariff based upon the housing mix. The informal children's playspace and informal public open space would be provided on site.
24. **Local Highways Authority** – Comments that the plans do not match in terms of the access details but the access is acceptable shown on drawing number PL 101 Revision B, maintenance strips of 500mm on either side of the access should be shown on the plans, vehicular visibility splays need to be shown on the plans for Plots 12 to 18 as these are shared accesses, the visitor parking needs to be outside the maintenance strip if the access is adopted by the Local Highways Authority and the refuse swept path analysis is acceptable.
25. **Cambridgeshire County Council Historic Environment Team** – Comments that the site lies in an area of high archaeological potential. Has no objections in principle but requires a condition in relation to an archaeological investigation of the site.
26. **Cambridgeshire County Council Growth Team** – Comments that there is sufficient capacity at Great Abington Primary School for early years and primary education places and sufficient space at Linton Village College for secondary education places. There is also sufficient capacity at Linton Library. The pooling limit has been reached in relation to a proposal for Thriplow HRC in relation to strategic waste. Therefore, no contributions are requested.
27. **Cambridgeshire County Council Flood and Water Team** – Comments that the minimum requirements of the NPPF has been met as it has been demonstrated that surface water can be dealt with on site by using permeable paving, soakaways, cellular crates and there will be a reduction in the run-off rate. In addition, the volume of run-off will be no greater than the existing. Requires a condition for a detailed surface water drainage scheme for the site based upon the Flood Risk Assessment together with details of the long term maintenance arrangements for the surface water drainage system.
28. **Environment Agency** – Has no objections in principle subject to informatives.
29. **Anglian Water** – Comments that the foul sewerage network has the available capacity for the flows and it would be within the catchment of the Linton Recycling Centre waste treatment plant that will have the available capacity for the flows.
30. **Cambridgeshire Fire and Rescue Service** – Requests a condition in relation to the provision of fire hydrants.
31. **Development Officer** – The Health Impact Assessment is acceptable in relation to the Council's SPD.

32. **Huntingdonshire District Council Sustainability Team** – Comments on the revised statement are awaited.

33. **NHS England** – No reply (out of time).

Representations

34. **Local Member** - Supports the application and makes the following comments: -

“I am aware that officers wanted to see the following to be incorporated into the revised scheme:

- The hedge along the High Street retained where possible subject to accesses off the High Street;
- Improvements to the landscape buffer
- A design solution in keeping with the area
- Houses should front the High Street;
- Access moved away from Pampisford Road to the High Street;
- Landscape buffer along the countryside enhanced further
- Removal of access provision to rear land.
-

I would make the following observations:

i) Officers have noted that the hedge along the High Street has now been removed and the replacement buffer along the High Street is of poor quality and there is insufficient space for native hedge and tree planting.

In the view of many locals the existing hedge along the High Street is itself of poor quality and the revised plans show a landscape buffer with appropriate accesses for those houses that now front the High Street. The houses in the proposed development that do now front the High Street are buffered in such a way as to present a coherent view along the High Street with the existing houses directly opposite.

ii) Officers have described the new layout as ‘not considered to be in keeping with the area. Houses should front onto Pampisford Road with gardens to the rear and not to the side.

There are about 18 to 20 existing dwellings on Pampisford Road in the vicinity of this proposed development. Some have gardens to the front and rear, some to the front and at least two properties are set at right angles to Pampisford Road. There are other examples within Great Abington of houses set at right angles to a road.

The site layout as originally proposed was criticised by a number of local residents because those houses immediately next to the High Street had their backs facing the High Street. This was the reason why Great Abington Parish Council originally did not support the plans. However, the revised plans turned these houses round to face the High Street, and as far as I am aware there have been no other local criticisms of the layout in broad terms.

iii) Officers consider that the access to the development should ‘be moved away from Pampisford Road to the High Street’.

However, this would mean removing a considerable portion of the existing hedge on the High Street as the High Street is narrow at this point and the hedge is right on the

edge of the road so a significant part of the hedge would have to be removed in order to provide appropriate visibility splays. In addition, as stated above, there are already 18 to 20 dwellings accessing directly onto Pampisford Road, a road that has a 30 mph limit and numerous speed cushions to slow traffic.

iv) Landscape buffer along the countryside enhanced further

I would suggest that this is subject to further discussion with the applicant.

v) Removal of access provision to rear land.

This is one reason where I do have sympathy with the officers' view, and I know that many local residents are concerned that if this application were to be approved it would thereby allow easy access to the land beyond and therefore the possibility of this larger piece of adjoining land eventually being built on. It must be borne in mind that the three areas of land identified and consulted upon locally were to meet the specific local need as expressed through a housing needs survey, and any attempt to build on this adjoining land would not be in accord with local views regarding the overall scale of development within the village.

However, there is an argument in favour of the road layout in the revised application in that it allows refuse /recyclables collection lorries to enter and turn safely within the site.

Whilst I do have some concerns about the road layout, I do not feel that these are sufficient to object to or refuse this application. Having made these comments and in view of the large measure of local support for this application as it now stands, I request that, if officers are minded to refuse this application, it goes to the SCDC Planning Committee for determination."

35. **Local Residents** - 8 letters of representation have been received that raise the following issues: -

- i) Outside village framework and in countryside.
- ii) Scale of development
- iii) Landscape impact.
- iv) The affordable houses on High Street do not compliment existing housing stock on the High Street- lack of character.
- v) Insufficient parking for affordable houses and visitor parking not in the right location that could lead to on-street parking.
- vi) Loss of mature trees along the High Street in good condition.
- vii) New hedge should be managed.
- viii) No consideration given to previous proposals for 12 dwellings to mirror the High Street and blend in with the existing development in the vicinity.
- ix) Unacceptably high density/ overdevelopment.
- x) Noise and disturbance from affordable houses.
- xi) New footpath welcomed.
- xii) Increase in traffic and more accesses on to High Street that may affect bus route.
- xiii) Loss of rural character.
- xiv) Drainage needs to be within the site and not on neighbouring land and flood protection measures.
- xv) Noise and disturbance during construction.
- xvi) Loss of agricultural land.
- xvii) Greenfield site and potential brownfield site available.
- xviii) Junction on to busy and fast moving traffic on Pampisford Road.
- xix) Loss of views from public footpath.

- xx) Cumulative impact of developments in village- can the local roads take the traffic and can the school accommodate more pupils.
- xxi) Affordable housing should be for people in the village.
- xxii) Affordable housing is not integrated into the development.
- xxiii) Covenant on land.

Planning Assessment

- 36. The key issues to consider in the determination of this application relate to housing land supply, the principle of the development in the countryside, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Housing Land Supply

- 37. 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.
- 38. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and the latest assessment of housing delivery (in the housing trajectory November 2015). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
- 39. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely as so not to be restricted 'merely to policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However the Court of Appeal has confirmed that even where policies are considered 'out of date' for the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should be attached to such relevant policies.
- 40. In the case of this application, policies which must be considered as potentially influencing the supply of housing land include ST/2 and ST/6 of the adopted Core Strategy and adopted policies DP/1, DP/7, HG/1, HG/2, NE/4, NE/6 and NE/17 of the adopted Development Control Policies. Policies S/7, S/10, H/1, H/7, H/8, NH/2, NH/3 and NH/4 of the draft Local Plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.
- 41. 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 for instance).

42. Whilst paragraph 2 of Policy ST/6 of the adopted Core Strategy permits residential development within the village framework and the site is located outside the framework, given that the site adjoins the village framework, the site is related to the village geographically and on its dependency on its services and facilities. ST/6 also forms part of a suite of policies, which operate to direct new development to settlements which have an appropriate level of services to meet the requirements of new residents. As such, it is considered that ST/6 which reflects the relatively limited level of services at group villages to serve residential developments is material to development both within the framework and development which is proposed as a residential extension to that framework, as proposed here.
43. It falls to the Council as decision maker to assess the weight that should be given to the existing policies. The Council considers this assessment should, in the present application, have regard to whether the policies continue to perform a material planning objective and whether it is consistent with the policies of the NPPF.
44. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options.
45. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those policies should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
46. However, for Group Villages and Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure.

Principle of Development

47. The site is located outside the of any village framework and in the countryside where Policy DP/7 of the LDF and Policy S/7 of the emerging Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted due to the need to protect the countryside from encroachment and incremental growth in unsustainable locations. The erection of a residential development of 20 dwellings would therefore not under normal circumstances be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective.

48. Great Abington is identified as a Group Village under Policy ST/6 of the LDF and Policy S/10 of the emerging Local Plan where up to 8 dwellings are considered acceptable in principle on land within village frameworks due to the scale of the village and the limited level of services and facilities within the settlement. The erection of 20 dwellings outside the village framework is not therefore normally supported in principle. Considerable weight can be attached to this policy given that it performs a material planning objective.
49. Part of the site is allocated for residential development under Policy H/1 of the emerging Local Plan. The policy states that the site will be developed in accordance with relevant Local Plan policy requirements, and the development requirements identified. The number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach. All sites will need to make appropriate financial contribution to any necessary additional infrastructure requirements, including towards additional capacity in local schools. Policy H/1j specifically references 0.55 hectares of land at on an L shape plot of land along the High Street and Pampisford Road frontage for the erection of 12 dwellings with the following requirements: -
- i) Retention of boundary trees and hedges except as required to provide for access.
 - ii) Creation of a 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.
 - iii) This is a Parish Council led proposal which has been included in the Local Plan because it has demonstrated local support. Developments should seek to fulfil the aspirations of the Parish Council for the site.
50. This proposal has undergone consultation in the village by the Parish Council and is supported by local residents. It was agreed for inclusion in the submission Local Plan at the 11 February 2014 meeting of the Planning Policy and Localism Portfolio Holder, and by Full Council on 13 March 2014. It was under public consultation from December 2015 to January 2016.
51. 8 representations were submitted in support of this policy on the following grounds: -
- i) Strong support in village (75%) and would provide more affordable homes.
 - ii) Need for existing village residents to downsize.
 - iii) Need more for young families to stay in village or move back to village.
 - iv) Cyclepath, footway and land for horse riders needed along Pampisford Road.
 - v) Proposals are well considered and proportionate.
 - vi) Infrastructure/ treatment upgrades are to foul drainage required and no capacity for surface drainage within network.
 - vii) need to maintain character of village, adequate provision of open space, concerns about traffic, consider cycleways and public transport, improve provision for pedestrians, school oversubscribed, improve access to healthcare.
52. 5 representations were submitted that object to this policy on the following grounds: -
- i) Any proposals should not include road building/widening and should include investment in sustainable transport
 - ii) Concern over approach of including specific proposals by Parish Council's in the local plan as it can support sites outside frameworks on a rural exception site basis.
 - iii) Policy is not justified to specifically identify the allocations being led by the Parish Council as other sites have been disregarded.
 - iv) Questions the inconsistent approach to the allocation of sites in Group and Infill villages when other sites at a similar level were not considered.
 - v) Allowing three sites at a late stage is a narrow and inflexible approach towards allowing organic growth in the village over the plan period.

vi) The inclusion of more sustainable villages are not included.

53. Given that the above objections do not relate to the allocation of the site itself and relate more to the inclusion of other site, it is considered that this policy can be given some weight in the determination of the application given that it is a locally led development. However, it should be noted that the site area exceeds the allocation.

Sustainable Development

54. The NPPF states that there are 3 dimensions to sustainable development- economic, social and environmental. The aspects are considered in the assessment of highlighted issues below.

Economic

55. The provision of 20 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Social

Provision of Housing

56. The development would provide a benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering 20 dwellings. There are no known constraints to the delivery of the development on the site within the next 5 years and the applicants have stated that the site is available now and subject to securing the necessary consent, development could commence in late 2016 with completion by late 2017. This could be a condition of any consent.

Services and Facilities

57. Whilst it is acknowledged that Great Abington falls within the one of the lower tiers in the hierarchy for the categorisation of villages across the district, the development of 20 dwellings is not considered to be unacceptable in relation to the size of the village or the level of services and facilities in the village. The village has approximately 350 dwellings and an additional 20 dwellings is not considered excessive in terms of an increase in the scale of the village. The dwellings on the site would have easy access by walking and cycling to facilities within the village such as the primary school, shop, church, village hall, recreation ground and a bus service that runs every 30 minutes. They would also have easy access by walking and cycling to the nearby employment site of Granta Park just outside the village but very close to the site. Residents would not therefore have to rely upon the private car to access the majority of their everyday needs. Given the above, the site is not considered to be unsustainable to the extent that would warrant refusal of the application on these grounds.

Housing Density

58. The site measures 1.1 hectares in area. The erection of 20 dwellings would equate to a density of 18 dwellings per hectare. Whilst this density would not comply with the requirement under Policy HG/1 of the LDF of at least 30 dwellings per hectare, it is considered acceptable in this case given the sensitive nature of the site in the countryside.

Affordable Housing

59. Policy HG/3 of the LDF states that proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing to meet local needs. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. Policy H/9 of the emerging Local Plan states that the amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of three or more dwellings.
60. The proposal would provide 8 affordable dwellings (40%) and comply with Policy HG/3 of the LDF and H/9 of the emerging Local Plan.

Housing Mix

61. Policy HG/2 of the LDF states that in developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community.
62. Policy H/8 of the emerging Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people and people with disabilities. The market homes in developments of 10 or more homes will consist of:
- a. At least 30% 1 or 2 bedroom homes;
 - b. At least 30% 3 bedroom homes;
 - c. At least 30% 4 or more bedroom homes;
 - d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.
63. The erection of 3 x two bedroom dwellings (25%), 4 x three bedroom dwellings (33%) and 5 x four/five bedroom dwellings (42%) would comply with Policy HG/2 of the LDF and Policy H/8 of the emerging Local Plan given the need identified by the Parish Council.

Developer Contributions

64. 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.
65. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development of 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.
66. The Recreation Study 2013 identified a surplus of 1.51 hectares of sports space and a deficit of 1.03 hectares of children's play space. The audit highlights a number of improvements including sports pitches, upgrade to play equipment and changing facilities.
67. The Community Facilities Audit 2009 states that Great Abington is served by the Abington institute that is a well maintained, good quality recently updated facility that

is well equipped with community café and functions as a hub for community sports facilities.

68. The scheme is required to provide 751 square metres of sports space, 177 square metres of formal children's playspace, 177 square metres of informal children's play space and 188 square metres of informal open space through on-site provision or an off-site contribution.
69. The provision of 230 square metres in area of informal children's playspace and informal public open space on the site would not require any off-site contributions. However, contributions are required if maintenance is not carried out by a management company and is adopted by the Parish Council.
70. The Parish Council has requested a contribution of £21,923.70 towards outdoors sports for improving and enlarging the hard court area on the recreation ground and making it into a multi-use games area.
71. The Parish Council has requested a contribution of £32,215.72 towards formal children's playspace for updating and improving the children's play area on the recreation ground.
72. The Parish Council has requested a contribution of £9,953.40 towards community facilities for the continued improvement of facilities at the village institute including replacement flooring, storage and a boiler.
73. A contribution of £1405 is required towards waste receptacles and £500 towards monitoring.
74. Cambridgeshire County Council has not requested any contributions towards early years, primary education, secondary education, libraries and life long learning or strategic waste.
75. Please see Appendix 1 for the Heads of terms for the planning obligation. It is considered that all of the requested contributions to date meet the CIL tests. The applicant has agreed to these contributions.

Environmental

Character and Appearance of Area

76. The proposal would result in encroachment into the countryside outside the existing built-up development within the village framework. The introduction of 20 dwellings of significant scale on a currently open and undeveloped area of meadow land with a strong rural character that provides a typical landscape setting to the village and provides separation between the village and Granta Park would result in a visually intrusive development with a suburban character. However, this is not considered to adversely affect the character and appearance of the countryside and the landscape setting of the village as the encroachment is limited and some separation would remain. The development would also only be visible from close public viewpoints and would not affect the wider landscape and countryside from long distance views.

Design Considerations

77. The overall layout of the site is now considered to be satisfactory. Whilst an access from the High Street would be preferable as it would be better connected with the

village, the shared access from Pampisford Road is a significant improvement to the previous over engineered access and is more in keeping with the character and appearance of the area.

78. Although Plots 1, 2 and 4 would have their rear gardens adjacent to Pampisford Road that would result in a weaker frontage, additional landscaping has reduced the visual impact of the development to an acceptable compromise.
79. The dwellings fronting the High Street are welcomed and would be in keeping with the character and appearance of the area. However, the substantial mass of hardstanding to the front of the dwellings for turning and parking and inappropriate landscaping would result in hard suburban features within the street scene. The proposal would lead to some harm the rural character and appearance of the area and not therefore accord with Policy DP/2 of the LDF.
80. The two-storey scale and traditional form, design and materials of the dwellings are considered to reflect the character and appearance of the area. A condition would be attached to any consent in relation to materials to address the Parish Council's concerns in relation to the variety currently put forward.
81. The provision, amount and central location of a public open space within the development is supported. The fanned arrangement of dwellings to the north would allow surveillance of the space.

Trees and Landscaping

82. The site comprises a number of trees and a hedge along the High Street frontage. The trees are of low quality but provide a landscape buffer at the entrance to the village that contributes to the visual amenity of the area. The proposal would result in the loss of these important trees and hedge that provide a rural setting to the village and be contrary to Policy HG/6 of the LDF.
83. The loss of the trees and hedge are only considered acceptable if the replacement soft landscaping is of equal quality. The proposed landscape buffer along the High Street would not allow adequate space for native tree planting to integrate the development into its setting. This would result in a suburban development at the entrance to the village. The proposal would therefore lead to some harm the rural character and appearance of the area and not therefore accord with Policy DP/2 of the LDF.
84. A condition would be attached to any consent in relation to boundary treatment to ensure that the landscaping buffer is not under private ownership.

Biodiversity

85. The removal of the trees and hedgerow would result in the loss of important features for wildlife. Important ecological features should be preserved in order to maintain biodiversity on the site. The replacement landscaping would not offer the same quality of habitat. However, limited weight can be attached to this policy as the increase in the amount of landscaping across the whole site would provide additional habitats. The proposal would not therefore be contrary to Policy NE/6 of the LDF.

Heritage Assets

86. No. 108 High Street is a grade II listed building. The proposal is not considered to

damage the setting of the listed building given the distance and relationship of the development on the site with this property.

87. The site lies in an area of high archaeological potential. The development is not considered to result in the loss of any significant features of archaeological interest providing a condition is attached to any consent to secure an archaeological evaluation of the site to preserve any important remains.

Highway Safety

88. The High Street is the main road through the village from the A1307 and Little Abington at its northern end to Pampisford Road at its southern end. It is a fairly narrow road with a speed limit of 30 miles per hour. Pampisford Road connects the A505 and Granta Park to the west to the A1307 at Hildersham to the east. It is a wider road with traffic calming and a speed limit of 30 miles per hour.
89. The proposal would result in an increase in traffic in the area. The erection of 20 dwellings would lead to approximately 125 two-way vehicle movements in the area during a 12 hour period. This includes 21 movements during the am peak period and 15 movements during the pm peak period. This increase in traffic is not considered to have a significant impact upon the capacity and functioning of the public highway.
90. The main access from Pampisford Road would be a shared surface and measure 6 metres in width. Vehicular visibility splays measuring 2.4 metres from the edge of the carriageway x 43 metres along the edge of the carriageway in both directions would be provided. This would accord with Local Highway Authority standards.
91. The main accesses from the High Street serving 5 dwellings would measure 5.0 metres in width. Vehicular visibility splays measuring 2.4 metres from the edge of the carriageway x 43 metres along the edge of the carriageway to the north and 32.4 metres to the south would be provided. This would accord with Local Highway Authority standards. Revised drawings have been received on the 20 September, 2016 showing additional information regarding the access and footway widths which are now subject to additional consultation with the local highway authority.
92. The secondary accesses from Pampisford Road and the High Street serving individual dwellings would measure 3.6 metres in width. Pedestrian visibility splays would measure 2.0 metres x 2.0 metres on both sides of the accesses. These would accord with Local Highway Authority standards and be subject to a condition of any consent.
93. A new 1.8 metre wide footway would be provided along the High Street and Pampisford Road to connect to the existing public footpath on Pampisford Road. This is accepted and would need to be agreed as part of the Section 106. A footway link from the High Street to the development would also be provided and is supported.
94. A total of 48 vehicle parking spaces would be provided for the development. The Council's parking standards under Policy TR/2 of the LDF require an average of 1.5 vehicle parking spaces per dwelling and a maximum of two vehicle parking spaces per dwelling in unsustainable locations for three plus bedroom dwellings. The proposal is considered to result in an overprovision of vehicle parking on the site as there are a number of larger properties that have four vehicle parking spaces. This would encourage the occupiers to travel by unsustainable modes of transport. However, it would not result in significant harm as it is only slight above the maximum levels.

95. At least one cycle parking space could be provided for each dwelling that would be in accordance with the Council's standards. This would be a condition of any consent.
96. A condition would be attached to any consent to secure a traffic management plan during construction.

Flood Risk

97. The site is situated in flood zone 1 (low risk). It has been demonstrated through the submitted Flood Risk Assessment that surface water can be dealt with on site by using permeable paving, soakaways and cellular crates and that there will be a reduction in run-off rate. In addition, the volume of run-off would be no greater than existing. This would comply with Policy NE/11 of the LDF and the proposal is not therefore considered to increase the risk of flooding to the site and surrounding area. A condition would be attached to any consent to agree the detailed design of the surface water drainage scheme and its maintenance.

Neighbour Amenity

98. No.110 High Street has a garage with hardstanding and garden beyond to the north of the site. The development is not considered to adversely affect the amenities of the neighbour through being unduly overbearing in mass, through a loss of light, or through a loss of privacy given that the main habitable room windows to the dwelling and private garden area are a significant distance off the boundary.
99. The affordable dwellings are not considered to result in noise levels above those of private dwellings that would adversely affect the amenities of neighbours in the High Street.
100. A condition would be attached to any consent to control the hours of use of power operated machinery, noisy works and construction related deliveries.
101. The comments of the Urban Design Officer in relation to Plots 11 and 13 are noted. However, the relationship between these properties is considered to be satisfactory given that the view from the closest window on Plot 13 at a distance of 11.5 metres from Plot 11 would be to towards the front of the dwelling or the lowest part of the dwelling.
102. The relationship between Plots 3 and 20 is now acceptable as there would be a distance of 15 metres from the rear windows in Plot 3 to the wall of Plot 20.

Other Matters

103. The site is located on grade 2 (very good) agricultural land. The development would result in the permanent loss of this agricultural land contrary to policy NE/17. However, this policy does not apply where land is allocated for development in the LDF or sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural use of the land. In this case, this is considered satisfactory given the absence of up-to-date policies for the supply of housing in the district and the allocation for development in the emerging Local Plan. Therefore, limited weight can be attached to this policy.
104. The development is acceptable in relation to foul drainage and contamination.

Balance

105. In considering this application, the following relevant adopted Core Strategy and Development Control policies are to be regarded as out of date while there is no five year housing land supply:

Core Strategy

ST/2 Housing Provision

ST/6 Group Villages

Development Control Policies

DP/1 Sustainable Development

DP/7 Development Frameworks

HG/1 Housing Density

HG/2 Housing Mix

NE/4 Landscape Character Areas

NE/6 Biodiversity

NE/17 Protecting High Quality Agricultural Land

106. 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.
107. In the case of this application in a Group Village, the allocation of the site in the emerging Local Plan and the level of services, facilities, employment and sustainable transport options in the village is considered to represent an exceptional circumstance and therefore limited weight can be attached to the policies in relation to the supply of housing.
108. This report therefore sets out following adverse impacts of the development: -
i) Some harm to the character and appearance of the area from inadequate landscape buffer along the High Street and mass of hardstanding.
109. These adverse impacts must be weighed against the following benefits of the development: -
i) The contribution of 20 dwellings towards the housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
ii) Developer contributions towards public open space and community facilities in the village.
iii) 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.
iv) Employment during construction to benefit the local economy.
v) Greater use of local services and facilities to contribute to the local economy.
110. Whilst it is acknowledged that the policies for the determination of housing in the LDF are out-of-date, the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits offered by this application. The proposals would therefore constitute sustainable development.

Conclusion

111. 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 not be granted in this instance.

Recommendation

112. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to the following: -

Conditions

- a) Time Limit
- b) Approved Plans
- c) Materials
- d) Boundary Treatment
- e) Hard and Soft Landscaping
- f) Landscaping Implementation
- g) Ecological Enhancement
- h) Badger Protection fencing during construction
- i) Removal of Vegetation
- j) Surface Water Drainage
- k) Contamination Not Previously Found
- l) Archaeological Investigation
- m) Fire Hydrants
- n) Visibility Splays
- o) Traffic Management Plan
- p) Retention of Parking and Turning
- q) Cycle Parking
- r) Removal of Permitted Development Rights – Part 1, Classes A, B and E and Part 2, Class A (Within 5 metres of Public Highway)
- s) Windows (Fixed Shut and Obscure Glazed)
- t) Construction Phase- Noise/Vibration and Dust
- u) Plant and Equipment for Renewable Energy Provision
- v) External Lighting
- w) Footpath link

Section 106

- a) Affordable Housing
- b) Open Space
- c) Community Facilities
- d) Waste Receptacles
- e) Monitoring
- f) Management and Maintenance of Surface Water Drainage System

Background Papers:

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/3181/15/FL

Report Author:

Karen Pell-Coggins

Principal Planning Officer

Telephone Number: 01954 713230

South Cambridgeshire District Council (Affordable Housing)										
Affordable housing percentage				40%						
Affordable housing tenure				70% affordable rent and 30% Intermediate (i.e. 6 and 2 dwellings respectively)						
Local connection criteria				No specific proposal by Housing Officer although suggestion that priority should be given to those applicants with a local connection to Great Abington as per similar schemes recently approved.						
Trigger				No more than 40% of market dwellings constructed until 50% of affordable dwellings constructed ready for occupation No more than 60% of market dwellings constructed until balance of affordable dwellings constructed ready for occupation						
Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Trigger	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council										
CCC1	Early years	DP/4	NO	<p>According to the County Council guidance the development is expected to generate a net increase of 4 Early Years school aged children, 3 of which are entitled to free provision. The proposed development is within Great Abington Primary School catchment area and accommodates a significant proportion of early year's children from outside the catchment.</p> <p>However, the school currently has sufficient capacity to mitigate the early years aged children arising from this development.</p>			N/A	N/A	N/A	
CCC2	Primary School	DP/4	NO	<p>According to the County Council guidance the development is expected to generate a net increase of 4 primary school aged children.</p> <p>The proposed development is within Great Abington Primary School catchment area and accommodates a significant</p>			N/A	N/A	N/A	

				<p>proportion of primary aged children from outside the catchment area.</p> <p>However, the school currently has sufficient capacity to mitigate the primary aged children arising from this development.</p>						
CCC3	Secondary school	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 3 secondary school places</p> <p>The proposed development is within the Linton Village College catchment area and accommodates a significant proportion of secondary aged children from outside the catchment area. However, the school currently has sufficient capacity to mitigate the secondary aged children arising from this development.</p>			N/A	N/A	N/A	
CCC4	Libraries and lifelong learning	DP/4	NO	<p>The proposed increase in population from the development will be approximately 46 new residents (20 dwellings x 2.3 average household).</p> <p>The proposed development is within the Linton Library catchment area and Great Arbington is served by 3 mobile library stops.</p> <p>There is sufficient capacity within the existing resources to mitigate the impact from this development.</p>			N/A	N/A	N/A	
CCC5	Strategic waste	RECAP WMDG	NO	<p>Pooling limit reached such that no further contributions</p>			N/A	N/A	N/A	

				may be secured						
CCC6	Transport	TR/3	NO	No request made by Cambridgeshire County Council			N/A	N/A	N/A	
South Cambridgeshire District Council										
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Great and Little Abington as having a surplus of 1.51 ha of sports space.</p> <p>The parishes of Great and Little Abington have shared recreation facilities. The one recreation ground is located in Great Abington and has a football pitch and separate cricket pitch and a heavily used, informal MUGA. There is also an outdoor bowling green located in Little Abington</p> <p>The football pitches are in very good condition and have been improved since the last report.</p> <p>The villages do not provide competitive junior football as many local young people play for the Aztecs Club, now based at Linton Village College. There is an adult football team, and 4 adult and 5 junior cricket teams.</p> <p>The Bowls club are allowed to use the ground by goodwill only as it is privately owned.</p> <p>The audit went on to say that changing facilities are required to serve the recreation ground.</p>	£21,190.64	Fixed	100% prior to occupation of the 10 th dwelling	YES	YES	None

				<p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £625.73 2 bed £817.17 3 bed £1,150.04 4 bed £1,550.31</p> <p>As this is a full application the total value of the contribution has been calculated at £21,923.70 and the Parish Council have confirmed that it will be used towards improving and enlarging the hard court area on the recreation ground (which is well used by the community and the school), making it into a Multi Use games Area (MUGA) that can be used for a wide range of activities including tennis, 5 a side football, football and cricket practice.</p>						
SCDC2	Open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Great and Little Abington as having a deficit of 1.03 ha of children's play space.</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £0 2 bed £1,202.78 3 bed £1,663.27 4 bed £2,281.84</p>	£29,347.71	Fixed	100% prior to occupation of the 10 th dwelling	YES	YES	None

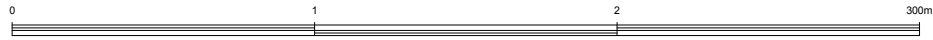
				A contribution of £32,215.72 is required and which the Parish Council have confirmed will be used towards updating and improving the existing children's play area which is part of the recreation ground.						
SCDC3	Open space (informal open space)	SF/10	YES	<p>On the basis that the applicant is proposing an area of informal open space provided onsite no offsite contributions required.</p> <p>Onsite public open space to be provided and offered to the Parish Council for adoption with a commuted sum payment based on £11.36 per square metre of adopted open space</p>	On site N/A		The open space shall be laid out prior to the occupation of the 10 th dwelling	YES	YES	None
SCDC4	Offsite indoor community space	DP/4	YES	<p>The informal indoor community space policy requires the provision of 111m2 per 1000 people. Due to the size of the village a large surplus of quantity is identified (although this is considerably reduced once the needs of Little Abington are introduced).</p> <p>Great Abington is served by the Abington Institute which is described as a well maintained, good quality, recently updated facility which is well equipped with a community café and functions as a hub for community sports facilities. The hall is of a reasonable size.</p> <p>No specific improvements were identified at the time although things are likely to have changed in the 7 years</p>	£9,620.56	Fixed	100% prior to occupation of the 10 th dwelling	YES	YES	None

				<p>following the assessment.</p> <p>Great Abington is defined as a Group Village in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for a Group Village is as follows:</p> <ul style="list-style-type: none"> • Group Villages should offer a facility of reasonable size which offers access to community groups at competitive rates. • The facility should feature a main hall space which can be used for casual sport and physical activity; theatrical rehearsals/performances and social functions, however, it is recognised that one use may be favoured depending upon demand. • All new facilities, including toilets, should be fully accessible, or retro-fitted if viable to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include an appropriately equipped kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for 						
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				<p>Temporary Events for functions which serve alcohol.</p> <ul style="list-style-type: none"> Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage. Likely measures include light sensors/timers, Cisternisers, improved insulation etc. Facilities should be functional spaces, designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p> <p>A contribution of £9,953.40 is required and which the Parish Council have confirmed will be used towards the continued improvement of facilities at the village Institute including replacement of some areas of worn out flooring, new curtains,</p>						
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				creation of additional storage space and the installation of a new boiler.						
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£1,450	Fixed	Prior to the occupation of any dwelling	YES	YES	None
SCDC6	S106 monitoring		YES	A fee of £500 is required to monitor the delivery of affordable housing and public open space	£500	Fixed	Prior to the commencement of development	YES	YES	
Non standard requirements										
	Maintenance and Management of Surface Water Drainage System									
	TOTAL - £62,108.91 (subject to final housing mix)									
	PER DWELLING - £3,105.45 (subject to final housing mix)									

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.



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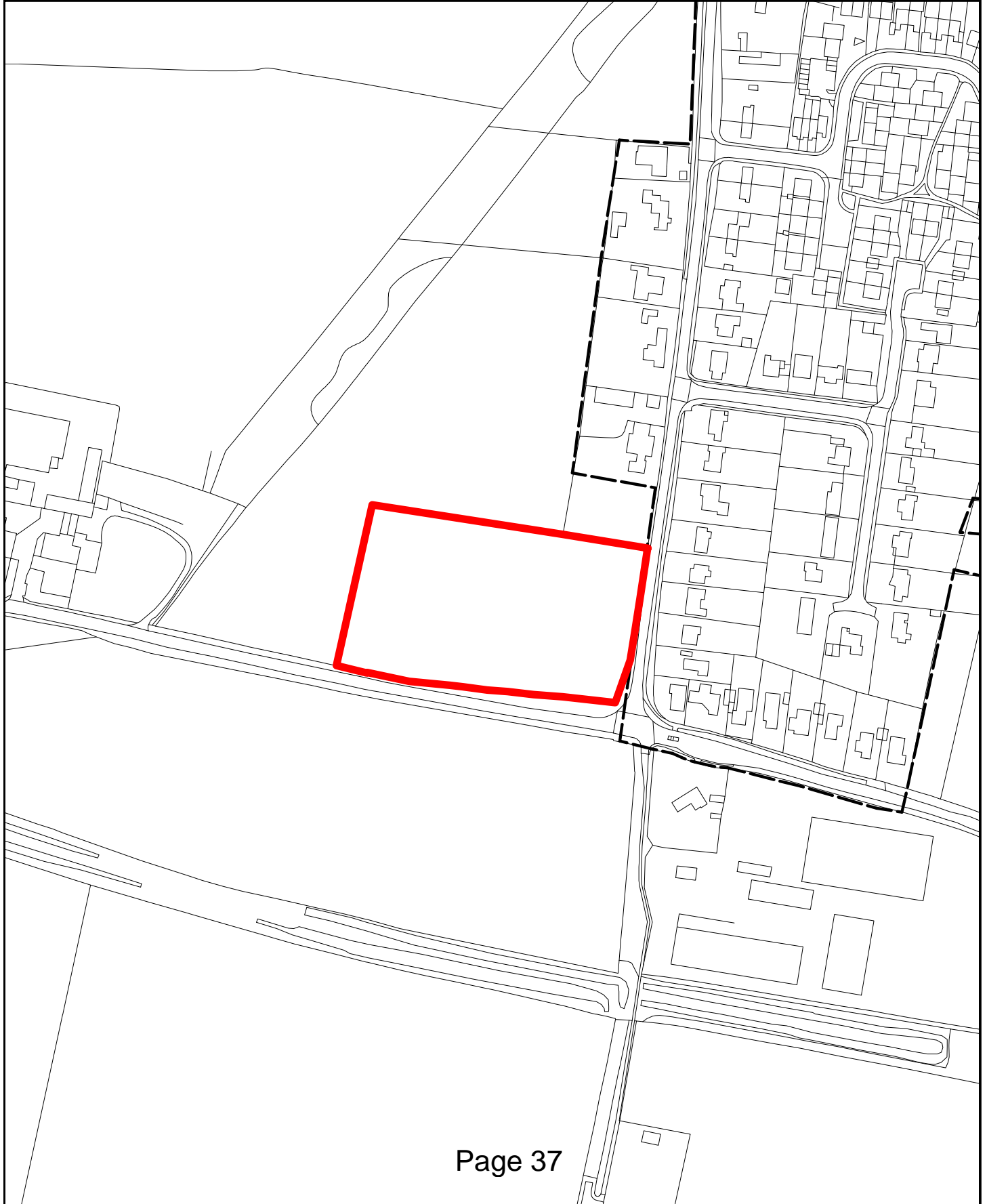
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2016

AUTHOR/S: Head of Development Management

Application Number: S/1048/16/FL

Parish(es): Swavesey

Proposal: Erection of Two Dwellings and Vehicular Access

Site address: Land at 19 Wallmans Lane

Applicant(s): Mrs Sue Ellington.

Recommendation: Delegated Approval

Key material considerations: Principle, residential amenity, character of conservation area, highway safety and drainage

Committee Site Visit: 4 October 2016

Departure Application: No

Presenting Officer: Rebecca Ward, Senior Planning Officer

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Swavesey Parish Council and the application is submitted on behalf of a Councillor of the District Council

Date by which decision due: 9 October 2016 (Extension of Time)

Planning History

1. S/0111/14/FL - Erection of one and a half storey 3- bedroom dwelling and a separate single garage - Approved

National Guidance

2. National Planning Policy Framework (NPPF)
Planning Practice Guidance

Development Plan Policies

3. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 - Housing Provision
ST/6 – Group Villages

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/7 – Development Frameworks
HG/1 – Housing Density
SF/10 – Outdoor Playspace, Informal Open Space and New Developments
SF/11 – Open Space Standards
CH/5 – Conservation Areas
NE/1 – Energy Efficiency
TR/2 – Car and Cycle Parking Standards

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

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

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

S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/14 Heritage Assets
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
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
SC/10 Lighting Proposals
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

7. **Swavesey Parish Council** – Objections raised against a further two dwellings putting additional pressure on village infrastructure which is already under pressure from development over the amount anticipated within the Local Plan for the village. No issues raised with the house design or location but on top of existing permissions for new dwellings currently under construction and also permitted, objections raised on the following grounds:

- Education provision – Primary school is full in many classes, Village College is also full. Pressure also on pre-school places. 20 new homes have just been completed, other individual family homes are under construction in infill sites and 30 new dwellings have just been granted permission. There is enormous pressure on lack of school places for families moving into the village.
- Traffic – parking and traffic volume through the village is a major issue. Two more 3 bed dwellings on top of the above mentioned new dwellings, add further vehicles into the village.
- Doctors Surgery – a small surgery with one doctor, health provision in the village may soon be unable to cope with additional development.
- Surface water – there is no indication in the plans of where the surface water is to go. This is a major issue within the village and local surface water drains are working at close to capacity and having to take all of the additional development already permitted.
- In the emerging Local Plan, Swavesey is to become a Minor Rural Centre with up to 30 dwellings permitted inside the development boundary. More than that is currently close to completion, under construction or with permission granted, the village infrastructure is unable to cope with this continuous development.

For the above reasons the Parish Council requests that this application go to Planning Committee for further discussion and to ensure the impact on the village is fully recognised and addressed if permission should be granted.

8. **Conservation Officer** – No objections

9. **Archaeology Officer** - Our records indicate that the site lies in an area of high archaeological potential, situated in the medieval core of Swavesey, 30m from the medieval market place. Archaeological investigations to the west have revealed evidence of Iron Age to medieval settlements remains (including kilns) (Historic Environment Record reference 01772B, MCB16700 and MCB15288). Situated to the north west is designated Castle Hill Earthworks (01772). In addition, the remnants of Swavesey Priory are located to the north east of the site (08897).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

"No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority."

This will secure the preservation of the archaeological interest of the area either by record or *in situ* as appropriate.

The model condition also indicates:

Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

A brief for the archaeological work can be obtained from this office upon request.

10. **Trees Officer** – No further details required following a recent consent for the removal of the trees on the site.
11. **Local Highways Authority** - Drawing number: 001 is acceptable to the Local Highway Authority although please note that these works will need to be carried out via a short form section 278 Agreement if/when planning permission has been granted by the Local Planning Authority.

- The access shall be a minimum width of 5m, for a minimum distance of 5m measured from the near edge of the highway boundary.
- Two 2.0 x 2.0 metres pedestrian visibility splays be provided and shown on the drawings.
- Drive way is constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- Drive be constructed using a bound material to prevent debris spreading onto the adopted public highway.
- Traffic management plan
- Informative to the effect that 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.

Drainage Officer - The information submitted for the above application is acceptable with regard to surface water drainage. I would recommend that the following condition is attached to any approval that is given :

No development shall take place until details of the maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details and management and maintenance plan.

12. **Environment Agency** – The site is identified on indicative flood mapping as FZ1 however access/egress would be through flood zone 2/3 (medium and high risk).

Following the submission of calculations and drawing number 216/0422/01, the Environment Agency raised no objections to the application. They also advised that the application is considered by the Local Authority's emergency planner.

13. **Middle Level Commissioners (IDB)** (comments taken from previous application on the site as no comments have been received) - the site is within its catchment area but that no pre-application discussions occurred. It is concerned at the lack of capacity to receive increased rates of run-off and /or increased treated effluent from the proposal. Flows must be restricted to the existing greenfield rate of run-off.

Advice is given on the use of soakaways, and additional evidence is required from the applicant to prove that a viable scheme can be constructed and maintained. An informative should be included in any consent reminding the applicant of the requirements under the Land Drainage Act.

Representations

14. Two letters have been received from the occupiers of No. 4a and No. 6 Wallmans Lane. These raise concerns in respect of increased traffic on the street, limited

parking, and concerns in regards to accessibility for emergency vehicles.

Site and Surroundings

15. No.19 Wallmans Lane is a detached 1970's house located within a large corner plot to the east of Wallmans Lane. The application site comprises an area of the land associated with the existing dwelling in the north west corner of the site, which fronts Wallmans Lane. The site lies within the village framework and within the conservation area.
16. To the east and south, the site adjoins existing land in the curtilage of the applicant's current property. To the west, on the opposite side of the roadway, is a group of small flats. To the north is the side and rear garden of a dwelling No.10/10a that fronts onto Market Street.

Proposal

17. The full application, received 21 March 2016, proposes the erection of two detached 3-bedroom houses, with associated driveways. The properties will be similar in appearance and will have a ridge height of 7.8m. Materials proposed are buff brick and artificial slate, with softwood painted windows. A new access will be formed to Wallmans Lane, north of the access to the existing dwelling.

Planning Assessment

18. The key issues to consider in the determination of this application relate to the principle of the development, housing density, housing mix and the impacts of the development upon the character and appearance of the area, highway safety, trees and landscaping, heritage assets and neighbour amenity.

Principle of Development

19. The principle of development of this scale is in accordance with policy ST/6 and DP/7 of the Local Development Framework subject to compliance with other policies in the Plan. It would therefore have been acceptable in principle even if the Council did have an up to date 5 year housing land supply.

Sustainable Development

20. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental.

Economic Aspects

21. The provision of up to 2 new dwellings will give rise to some employment during the construction phase of the development and would have the potential to result in a small increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Social Aspects

Provision of Housing

22. The development would provide a benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 2 dwellings.

Housing Density

23. The applicant/agent has not confirmed the exact density of housing; however, the sensitive nature of the site within the Conservation Area and surrounded by existing residential units dictates that a lower density of development is both reasonable and necessary. Policy HG/1 and H/7 can be given considerable weight as the development may otherwise compromise local character should an increased density be proposed.

Affordable Housing

24. As the scheme only provides two additional dwellings to the Council's housing stock no affordable housing contributions can be sought in accordance with emerging policy H/9 of the Local Development Framework. This policy has been given due weight for some time now and only triggers a requirement for affordable housing on schemes of three dwellings or more.

Market Housing Mix

25. The development would provide two three bedroom market dwelling types. In accordance with policy H/8 of the emerging Local Plan (of which officers are giving weight) this is considered to be an acceptable provision given the size/nature of the scheme.

Environmental Aspects

Character and Appearance of the Area and Heritage Assets

26. The application site lies within the Conservation Area. There are a number of Listed Buildings to the northern part of Market Street but none are considered to be within the setting of the application site.
27. The conservation area surrounding the application site is dominated by modern development in Wallmans Lane to the south and west. The northern boundary is aligned by two storey properties which face onto Market Street. Beyond the eastern boundary is the garden amenity space for No.19 beyond which is residential and commercial properties. The site itself therefore contributes little to the character and appearance of the wider conservation area.
28. The new dwellings will be on an open piece of garden land, which is set back from the main road and surrounded by built development. Glimpses of the units might be afforded between the properties along Market Street; however, officers consider the units will become a prevailing part of the backdrop of buildings in Wallmans Lane, rather than an overly dominant feature to the Conservation Area.
29. Thus the statutory requirements in sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of listed buildings and conservation areas would be met and the proposal would comply with Policies CH/4 and CH/5 of the LDF.

Trees/ Landscaping

30. A tree works application was submitted to the Council in May 2016 to remove a number of trees within the application site. No objections were raised to the loss of the

trees by the Local Planning Authority. The Councils Tree Officer raises no objections to the proposal. The proposal would therefore comply with Policy NE/6 of the LDF that seeks to maintain, enhance, restore or add to biodiversity. A condition will be added to the decision notice to ensure the boundary scheme is implemented in accordance with the approved plans. Details of hard and soft landscaping will need to be submitted as there is no detail on the plans.

Highway Safety and Sustainable Travel

31. Following the submission of a Transport Statement with the requested visibility splays the Local Highways Authority raise no objections to the scheme subject to a set of conditions should the application be approved.
32. The proposed drive will be 4.5m in width and whilst this is below the requirement of the local highways authority, due to access serving only two properties with vehicles moving at a low speeds, officers consider two cars will still be able to pass. As such the condition for a 5m wide drive is not necessary in this instance. All other conditions are considered to be reasonable and will be applied to the application in this instance.
33. Whilst officers appreciate the fact that Wallmans Lane is a small road and can sometimes be difficult for residents to manoeuvre around parked cars, an application for an additional two dwellings is unlikely to make things significantly worse. In addition to this, each house will have on-site car parking for up to two cars and such would meet the minimum requirements of policy TR/2 of the Local Development Framework. For these reasons, the applicant has satisfied the Local Highway Authority in providing a safe access to both the proposed and existing dwellings in accordance with policy DP/3 of the Local Development Framework.

Flood Risk and Drainage

34. The north western corner of the wider site and the main access point to Wallmans Lane from the High Street lies within a Flood Zone 2/3 in accordance with the Environment Agency's Flood Map for Planning. Whilst no built development will be located in these zones, the Environment Agency still requested a Flood Risk Assessment to be undertaken to ensure there would be no impact to future residents.
35. Following the submission of these details, no objections have been raised to the development by the Environment Agency; however, the scheme would need to be considered by the Emergency Planner in the event of a flood. In this instance Wallmans Lane is served by two access roads and in the event of a flood the occupiers of the properties would still have the ability to exit opposite No.18 High Street which is within a Flood Zone 1. As such, officers do not consider there to be any safety concerns in approving this development.
36. The proposal would therefore comply with Policy NE/11 of the LDF that seeks to ensure that the development would not increase the risk of flooding to the site and surrounding area.
37. The application indicates that surface water drainage will be disposed of by a soakaway. The Council's Drainage Officer considers the information submitted is acceptable with regard to surface water but would recommend a maintenance and management condition is attached to any approval that is given.
38. Details of Foul Water Drainage have been submitted with the application which indicated the development will link up to the existing mains sewage system, the

closest chamber being at the front of the application site.

39. The proposal would therefore comply with Policy NE/9 and NE/10 of the LDF that seeks to ensure there is adequate water supply, sewage or land drainage systems available to meet demands of a development. The applicants are also advised to consult with the Internal Drainage Board prior to the commencement of development.

Neighbour Amenity

40. Both dwellings will sit roughly 13-15m from the northern boundary of the site with No.10/No.10a Market Street. Officers consider this to be an acceptable distance to not have any detrimental privacy impacts to the amenity space of these occupiers.
41. The impact of the development itself on neighbours in terms of mass, light and overlooking is considered to be acceptable and would comply with Policy DP/3 of the LDF.

Other Matters

42. The request for an archaeological investigation can be dealt with by a condition.
43. The Parish Council have also raised concerns to the capacity levels at the local school and the inability to take on additional students. On a scheme of this scale the County Council Education department would not require any contributions as it would not be deemed reasonable or necessary for a developer to do so.
44. In accordance with national Planning Policy Guidance, there are specific circumstances where contributions for tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.
45. These circumstances are that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.
46. In accordance with this advice it is not considered appropriate to request any contributions towards education and health provision from this development.

Conclusion

47. The Local Planning Authority is mindful of the objections and concerns that have been submitted on this application. However, there would be very limited material change to the nature of Wallmans Lane in regards to traffic and would also have a limited impact to the capacity levels at the local schools and doctors' surgery as a result of this development.
48. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that any harm arising from the development does not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF and the development plan so far as it remains relevant to this application.

Recommendation

49. Officers recommend that the Committee approves the application, 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: 572.10, 572.11a, 572.12, 572.13, 572.14, 572.15,
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided within the curtilage of the new dwellings. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
(Reason: In the interests of highway safety)
- (d) The proposed drive way should be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason: For the safe and effective operation of the highway)
- (e) The proposed drive be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason: In the interests of highway safety)
- (f) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local 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 shall be undertaken off the adopted highway)
 - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
 - (iii) Movements and control of all deliveries (all loading and unloading shall 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 interests of highway safety)
- (g) The boundary treatment for each dwelling shall be completed in accordance with plan 572.11A before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (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) 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.)
- (j) No development shall take place until details of the maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details and management and maintenance (Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- (k) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Developers will need to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme. (Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

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) The applicants are reminded of the requirement to meet legislation under the Land Drainage Act.

Background Papers:

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)

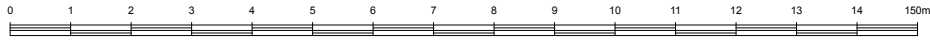
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1048/16/FL

Report Author:

Rebecca Ward
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Senior Planning Officer
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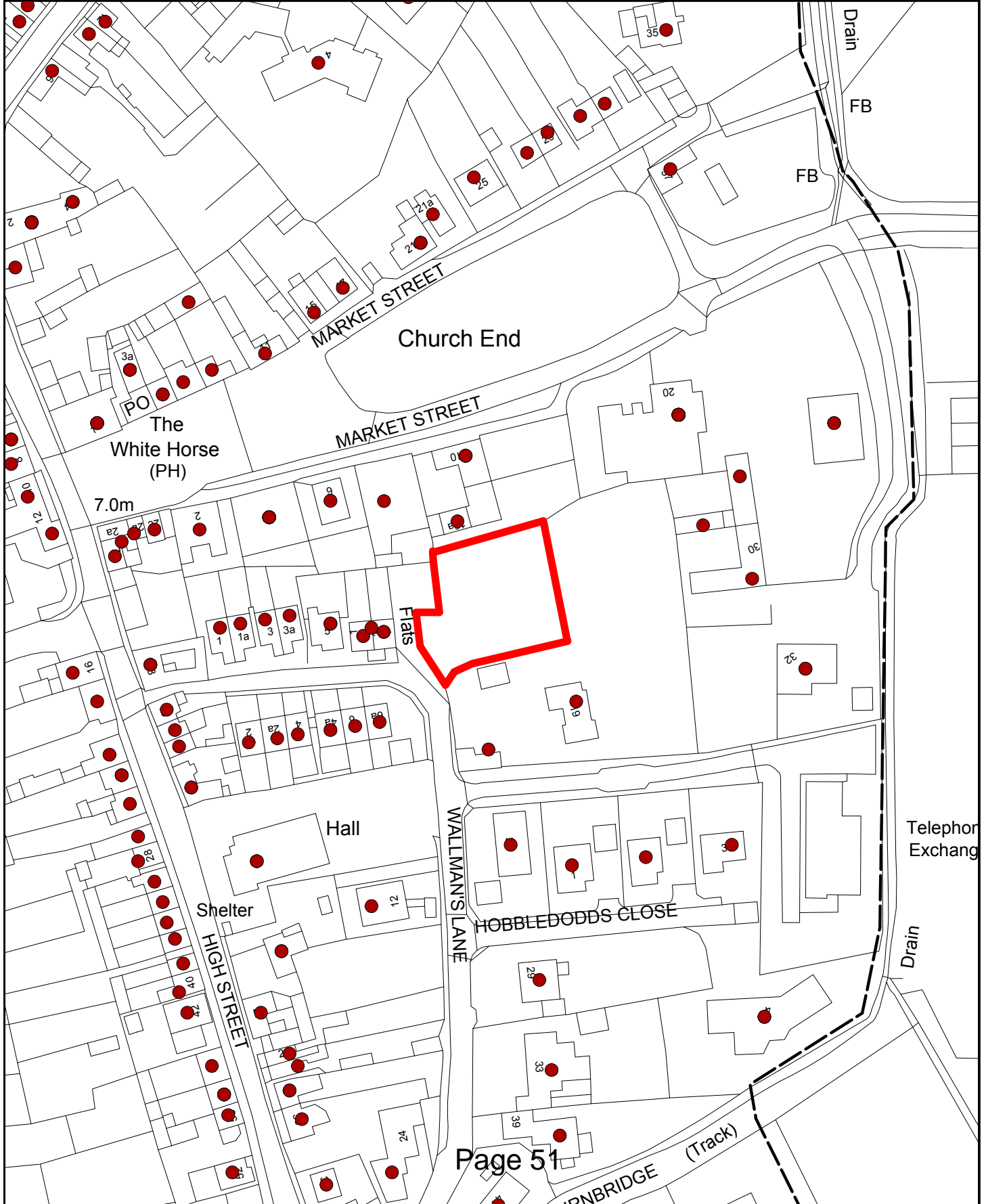
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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2016

AUTHOR/S: Head of Development Management

Application Number: S/01197/16/FL

Parish(es): Grantchester

Proposal: Removal of 5 no. fruit trees and erection of single storey studio building

Site address: The Old Dairy, Manor Farm, Mill Way, Grantchester CB3 9NB

Applicant(s): Dr Pauline Brimblecombe

Recommendation: Approval

Key material considerations: Impact on the character and setting of listed buildings
Impact on the conservation area
Residential amenity

Committee Site Visit: 4 October 2016

Departure Application: No

Presenting Officer: John McCallum, Planning Officer

Application brought to Committee because: The officer recommendation is contrary to that of the parish council

Date by which decision due: 20 August 2016

Planning History

1. S/1651/15/FL – Erection of new garage and studio building – Refused under delegated powers and dismissed at appeal on 6 April 2016

S/1652/15/LB – Erection of new garage and studio building – Refused under delegated powers and dismissed at appeal on 6 April 2016

Site

2. Manor Farm is a Grade II* listed property dating from the C15. Within the historical site of the Manor House are a range of former agricultural buildings converted to three residential dwellings in about 1999. The Old Dairy is a dwelling within this range of buildings.
3. The buildings take the form of a 'U' Shape around a central courtyard now used for

access and garden areas. The Old Dairy is mainly two storey with a single storey lean-to comprising a range of buildings. Its garden was formerly an orchard and still retains a number of fruit trees. The whole range of buildings is regarded as being curtilage listed and form part of the setting of the listed Manor House.

4. The site lies within the heart of the village and within the conservation area designated in 1999.

Proposal

5. The application is to be read in conjunction with the accompanying listed building application reported elsewhere on the agenda. It was originally submitted as an extension linked to the host building by way of an open roofed link.
6. As amended by drawings received on 10 September 2016, the proposal is for a detached, single storey building between the eastern side of the building and an existing brick boundary wall which encompasses the larger site. The new “studio” is separated from the existing single-storey lean-to extension by a gap of 4 metres and is intended to provide accommodation for an entrance hall, tack room, wc, meeting room, studio and storage. The accommodation is sought partly to assist an existing architect's practice (which officers confirm does not require planning permission in its own right).
7. The building has overall dimensions of 11 metres by 5.4 metres with a 2.7 metre high flat roof. It sits approximately 2.5 metres in from the boundary wall that runs alongside Mill Way. The proposed materials are dark stained boarding to match the existing kitchen lean-to under a dark grey single ply membrane roof.

Planning Policies

8. *National Planning Policy Framework (NPPF)*
Planning Practice Guidance
9. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
CH/2 Archaeological Sites
CH/3 Listed Buildings
CH/4 Setting of Listed Buildings
CH/5 Conservation Areas
10. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*
District Design Guide SPD - Adopted March 2010
Listed Buildings SPD – Adopted July 2009
Development Affecting Conservation Areas SPD – Adopted January 2009
11. *Draft Local Plan*
S/1 Vision
S/2 Objectives of the Local Plan
HQ/1 Design Principles
NH/14 Heritage Assets

Consultations

12. **Grantchester Parish Council** – Objects. The Old Dairy forms part of a coherent group of a listed church, manor house and barns. It is the most sensitive site in Grantchester, the ‘jewel in the crown’.
13. We believe that when planning permission to convert the barns to residential was given it was in order to preserve the appearance of the barns as barns. It was not a licence to then develop freely and contrary to the character of the existing site.
14. Where such development is invisible, it might be permissible, but this proposal is very prominent from the north. We note that even invisible proposals from neighbours (extensions to the back) have been rejected by SCDC planners in the past as contrary to the curtilage of a listed building.
15. In our view, this proposal of a single storey flat roof extension does not preserve or enhance the character of the Conservation Area and Listed Building.
16. We also regard the loss of trees as significant.
17. We see no public benefit to outweigh these losses.
18. **Historic England** – Note that the buildings when viewed in combination with St Mary and St Andrews Church make a positive contribution to the character of Grantchester conservation area. The current proposal involves the erection of a new studio building to the east of the main building range, which has been placed to follow the predominant building line along the north-east edge of the agricultural courtyard. We note that the scale of the new build is smaller than previous applications and consider this will be less obtrusive in terms of its impact on the original building and views from Mill Way.
19. However, we note that in relocating the new build, the building footprint has moved towards the scheduled monument (moated site at Manor farm NHLE 1020440). Based on the plans provided, the new building appears to be on the boundary of, but just outside, the scheduled monument. The applicant is reminded that any groundworks within the scheduled monument require scheduled monument consent.
20. Historic England considers that the proposed new studio would be unlikely to detract from the character of the conservation area and the scheme therefore appears consistent with the NPPF.
21. **Historic Environment Team, Cambridgeshire County Council** – The site lies in an area of high archaeological interest (precise details provided). We do not object to the development from proceeding in this location but consider the site should be subject to a programme of archaeological investigation secured through the use of a negative condition.
22. **Consultancy Unit, Historic Buildings** – (As originally submitted). The building will be linked to the dwelling with an open flat roofed porch. The principle of a flat roofed studio within the grounds of the dwelling could be supported. However, the building is of significant size. The supporting information provides an outline to the need for a separate office, to that already in the dwelling. However, the proposal includes a meeting room, archive space and a wc.
23. The link to the studio is not acceptable. This visual and physical link between the two

buildings detracts from the agricultural character of the building.

24. Through the reduction in size of the studio and the removal of the adjoining porch, this scheme could be supported.

Representations

25. One letter of objection has been received from the occupiers of Piper Barr, Manor Farm. The points raised can be summarised as follows:
- The proposal would seriously undermine the retained functional agricultural character of the building.
 - The existing range of buildings have a natural 'full stop' formed by the subsidiary lean-to and the new development will be seen as an alien form and diminishes the sense of whole.
 - Contrary to English heritage guidance in respect of the setting of listed buildings
 - The proposal will have an unwarranted degree of prominence and be higher in relation to the Mill Way boundary wall due to a gentle slope up from the main building. This visual prominence will be to the detriment of manor Farm House in the distance
 - Harmful effect on the appreciation of the Church and its setting contrary to policy CH/4
 - Intensification of employment use which will harm amenity of neighbours

Planning Assessment

26. The key issues in relation to this application are whether the proposal would preserve the setting of the surrounding listed buildings, the impact on the character and appearance of the village conservation area and the impact on neighbour amenity.

Impact on the Listed Buildings and Conservation Area

27. Section 66(1) of the Listed Buildings and Conservation Areas Act 1990 states: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
28. Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 states: "In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
29. Between them, Policies CH/3 and CH/4 state that proposals for extensions to listed buildings will be determined in accordance with legislative provisions and national policy and planning permission will not be granted for development that would adversely affect the curtilage or wider setting of a listed building. Advice on setting is

also contained within the adopted Listed Buildings SPD at paragraphs 4.37-4.42. Similarly policy CH/5 echoes the statutory test set out above and is augmented by the advice in the adopted Conservation Areas SPD.

30. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
31. Paragraph 134 of the NPPF says that where a development 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, including securing its optimum viable use.
32. The previous appeal decision for the property outlined in the planning history section above is a material consideration in the determination of this latest application. A copy has been provided as appendix 1 to this report. In that case the proposed extension was for a hipped roof extension set off from, and attached to, the north east corner of the building in the form of a dogleg. This was found to have been at odds with the overall form and building line of the existing courtyard and as a result would have adversely affected the original form of the courtyard and in turn the setting of Manor Farm. Because of the limited views of the extension, the inspector nonetheless concluded that neither the size nor the extent of the proposal would have an adverse effect on the setting of the more distant Church.
33. Harm was found to exist, albeit the overall degree of harm was found to be less than substantial. Nonetheless, no public benefits were found to exist to outweigh the harm caused. The decision does not suggest the inspector found there would be an objection to some form of extension in principle.
34. The current proposal differs in that its length and width have been slightly reduced; the hipped roof replaced by a flat roof and, as amended, is detached from the lean-to extension of the host building. The "dogleg" has been removed so that the building is also set further back in relation to the main north elevation and adopts a more linear form.
35. These changes are considered to result in a building which does more to maintain the agricultural integrity and character of the original barns. The main, north elevation of the new building is also devoid of openings and this helps to further mitigate the building's overall impact. This in turn means the building is much less prominent from the north, this being the most important view of the buildings.
36. Having regard to the appeal inspector's findings on the original scheme, the building is considered to preserve the setting of the Church of St Andrew and St Mary and Manor Farm as well as the existing range of buildings and courtyard to which the site forms part. This aspect of the proposal is therefore in accordance with the NPPF, policies CH/3, CH/4 and the Listed Buildings SPD.
37. The character and appearance of the conservation area at this point essentially derives from the historic character of surrounding buildings and the spaces between them. Given that the new building would continue to at least preserve the setting of the listed buildings, it will also have a neutral impact on the conservation area in this regard.

38. It is true that the new building will be approximately 0.9 metres higher than the existing boundary wall. However, views from the north are generally very limited due to a line of tree screening along the northern boundary of the garden to the property. The view from the east is dominated by the roadside wall along Mill Way and the existing buildings beyond. The new building would only be seen at certain points in these views. The proposed materials and overall form of the building will also help reduce its potential impact as a new feature.
39. The loss of 5 no. fruit trees with the garden are not seen as being essential to the character and appearance of the conservation area.
40. As such, the proposal is therefore in accordance with the NPPF, policy CH/5 and the Conservation Areas SPD.

Residential Amenity

41. The neighbours concern regarding a possible intensification of employment use is not considered to warrant a refusal of planning permission. The application is designed to allow the existing architectural practice to operate more effectively and not to increase visitor numbers or vehicle movements. However, to safeguard a possible future change in circumstances, a condition can be added to tie the use of the new building to the residential use of the Old Dairy.

Other Matters

42. The requirement for a condition in respect of archaeological evaluation is considered justified given the evidence base and would meet the statutory tests for conditions.
43. Historic England has referred to the possible need for scheduled monument consent and this can be added as an informative to any approval.

Conclusion

44. Officers acknowledge that the existing group of buildings and courtyard have retained a simple and coherent agricultural character. They occupy a prominent position within the heart of the conservation area and are a key part of the setting of Manor Farm.
45. Nonetheless, officers conclude that the applicant has now provided a solution to his accommodation needs which preserve the character and appearance of the existing curtilage listed building, the setting of nearby listed buildings and the character and appearance of the Grantchester conservation area.

Recommendation

46. Planning Committee approves the application 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 materials to be used in the construction of the building hereby approved shall be as described in section 8 of the planning application form.
Reason - To ensure the appearance of the development is satisfactory in accordance with Policies DP/2, CH/4 and CH/5 of the adopted Local Development Framework 2007.)
- (c) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- (d) The accommodation, hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Old Dairy, Manor Farm, Mill Way, Grantchester.
Reason - To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (e) The development hereby permitted shall be carried out in accordance with the following approved plans: 122/121 Rev A, 122/122 Rev A, 122/123 Rev A.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

Informatives

- (f) The applicant is reminded that any groundworks (including services or patio surfaces etc.) within the nearby scheduled monument (Moated site at Manor Farm NHLE 1020440) require scheduled monument consent.

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 2007
- Planning File Refs: S/1651/15/FL, S/1652/15/LB, S/1197/16/FL, S/1198/16/LB

Report Author:	John Koch	Team Leader
	Telephone Number:	01954 713268

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Appeal Decisions

Site visit made on 14 March 2016

by Jonathan Hockley BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 06 April 2016

Appeal Ref: APP/W0530/W/15/3136328

The Old Dairy, Manor Farm, Mill Way, Grantchester, Cambridge CB3 9NB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Dr Pauline Brimblecombe against the decision of South Cambridgeshire District Council.
 - The application Ref S/1651/15/FL, dated 3 July 2015, was refused by notice dated 18 September 2015.
 - The development proposed is the erection of new garage & studio building. Removal of 4 no. fruit trees and length of recently planted hedgerow.
-

Appeal Ref: APP/W0530/Y/15/3136331

The Old Dairy, Manor Farm, Mill Way, Grantchester, Cambridge CB3 9NB

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Dr Pauline Brimblecombe against the decision of South Cambridgeshire District Council.
 - The application Ref S/1652/15/LB, dated 3 July 2015, was refused by notice dated 18 September 2015.
 - The works proposed are the erection of new garage & studio building. Removal of 4 no. fruit trees and length of recently planted hedgerow.
-

Decision

1. The appeals are dismissed.

Main Issue

2. The main issue in both cases is whether the proposal would preserve the special architectural and historical interest of the listed building, including any effect on the Grantchester Conservation Area and the setting of St Andrew & St Mary Church.

Reasons

3. Manor Farm is an imposing Grade II* listed property constructed circa 1452 according to the listing. Within the historical site of the Manor House are a range of former agricultural buildings which the Council state were converted to residential units in 1999. These take the form of a 'U' shaped range of buildings located around a central courtyard, which is now used for access and garden areas. The Old Dairy forms the north east corner of the buildings, and is part 2 storey on its northern elevation and single storey along its eastern side. Mill Way passes to the east and is the main road through the village.

4. There is no dispute between the parties that the grouping of former agricultural buildings can be considered as a curtilage structure forming part of the setting of the listed building of Manor Farm. Section 5(2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the Act) states that any such structure within the curtilage of a listed building shall be treated as part of the listed building. Policies CH/3 to CH/5 of the South Cambridgeshire District Council Local Development Framework Development Control Policies (the DPD) together state that proposals for extensions to listed buildings and in Conservation Areas will be determined in accordance with legislative provisions and national policy, and that permission will not be granted for development which would adversely affect the curtilage or setting of a listed building.
5. Paragraph 132 of the National Planning Policy Framework (the Framework) says when considering the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation. The Framework also makes it clear that significance can be harmed or lost through alteration of a heritage asset, or development within its setting.
6. The significance of The Old Dairy, as far as its exterior is concerned, derives from its association with Manor Farm and the former moated site. Whilst the courtyard is not entirely enclosed, the yard has a clear shape and structure with almost complete enclosure around the north, south and east sides. The western side is open and the extreme north west building is set in a slightly staggered position to the rest of the building form of the yard, although it remains set within the overall building line. Despite the conversion of the buildings, the retention of the coherent simple agricultural courtyard form is a key feature in the setting of Manor Farm.
7. The Grantchester Conservation Area (GCA) covers the historic core of the village and is set around the Grade II* listed church of St Mary & St Andrew. The character of the GCA is largely distinguished by the architectural quality of many of the buildings in the village, their relationships to each other and the spaces they create, with the overall character of the GCA significantly enhanced by a range of mature landscaping.
8. The proposal seeks to construct a single storey hipped roof extension to the Old Dairy. The proposal would be set off the north east corner of the building extending to the north over an existing driveway, with the main form of the extension heading to the east to house a studio and meeting room. Historic England considers that the proposal would defer to the form and character of the existing building and would be unlikely to detract from the character of the conservation area. They also consider that the proposal would be consistent with the Framework in respect of conservation policies and note that the scheme is less obtrusive than a previous proposal.
9. I agree that the height and size of the proposal would be subordinate to the existing building; however, the proposal would mark a change to the character of the existing rectangular form of the courtyard buildings. I note that the western end of the courtyard is not fully coherent; however the inset building at the north-west end is set within the overall form and the building line of the courtyard and as such is easily assimilated into the overall structure. By contrast, the junction and attachment of the proposed extension and its dogleg form primarily to the east would adversely affect the original form of the courtyard. Such an impact would also adversely affect the setting of Manor Farm, and would also fail to preserve or enhance the historic character of the GCA to which the buildings make an important contribution. However, due to the hipped roof and an existing brick wall separating the Old Dairy from Mill Way, the extension would only be visible from

- certain angles on the street and I do not consider that the size or extent of the proposal would have an adverse effect on the setting of the more distant Church.
10. The appellant notes a previous extension to the Old Dairy and considers that the relationships between the various buildings in the farmyards have evolved over time and are the product of practical decisions about agricultural needs, and that the proposal is entirely consistent with this pattern of evolution. However, in my view the proposal would be viewed as a break from this evolution. The extension would not appear to form an extension formed to meet an agricultural need and would have a more domestic appearance due to its effect on the overall structure of the courtyard.
 11. Historical maps have also been submitted, showing some possible structures in the vicinity of the proposed extension. However, it is not clear what these structures entailed; from the thickness and form of them it is possible that they were merely boundary treatments or structures and I do not consider that they therefore justify the proposal in this instance.
 12. The Framework makes it clear that when considering the impact of a proposed development on the significance of a listed building, great weight should be given to its conservation. Significance can be harmed or lost through alteration of the heritage asset, and as they are irreplaceable, any harm should require clear and convincing justification. For the reasons given above, I consider the proposal would result in harm being caused to the significance of the listed building and to the character of the GCA. However, due to the size and low slung nature of the proposal, I am satisfied in this case that the degree of harm caused would be less than substantial.
 13. In such situations this harm should be weighed against the public benefits of a proposal, including securing the asset's optimum use. The extension would enhance the appellants' enjoyment of the property and lead to an easier and more conducive home working environment for the appellant and her husband. However, leaving aside whether the appellants' enjoyment of the property can be properly regarded as a public benefit, it appears to function as a dwelling already. It is well maintained and from the outside is seemingly in good repair, and it has not been shown that its continued occupation is in anyway dependent on the proposed development. As a consequence, what public benefits there might be are insufficient to outweigh the harm caused.

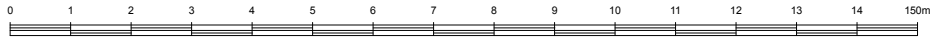
Conclusion – Appeals A and B

14. To summarise I consider that the proposal would cause less than substantial harm to the significance of the listed building, and would not preserve its special architectural or historic interest. Whilst I do not consider that the scheme would harm the setting of St Andrew & St Mary Church, the proposal would not preserve or enhance the character of the Grantchester Conservation Area. It has not been shown that public benefits would outweigh this harm, and the proposal would conflict with the Framework and the DPD Policies CH/3, CH/4 and CH/5. Therefore, for the reasons given above, and having regard to all other matters raised, I conclude that the appeals should fail.

Jon Hockley

INSPECTOR

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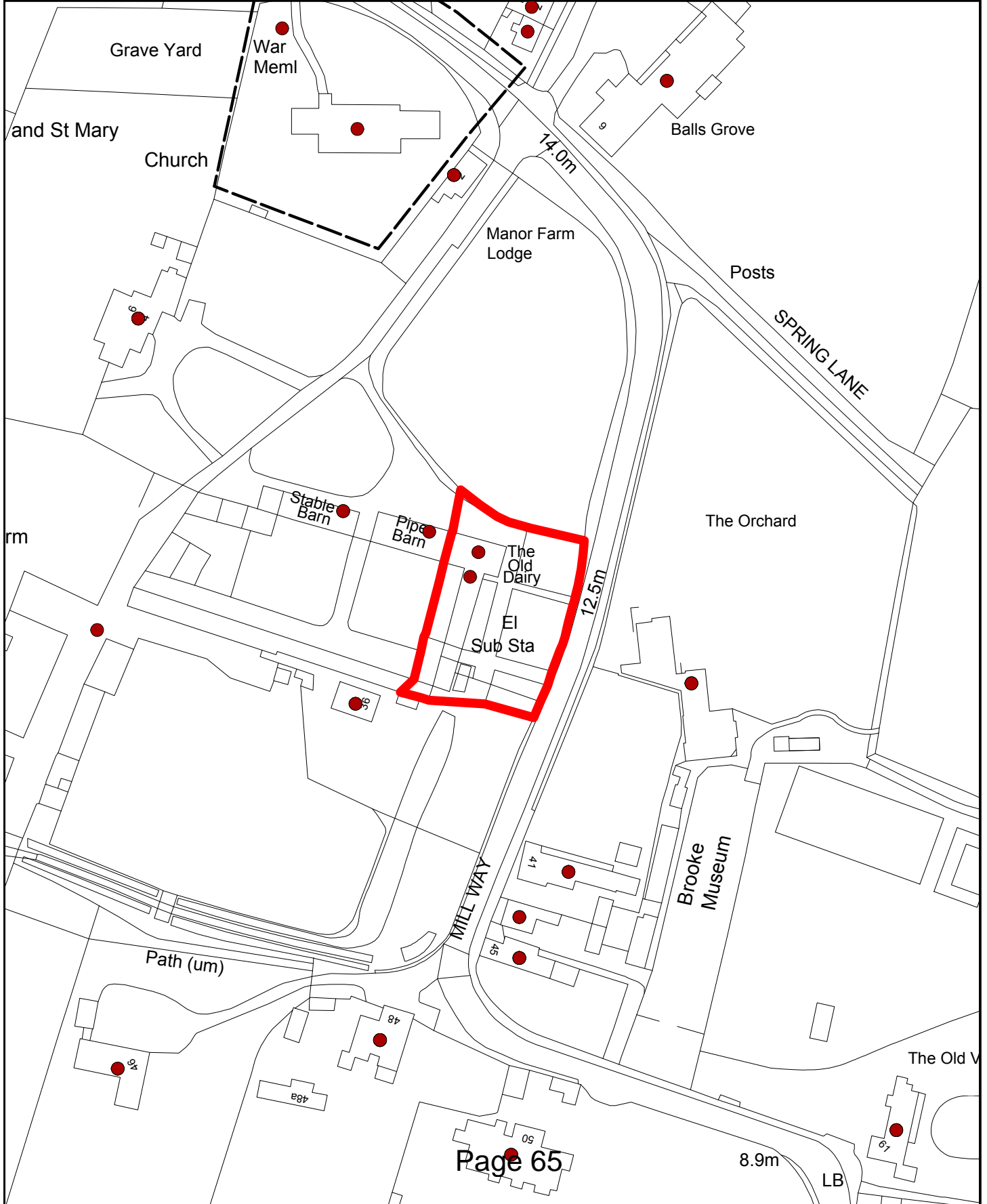
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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2016

AUTHOR/S: Head of Development Management

Application Number: S/01198/16/LB

Parish(es): Grantchester

Proposal: Removal of 5 no. fruit trees and erection of single storey studio building

Site address: The Old Dairy, Manor Farm, Mill Way, Grantchester CB3 9NB

Applicant(s): Dr Pauline Brimblecombe

Recommendation: Approval

Key material considerations: Impact on the character and setting of listed buildings

Committee Site Visit: 4 October 2016

Departure Application: No

Presenting Officer: John McCallum, Planning Officer

Application brought to Committee because: The officer recommendation is contrary to that of the parish council

Date by which decision due: 20 August 2016

Planning History

1. S/1651/15/FL – Erection of new garage and studio building – Refused under delegated powers and dismissed at appeal on 6 April 2016

S/1652/15/LB – Erection of new garage and studio building – Refused under delegated powers and dismissed at appeal on 6 April 2016

Site

2. Manor Farm is a Grade II* listed property dating from the C15. Within the historical site of the Manor House are a range of former agricultural buildings converted to three residential dwellings in about 1999. The Old Dairy is a dwelling within this range of buildings.
3. The buildings take the form of a 'U' Shape around a central courtyard now used for access and garden areas. The Old Dairy is mainly two storey with a single storey lean-to comprising a range of buildings. Its garden was formerly an orchard and still

retains a number of fruit trees. The whole range of buildings is regarded as being curtilage listed and form part of the setting of the listed Manor House. The site lies within the heart of the village and within the conservation area designated in 1999.

4. The site lies within the heart of the village and within the conservation area designated in 1999.

Proposal

5. The application is to be read in conjunction with the accompanying planning application reported elsewhere on the agenda. It was originally submitted as an extension linked to the host building by way of an open roofed link.
6. As amended by drawings received on 10 September 2016, the proposal is for a detached, single storey building between the eastern side of the building and an existing brick boundary wall which encompasses the larger site. The new “studio” is separated from an existing single-storey lean-to extension by a gap of 4 metres and is intended to provide accommodation for an entrance hall, tack room, wc, meeting room, studio and storage. The accommodation is sought partly to assist an existing architect's practice (which officers confirm does not require planning permission in its own right)
7. The building has overall dimensions of 11 metres by 5.4 metres with a 2.7 metre high flat roof. It sits approximately 2.5 metres in from the boundary wall that runs alongside Mill Way. The proposed materials are dark stained boarding to match the existing kitchen lean-to under a dark grey single ply membrane roof.

Planning Policies

8. *National Planning Policy Framework (NPPF)*
Planning Practice Guidance
9. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
CH/3 Listed Buildings
CH/4 Setting of Listed Buildings
10. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*
District Design Guide SPD - Adopted March 2010
Listed Buildings SPD – Adopted July 2009
11. *Draft Local Plan*
S/1 Vision
S/2 Objectives of the Local Plan
HQ/1 Design Principles
NH/14 Heritage Assets

Consultations

12. **Grantchester Parish Council** – Objects. The Old Dairy forms part of a coherent group of a listed church, manor house and barns. It is the most sensitive site in Grantchester, the ‘jewel in the crown’.
13. We believe that when planning permission to convert the barns to residential was given it was in order to preserve the appearance of the barns as barns. It was not a

licence to then develop freely and contrary to the character of the existing site.

14. Where such development is invisible, it might be permissible, but this proposal is very prominent from the north. We note that even invisible proposals from neighbours (extensions to the back) have been rejected by SCDC planners in the past as contrary to the curtilage of a listed building.
15. In our view, this proposal of a single storey flat roof extension does not preserve or enhance the character of the Conservation Area and Listed Building.
16. We also regard the loss of trees as significant.
17. We see no public benefit to outweigh these losses.
18. **Historic England** – Note that the buildings when viewed in combination with St Mary and St Andrews Church make a positive contribution to the character of Grantchester conservation area. The current proposal involves the erection of a new studio building to the east of the main building range, which has been placed to follow the predominant building line along the north-east edge of the agricultural courtyard. We note that the scale of the new build is smaller than previous applications and consider this will be less obtrusive in terms of its impact on the original building and views from Mill Way.
19. However, we note that in relocating the new build, the building footprint has moved towards the schedule monument (moated site at Manor farm NHLE 1020440). Based on the plans provided, the new building appears to be on the boundary of, but just outside, the scheduled monument. The applicant is reminded that any groundworks within the scheduled monument require scheduled monument consent.
20. Historic England considers that the proposed new studio would be unlikely to detract from the character of the conservation area and the scheme therefore appears consistent with the NPPF.
21. **Historic Environment Team, Cambridgeshire County Council** – The site lies in an area of high archaeological interest (precise details provided). We do not object to the development from proceeding in this location but consider the site should be subject to a programme of archaeological investigation secured through the use of a negative condition.
22. **Consultancy Unit, Historic Buildings** – (As originally submitted). The building will be linked to the dwelling with an open flat roofed porch. The principle of a flat roofed studio within the grounds of the dwelling could be supported. However, the building is of significant size. The supporting information provides an outline to the need for a separate office, to that already in the dwelling. However, the proposal includes a meeting room, archive space and a wc.
23. The link to the studio is not acceptable. This visual and physical link between the two buildings detracts from the agricultural character of the building.
24. Through the reduction in size of the studio and the removal of the adjoining porch, this scheme could be supported.

Planning Assessment

25. The key issues in relation to this application are whether the proposal would preserve

the character and setting of the surrounding listed buildings.

26. Section 66(1) of the Listed Buildings and Conservation Areas Act 1990 states:
“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
27. Between them, Policies CH/3 and CH/4 state that proposals for extensions to listed buildings will be determined in accordance with legislative provisions and national policy and planning permission will not be granted for development that would adversely affect the curtilage or wider setting of a listed building. Advice on setting is also contained within the adopted Listed Buildings SPD at paragraphs 4.37-4.42.
28. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
29. Paragraph 134 of the NPPF says that where a development 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, including securing its optimum viable use.
30. The previous appeal decision for the property outlined in the planning history section above is a material consideration in the determination of this latest application. In that case the proposed extension was for a hipped roof extension set off from, and attached to, the north east corner of the building in the form of a dogleg. This was found to have been at odds with the overall form and building line of the existing courtyard and as a result would have adversely affected the original form of the courtyard and in turn the setting of Manor Farm. Because of the limited views of the extension, the inspector nonetheless concluded that neither the size nor the extent of the proposal would have an adverse effect on the setting of the more distant Church.
31. The overall degree of harm was found to be less than substantial. No public benefits were found to exist to outweigh the harm caused.
32. The current proposal differs in that its length and width have been slightly reduced; the hipped roof replaced by a flat roof and, as amended is detached from the lean-to extension of the host building. The “dogleg” has been removed so that the building is also set further back in relation to the main north elevation and adopts amore linear form.
33. These changes are considered to result in a building which does more to maintain the agricultural integrity and character of the original barns. The main, north elevation of the new building is also devoid of openings and this helps to further mitigate the building’s overall impact. This in turn means the building is much less prominent from the north, this being the most important view of the buildings.
34. Having regard to the appeal inspector’s findings on the original scheme, the building is considered to preserve the setting of the Church of St Andrew and St Mary and Manor Farm as well as the existing range of buildings and courtyard to which the site forms

part. This aspect of the proposal is therefore in accordance with the NPPF, policies CH/3, CH/4 and the Listed Buildings SPD.

Other Matters

35. The requirement for a condition in respect of archaeological evaluation is considered justified and can be added to the conditions for the concurrent planning application.
36. Historic England has referred to the possible need for scheduled monument consent and this can be added as an informative to any approval.

Conclusion

37. Officers acknowledge that the existing group of buildings and courtyard have retained a simple and coherent agricultural character. They occupy a prominent position within the heart of the conservation area and are a key part of the setting of Manor Farm.
38. Nonetheless, officers conclude that the applicant has now provided a solution to his accommodation needs which preserve the character and appearance of the existing curtilage listed building and the setting of nearby listed buildings.

Recommendation

39. Planning Committee approves the application 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 materials to be used in the construction of the building hereby approved shall be as described in section 8 of the planning application form.
Reason - To ensure the appearance of the development is satisfactory in accordance with Policies DP/2, CH/4 and CH/5 of the adopted Local Development Framework 2007.)
- (c) The development hereby permitted shall be carried out in accordance with the following approved plans: 122/121 Rev A, 122/122 Rev A, 122/123 Rev A.
(Reason – For the avoidance of doubt.)

Informatives

- (d) The applicant is reminded that any groundworks (including services or patio surfaces etc.) within the nearby scheduled monument (Moated site at Manor Farm NHLE 1020440) require scheduled monument consent.

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 2007

- Planning File Refs: S/1651/15/FL, S/1652/15/LB, S/1197/16/FL, S/1198/16/LB

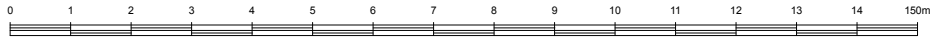
Report Author:

John Koch

Team Leader

Telephone Number:

01954 713268



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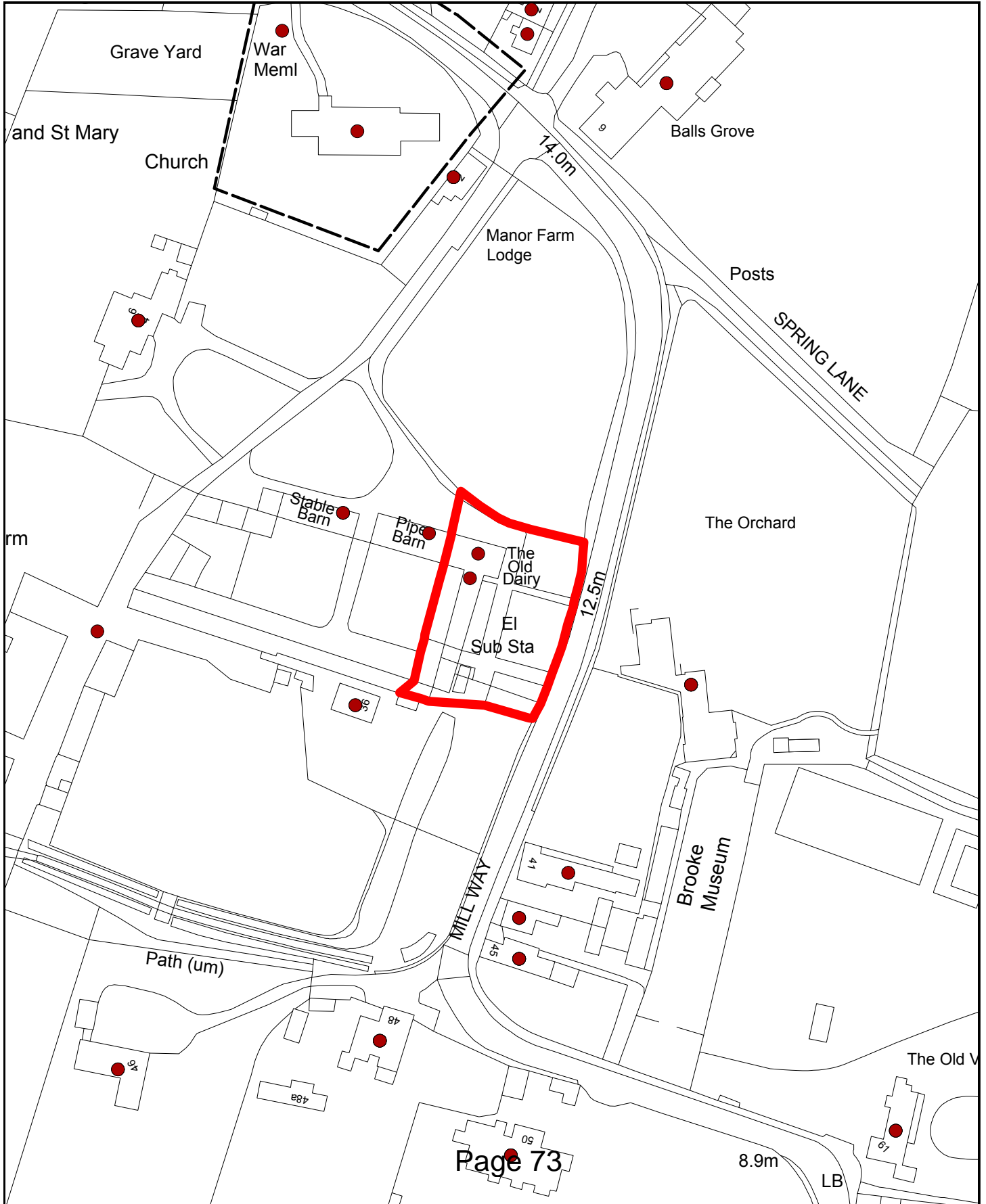
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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2016

AUTHOR/S: Head of Development Management

Application Number: S/1482/16/FL

Parish(es): Girton

Proposal: Conversion of three bed semi-detached house into two flats (part retrospective)

Site address: 69 St Vincent's Close, Girton

Applicant(s): Mr David Goddard-Gill, South Cambridgeshire District Council (SCDC)

Recommendation: Approval

Key material considerations: Housing Land Supply, Principle of Development, Housing Density, Housing Mix, Affordable Housing, Impact on the Character and Appearance of the Area and adjoining Green Belt, Car Parking and Highway Safety, Neighbour Amenity and Other Matters

Committee Site Visit: 4 October 2016

Departure Application: No

Presenting Officer: Lydia Pravin, Senior Planning Officer

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Girton Parish Council and the application is submitted on behalf of the District Council

Date by which decision due: 5 October 2016 (Extension of Time)

Planning History

1. None

National Guidance

2. National Planning Policy Framework (NPPF)
Planning Practice Guidance

Development Plan Policies

3. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 - Housing Provision
ST/6 – Group Villages

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
GB/3 – Mitigating the Impact of Development Adjoining the Green Belt
SF/10 – Outdoor Playspace, Informal Open Space and New Developments
SF/11 – Open Space Standards
NE/1 – Energy Efficiency
NE/9 – Water and Drainage Infrastructure
NE/10 – Foul Drainage – Alternative Drainage Systems
NE/15 – Noise Pollution
TR/2 – Car and Cycle Parking Standards

5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide SPD - Adopted March 2010

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

S/3 - Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/5 - Provision of New Jobs and Homes
S/6 - The Development Strategy to 2031
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/8 – Mitigating the Impact of Development in and adjoining the Green Belt
CC/4 - Sustainable Design and Construction
CC/6 - Construction Methods
CC/8 – Sustainable Drainage Systems
SC/6 - Indoor Community Facilities
SC/7 - Outdoor Playspace, Informal Open Space, and New Developments
SC/8 - Open Space Standards
SC/11 – Noise Pollution
TI/3 - Parking Provision
TI/8 - Infrastructure and New Developments

Consultation

7. **Girton Parish Council – commented:**

The Parish Council support the neighbours' concerns raised in correspondence with SCDC, although a note made about the type of person is not a fair point. The conjoined property has suffered structural problems and the Council ask for a full survey of both properties, and any cracks in either property should be monitored. The Council is shocked that the plans have one door between bathroom and kitchen, and queries whether 6 bins are to be stored in the bin store. The plans are not adequate as they stand to allow the Council to confidently approve the application. The

application was rejected. Because the applicant is a member of SCDC, the application should go to the SCDC Planning Committee.

8. **Environmental Health – commented:**

No objection. I would suggest the Building Control department is consulted on fire safety standards within the flats. A condition was requested to any consent granted regarding no construction site machinery or plant shall be operated and no construction related deliveries between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

9. **Local Highways Authority – commented:**

- Two 2.0 x 2.0 metres pedestrian visibility splays be provided.
- Drive way is constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- Drive be constructed using a bound material to prevent debris spreading onto the adopted public highway.
- Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. As at present the access is not in the correct position or wide enough to facilitate the proposed two car parking spaces.
- The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m.
- Informative to the effect that 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.

10. **Building Control – commented:**

We have had 2 applications for this property, one the under pinning and the other conversion to 2 flats. Both were submitted as Building Notices which means we do not have detailed plans or specifications. We have visited the underpinning and ground floor repairs which were satisfactory but have not been out to the conversion work as yet.

Representations

11. **No. 71 St Vincent's Close, Girton – commented:**

In view of the full survey done on 69 St Vincent's Close we are objecting to the retrospective planning application. This is contrary to what was explained to us. The Council was aware of these recommendations and would have known the work would likely lead to damage to the adjacent property and 69 St Vincent's Close.

12. The collapse of the chimney and destabilisation of the stairwell and floor and cracking to our property could have been anticipated. Instead the Council acted contrary to the surveys recommendations and also showed a negligent disregard to government planning policy in relation to land stability. Much of the work done was under the false pretext of stabilising the property.

13. Clearly the intent was to create two flats whilst avoiding the relevant planning law. This total disregard for both guidelines and professional advice has led to considerable

damage to our property and next door.

14. Additionally we also have concerns about the proposed use of the property as interim long term accommodation for individual/families with serious social issues. The additional noise, traffic and parking will change the character of a quiet residential cul-de-sac composed of family homes in terraced houses and bungalows.
15. Shared sewage is also under considerable strain. The proposed plans for more people at this property will compound this. We formally request for a full survey to be done to our property at the council's expense. In line with government guidance we would also request for the council to undertake a land stability assessment prior to embarking on any further work.
16. **No. 67 St Vincent's Close, Girton - commented:**
Concerned that the application is for retrospective planning permission for work that has been ongoing for a long period of time. Witnessed O`Dells putting in an entirely new heating system only for it to be ripped out soon after. The new team of builders undertook weeks of major demolition and restructuring only for a large crack to emerge. Concerned the work has weakened the houses and that there has been no consultation with them or Girton Parish Council about who will be housed here.

Site and Surroundings

17. No.69 St Vincent's Close is the end property of a row of four dwellings located at the southern end of St Vincent's Close. It comprises cream rendered external wall insulation, tiled roof with pv panels and white upvc windows and doors. The existing drive at the front has concrete slab and shingle standing which has been removed and will be replaced with concrete standing.
18. To the north the site is bordered by 71 St Vincent's Close and the side boundary with this property consists of 1m high fencing with 2-3m high trees. To the west the site is bordered by a property known as Bridle Way.

Proposal

19. The full application proposes the conversion of the three bed semi-detached house into two flats (part retrospective). There will be a one bedroom flat on the ground floor and a two bedroom flat on the first floor with associated parking. The existing dwelling was in need of refurbishment internally and unanticipated emergency works were required to stabilise the dwelling. Due to the cost involved the Council looked at the most viable way to proceed and consideration of conversion to flats was decided as the best way forward with the stabilisation of the dwelling the first priority.

Planning Assessment

20. The key issues to consider in the determination of this application relate to housing land supply, principle of the development, housing density, housing mix, affordable housing, impact on the character and appearance of the area and adjoining Green Belt, car parking and highway safety, neighbour amenity and other matters.

Housing Land Supply

21. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing, including by meeting their objectively assessed need for housing and by identifying and maintaining a five-year housing land supply

with an additional buffer as set out in paragraph 47.

22. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having regard to appeal decisions in Waterbeach in 2014, and as confirmed by more recent appeal decisions. The five-year supply as identified in the latest Annual Monitoring Report (February 2016) for South Cambridgeshire is 3.9 years on the basis of the most onerous method of calculation, which is the method identified by the Waterbeach Inspector. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031. This is identified in the Strategic Housing Market Assessment 2013 together with the latest updated undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions. It uses the latest assessment of housing delivery contained in the housing trajectory November 2015. The appropriate method of calculation is a matter for the Local Plan Inspectors and in the interim the Council is following the method preferred by the Waterbeach appeal Inspector.
23. Paragraph 49 of the NPPF 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. This included the rural settlement policies and village framework policy.
24. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF.
25. In the case of this application policies which must be considered as potentially influencing the supply of housing land include ST/2 and ST/6 of the adopted Core Strategy and adopted policies DP/1 and DP/7 of the adopted Development Control Policies. Policies S/7, S/9 and HQ/1 of the draft local plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.
26. However, the Court also made clear that even where policies are considered 'out of date' for the purposes of the NPPF paragraph 49, a decision maker is required to consider what (if any) weight should be attached to such relevant policies having regard to the compatibility with the NPPF.
27. The rural settlement classification in the adopted and emerging development plans identifies the sustainability of villages in South Cambridgeshire, having regard to the level of services and facilities within a village and the availability and frequency of public transport to access higher order services in Cambridge and elsewhere. They are a key factor in applying paragraph 14 of the NPPF which says that where a five-year supply cannot be demonstrated, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole. The NPPF also includes as a core principle that planning should "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable".
28. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have

significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options.

29. As a general principle, the larger, better served villages categorised as Rural Centres and Minor Rural Centres are likely to be more able to support unplanned housing growth than the smaller, less well served Group and Infill Villages, without fundamentally undermining the development strategy for South Cambridgeshire. This has some commonality with the approach taken in the submitted Local Plan where a limited number of housing allocations in the rural area were included for Rural Centres and Minor Rural Centres, including for larger sites that the windfall threshold in Minor Rural Centres, but no allocations for Group and Infill Villages other than a very limited number where they were put forward by Parish Councils under the Localism agenda.
30. As such, in Rural Centre and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with relevant settlement hierarchy policies should not be given significant weight, under the circumstances of a lack of five-year housing supply and in light of paragraph 14 of the NPPF and the test of significant demonstrable harm. This is consistent with the recent appeal decision in Melbourn where the Inspector said that as the rural settlement policies are out of date due to a lack of five-year supply, but that the conflict with those policies “carried limited weight”. However, given the limited sustainability of Group and Infill villages, there is a case to continue to resist proposals that would conflict with the rural settlement policies which would allow for unsustainable forms of development, unless there are particular site specific considerations that indicate that there would not be significant demonstrable harm.
31. Notwithstanding the above, each planning application must be considered on its own merits taking account of local circumstances and all other relevant material considerations.

Principle of Development

32. The site is located within Girton Development Framework. Policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.
33. In accordance with the Core Strategy policy ST/6, Girton is a Group Village which has services and facilities that support local village requirements. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages. The principle of conversion of x1 three bedroom dwelling into two flats is therefore considered acceptable in relation to this policy subject to all other material considerations.

Housing Density

34. The proposed development will involve converting the existing dwelling which comprises three bedrooms to two flats. There will be a one bedroom flat on the ground floor and two bedroom flat on the first floor. The proposed development will make the best use of the site and is not considered to cause significant harm in accordance with policy HG/1 of the adopted LDF.

Housing Mix

35. The existing dwelling comprises three bedrooms and the proposed development would provide x1, one bedroom flat and x1 two bedroom flat. In accordance with policy H/8 of the emerging Local Plan (of which officers are giving some weight to) this is considered to be an acceptable provision given the size/nature of the scheme.

Affordable Housing

36. As the scheme only provides one additional dwelling to the Councils Housing stock no affordable housing contributions can be sought in accordance with policy DP/3 and policy HG/3 of the Local Development Framework.

Impact on the Character and Appearance of the Area and adjoining Green Belt

37. Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area and be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions and materials.
38. Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character.
39. The only changes proposed externally to the building are alterations to the rear elevation at ground floor level by removing the dining room double doors and creating a single window for the bathroom. At first floor level on the rear elevation the bathroom window will become a bedroom window and on the south side elevation the bedroom window will become a bathroom window which has moved over slightly. Fundamentally the size and style of these windows have not been altered.
40. The rear ground floor window will not be visible from the street scene or adjoining Green Belt due to the boundary treatment on the southern boundary. The minor change to the position of the window at first floor level on the southern side elevation is not considered to cause significant harm to the character and appearance of the area or adjoining Green Belt in accordance with policies DP/2, DP/3 and GB/3 of the adopted LDF.

Car Parking and Highway Safety

41. In terms of highway safety the Local Highways Authority raise no objections to the scheme subject to a set of conditions. It would not be reasonable to condition pedestrian visibility splays as there is already suitable visibility from the site onto the adopted public highway.
42. Policy TR/2 of the adopted LDF states that car parking should be provided in accordance with the maximum standards set out in Appendix 1 Standards for Car Parking Provision. This states an average of 1.5 spaces per dwelling. Each flat will have one car parking space which is clearly shown on the site plan and measure 2.5m wide and 5m in length each in accordance with the District Design Guide SPD adopted March 2010 and would meet the requirements of policy TR/2 of the adopted Local Development Framework.

Neighbour Amenity

43. A building notice was included as part of the application which was submitted to SCDC Building Control and shows the work requested is for whole house refurbishment including replacement of all ground floor, block work dividing walls removed from first floor rooms and replaced with stud walls.
44. A Technical Design Report was provided as additional information conducted by Sound Solution consultants dated 21 April 2016 to provide acoustic design advice. It shows three insulation options to add sound proofing between the ground floor and first floor flats. The stairs will be treated on the ground floor and mats added to all stairs treads to reduce the noise impact from people walking up the stairs. This is to fulfil Building Regulations requirements.
45. As a result of the current dwelling becoming two flats there will be an increase in activity and more noise created than the previous three bedroom dwelling. Therefore it would be reasonable to condition details of noise mitigation between 69 St Vincent's Close and 71 St Vincent's Close as well as between the two flats in the interest of neighbouring amenity in accordance with policy DP/3 and NE/15 of the adopted LDF.
46. The existing bin store will provide space for the bin provision in connection with the ground floor flat and there is ample space at the side of the dwelling for the storage of the more bins in connection with the second floor flat which will not cause significant neighbour amenity concerns.
47. In terms of any overlooking impact the first floor bathroom window will become a bedroom window. The rear gardens measure approximately 22m in length and due to the position of the bedroom window it is not considered to overlook the direct private amenity space of number 71 St Vincent's Close. As the proposed development involves converting the existing dwelling there is not considered to be a significant overshadowing and overbearing impact in accordance with policy DP/3 of the adopted LDF.

Other Matters:

48. With regard to the comments raised by the neighbour about sewerage capacity the development will involve change of use of the existing dwelling which currently contains three bedrooms. The two flats will not increase the number of bedrooms, however, it will potentially increase the number of people living at the site. As the development is small in scale and will connect to the existing mains sewer this is not considered to be significant to sustain a refusal of the application in accordance with policy NE/10 of the adopted LDF.
49. A Structural movement survey carried out by John Setchell dated 31 August 2015 was provided with the application which covers the external ground floor element and internal ground and first floor storey areas. This showed subsidence movement in the property through sloping floors towards north. On the front elevation slight masonry cracking was visible to the adjoining property near the party wall line. Internally the property was considered to be in a reasonable structural repair.
50. It was noted that subsidence movement has affected the property and in all probability the neighbouring dwelling and possibly the whole terrace. From the inspection it was not possible to say if the movement had ceased or the extent. However, the movement had not progressed to a stage where the structural integrity of the dwelling is affected and if no movement is taking place then no action would be required to improve the foundations and affect neighbouring properties. It was noted that some

work has been carried out to stabilise ground supporting foundations, including repair or renewal of drains and pollarding of vegetation. A number of recommendations were set out to ensure the structure of the building is maintained.

51. These aspects relate to the structure of the building and are regulated under separate Building Regulations legislation. The underpinning and ground floor repairs have been considered satisfactory by Building Control and the conversion work will be inspected in due course. The structure of the dwelling and land stability is not a material planning consideration and cannot be considered as a reason to refuse the application. The effect the work has had on the neighbouring properties is a civil matter and cannot be dealt with under planning legislation. A letter was written by the applicant to the neighbours of 71 St Vincent's Close responding to their concerns which is attached as Appendix 1.
52. The type of people who will occupy the flats cannot be controlled by Planning Legislation and is not a material planning consideration sufficient to sustain a refusal of the application.

Conclusion

53. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that any harm arising from the development does not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF and the development plan so far as it remains relevant to this application.

Recommendation

54. Officers recommend that the Committee approves the application, subject to the following:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 2926/1A
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (b) Prior to the first occupation of the two flats, a noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority in order to minimise the level of noise emanating from the development. Any noise insulation scheme as approved shall be fully implemented before the use, hereby permitted, is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without the prior written approval of the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy DP/3 and NE/15 of the adopted Local Development Framework 2007.)
- (c) Prior to first occupation of the two flats the proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway and shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason: In the interests of highway safety and for the safe and effective

operation of the highway in accordance with policy DP/3 of the adopted Local Development Framework 2007.)

- (d) Prior to the first occupation of the two flats the vehicular access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

(Reason: In the interests of highway safety and to ensure satisfactory access to the site in accordance with policy DP/3 of the adopted LDF.)

- (e) Any works hereby approved from the date of the decision notice shall not allow power operated machinery on the site, and there shall be no construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and before 08:00 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Informatives

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.

Background Papers:

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1482/16/FL

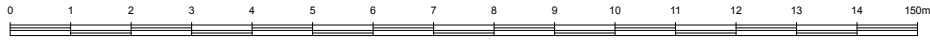
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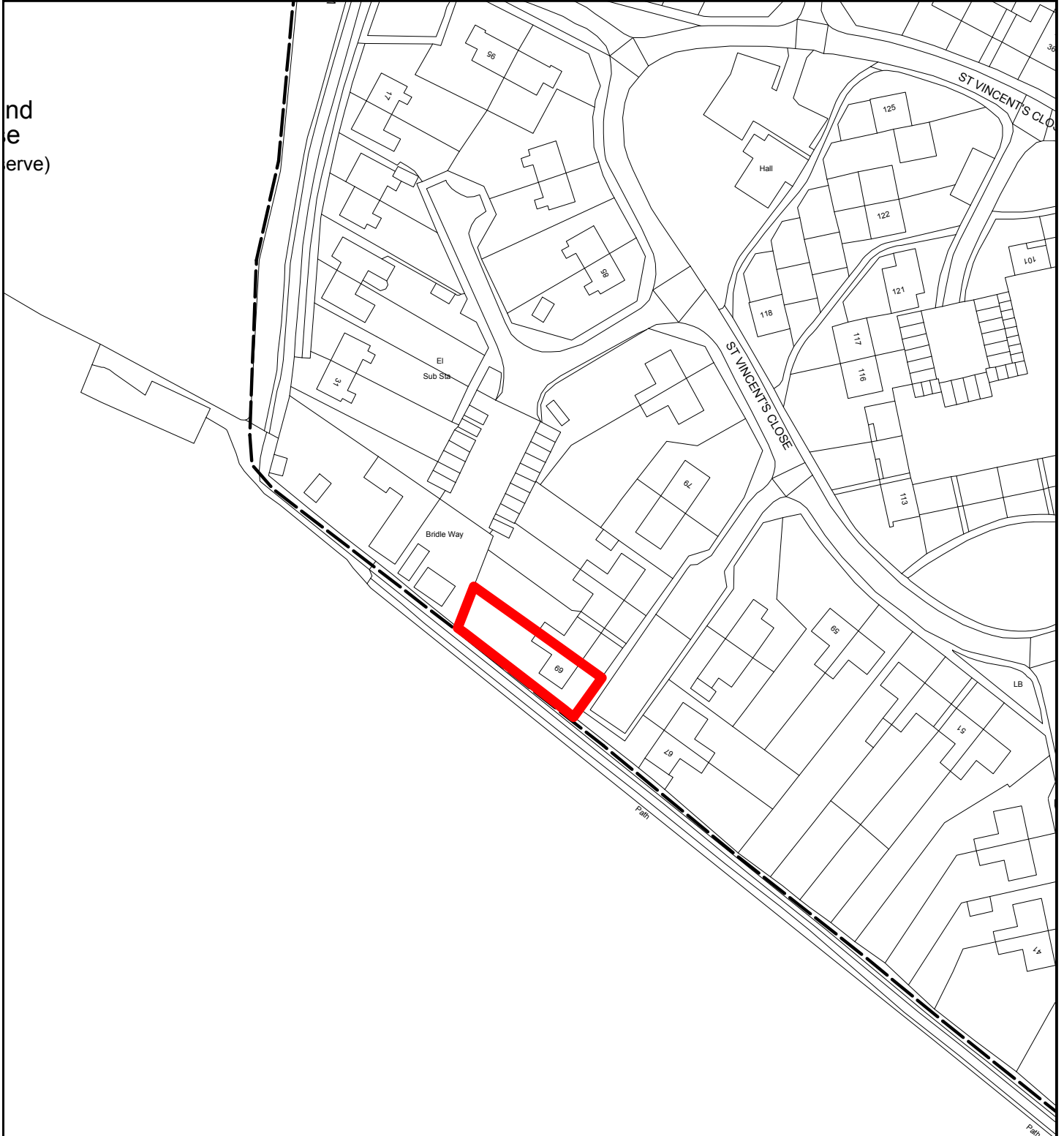
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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2016

AUTHOR/S: Head of Development Management

Application Number:	S/2068/15/OL
Parish(es):	Gamlingay
Proposal:	Outline application for the demolition of existing industrial and office units and 5 dwellings, and the erection of up to 90 dwellings, together with associated garaging, parking, public open space, landscaping, access, highways drainage and infrastructure works (All matters reserved apart except access)
Site address:	Land at Green End Industrial Estate, Green End, Gamlingay
Applicant(s):	R & H Wale Ltd and A G Wright and Sons Farms
Recommendation:	Delegated Approval
Key material considerations:	The main issues are whether the proposed contributions towards early years education provision adequately mitigate the needs arising from then development
Committee Site Visit:	21 April 2016
Departure Application:	Yes
Presenting Officer:	John Koch, Team Leader
Application brought to Committee because:	Objections have been received during the completion of the section 106 agreement in respect of early years provision
Date by which decision due:	

Executive Summary

1. On 22 April 2016, the Planning Committee resolved to grant delegated approval of the application. This approval was subject to conditions and the completion of a section 106 agreement. Conclusion of the agreement was to include consultation with Cambridgeshire County Council (CCC), as Local Education Authority, the Chairman and Vice-Chairman of the Planning Committee and the local Councillors for Gamlingay, in connection with the provision of additional early years accommodation.
2. The proposed provision is for a contribution of £240,006 to be paid to the CCC towards an additional classroom at Gamlingay First School. Consultation on this

option has taken place and has resulted in objections from the parish council and local members who oppose the nature and extent of the contribution to facilitate the necessary provision.

3. Officers have considered the various options put forward. While the above option has been opposed by the parish council and local members, officers have concluded that the proposed payment still meets the requirements of national and local planning policy. As such, there are no valid planning reasons not to accept this as a means of mitigating the impact of the development.

Relevant Planning History

4. This planning application was previously considered by the Planning Committee at its meeting on 22 April 2016.
5. As part of the consultation process, CCC originally responded to the planning consultation stating that there were sufficient early year's places in the village to accommodate the additional children from this development. Gamlingay Parish Council subsequently advised that the Women's Institute Hall (providing space for 25 full time early years spaces to Gamlingay Sunshine pre-school) was likely to close in the future on the basis that the temporary building had surpassed it's life expectancy.
6. This prompted a further assessment by CCC who then indicated that this factor (and others) justified the need for securing early year's mitigation measures. When the Planning Committee were asked to determine the application the parish council expressed the view that it could deliver the necessary mitigation by extending the Old Methodist Chapel adjacent the development site. This would require a developer contribution of £350,000 and an area of land being transferred.
7. In the event, Planning Committee resolved to grant delegated approval subject to;
 1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990
 - (a) based on the Heads of Terms set out in an update report from the Planning and New Communities Director;
 - (b) preserving in perpetuity the Class B2 employment use of the 25% of the Industrial Estate not destined to be developed for housing;
 - (c) securing the affordable housing in a manner consistent with that at Station Road, Gamlingay – for local people, with cascade outwards only once the housing waiting list in Gamlingay had been eliminated;
 2. Consultation with Cambridgeshire County Council, as Local Education Authority and in conjunction with the Chairman and Vice-Chairman of the Planning Committee and the local Councillors for Gamlingay, in connection with the provision, but not quantum, of additional early years accommodation for inclusion as a Planning Obligation;
 3. The application being reported back to Committee for determination should negotiations with Cambridgeshire County Council under Point 2 above be unsuccessful; and
 4. The Conditions set out in the update report from the Planning and New Communities Director.
8. A copy of the original committee report and update report are provided for reference.

as appendix 1.

Planning Policies

9. *National Planning Policy Framework (NPPF)
Planning Practice Guidance*
10. *South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted
January 2007*
ST/2 Housing Provision
ST/5 Minor Rural Centres
- 11.. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
DP/1 Sustainable Development
DP/4 Infrastructure and New Developments
12. *Draft Local Plan*

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
TI/8 Infrastructure and New Developments

Consultation

13. Following the original resolution of Planning Committee to grant delegated approval, discussions have taken place in respect of Early Years provision. This is in line with point 2 of the approved committee minute.
14. **Gamlingay Parish Council** - On 7 July 2016, the Council's Section 106 Officer updated the parish council on progress with the section 106 agreement. On 1 August 2016 the parish council replied as follows:
15. The Council's s.106 group met to discuss the main issues raised with regard to securing short to medium term preschool facility for the pre-school children's needs as a result of this development.
16. The Councillors reiterated that a new extension could not be achieved without the full £350k and free land to be provided by the developer. The alternative option, identified by the County Council for developing a preschool facility on the First school site by requesting £258k is not a 'like for like' comparison. As stated in the County officers report- at least £450k would be needed to deliver at least one extra classroom for these preschool children. There is no mention of where the further £192k is to be found. Also there is no mention of when this facility would be provided, if at all.
17. The parish is not the statutory provider of preschool facilities and to expect the Parish to fund a shortfall in funding to provide a single use facility from its precept is unfair and outside our existing powers. To burden the parishioners of Gamlingay with cost to provide a preschool facility which is not multi-functional is not acceptable. As the non-statutory provider we would be unable to access external grant funding for this single purpose. It would be inappropriate to obtain a Public Works Loan as explained above. Any community building allocation from this or any other development would be directed to improving the roof and insulation of the existing property which is in need of further improvement. This aspect falls within the powers and responsibility of parish councils (Power to equip building for use of clubs having athletic, social, or

recreational objectives –Local Government Miscellaneous Provisions Act 1976 s.19).

18. In the longer term the Parish and County Council recognise that there will be a further need for 18 (+4) preschool children within 5 years, which needs to be addressed. We need to create a longer sustainable plan for our village with regard to preschool facilities.
19. The Parish Council strongly urges SCDC to ensure that the developer makes sufficient contribution to enable a short-medium term provision of a facility to be provided for these 14 children as part of its s.106 contributions. In the Parish Councils view to provide the £350k and free land to fund the extension to the Old Methodist Chapel is the only secure deliverable option in the short to medium term.
20. **Section 106 Officer** - Further to this response, the Section 106 Officer has evaluated the various options and the mitigation required to provide sufficient early years provision. This is set out in the report provided as appendix 2 to this report. The main conclusions can be summarised as:
 - Both the Parish Council and County Council have provided solutions to mitigate the impact of the development.
 - The informal views of the applicant has been sought to assist the decision and their view is that they are prepared to pay the contribution as sought by Cambridgeshire County Council being £240,006.
 - There is no planning reason as to why this option does not mitigate the impact of the development and why planning permission could not be issued on this basis.
21. On 30 August 2016 and, in line with paragraph 7 above and point 2 therein, the Chair and Vice Chair of Planning Committee and the two local members for Gamlingay were asked to confirm their acceptance of the proposed Early Years provision in the village.
22. **Cllr Bridget Smith (Local Member)** – I have discussed this with Sebastian (Kindersley) and the parish council and we would like it to go back to Planning Committee, please.
23. The Parish Clerk made it quite clear why the proposal was completely unacceptable in her last email to James Fisher and the reality is that the land owners are just trying to get out of meeting their responsibility to the community and the extra 18 children in order to maximise their profit. We are not prepared to lie down and let them get away with this I am afraid. I am just sorry that the will mean more work for you and your team.

Representations

24. **Eclipse Planning Services (agent for the applicant)** - As agreed I have discussed the option outlined for my client to pay the EYP contribution stated below (to be used by Gamlingay Parish Council in the first instance) and for land to be safeguarded (area to be agreed), for a specified time period (to be agreed), to allow the Parish Council the opportunity to demonstrate that their proposals to extend the Methodist Chapel are both viable and deliverable. In the event that this case is not demonstrated within the agreed timeframe the land would be released back to my client for development and the contributions released to the County Council.

25. In commercial terms this is unacceptable to my client. The site will be developed by a third party and it is scheduled to be marketed this month. The uncertainty that the above arrangement would create is considerable and would prejudice market interest, substantially delay the delivery of housing and potentially reduce the amount of dwellings delivered on this site overall. Given that there is an acceptable alternative arrangement of paying the EYP contribution to the County Council, which has been agreed by Council's officers and discussed with both the Chair and Vice Chair of Planning Committee, my client would like to proceed on that basis. I would therefore be grateful for the S106 agreement to be progressed and engrossed and for the decision notice to issued as a matter of urgency to allow the site to marketed as scheduled.

Planning Assessment

26. A resolution to approve the planning application has already been made. The single issue at this stage for members is whether the proposed means of providing early years accommodation in the village to meet the needs of the development is acceptable.
27. Paragraph 204 of the NPPF states that planning obligations should only be sought where they meet all of the following tests:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development
28. Planning Practice Guidance provides additional advice and confirms that agreements should normally include clauses stating how and when funds will be used by and allow for their return after an agreed period of time where they are not.
29. LDF Policy DP/4 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the development acceptable in planning terms. The nature, scale and phasing of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area.
30. The parish council's concerns essentially revolve around a desire to see the Old Methodist Chapel extended and reused. In the Parish Councils view, this requires the developer to provide £350,000 and free land to fund the extension to the Old Methodist Chapel. The parish see this as the only secure deliverable option in the short to medium term.
31. In contrast, CCC consider that (in order to meet the CIL tests) they can only justify securing a proportionate contribution from this development and therefore base their section 106 request on the impact of the 14 early years children arising from the development. When multiplied by the cost per pupil the contribution would be £240,006 and would be used to help fund an early years classroom currently planned at Gamlingay First School.
32. As set out in appendix 2, the County Council would expect to dedicate money towards the project once it has been granted planning permission. This could result in the County Council forward funding a project the impact of which is not expected to be realised for several years.
33. This approach is nothing new to the Planning Committee where it is often the case

that a single development (quite often the 'first' development) contributes a proportion of the total project cost and where that approval is not withheld on the basis that the remaining monies are yet to be identified.

34. If the parish council have an alternative early years plan there is no reason why CCC would not be willing to listen to it. It would also be possible to draft the terms of the section 106 agreement to require the funds to be paid to the parish council if requested. This would give the parish council some confidence that the required provision would be made, although it would still need to be within the timescale set out in the agreement. This is likely to be a period of 10 years from completion of the agreement.
35. While officers have sought to negotiate an alternative means of provision, it is clear from the developer's response set out in paragraph 25 above, that there is no proposal to offer the additional land and thus the potential to expand the Old Methodist Chapel.
36. Whether or not such an arrangement was possible, officers have still concluded that the applicant's willingness to pay the contribution of £240,006 as sought by the CCC is a viable option that adequately mitigates the impact of the development. This is consistent with national and local planning policy and there are no material planning reasons why the section 106 agreement should not be concluded on this basis.
37. If considered necessary, the agreement could contain a fall-back clause that allows the parish council to be given an option to use the money instead of the CCC if requested. Such a request would need to be made at the appropriate time (i.e. before the CCC has already financially committed to a project) and the contribution spent within the specified time period. CCC has been asked to confirm when the project to deliver the early years classroom is likely to be delivered and the committee will be updated on this point as necessary.

Other Matters

38. It has come to light that the primary school contribution reported at the April Planning Committee was inaccurate. The figure reported to Committee was to secure £551,873. It has since been realised that this included indexation into the future and that that actual figure should be £513,835 (cost at 1Q16, with indexation to be applied from that date) as requested by the County Council.
39. This change is not considered to go to the heart of the decision to approve the planning application and can therefore be noted as the correct figure to be applied.

Conclusion

40. The Committee has previously concluded that the adverse impacts of this development, which include scale of development, retention of employment uses, prematurity, limited impact on local services, residential amenity and highway safety 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. These policies 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, and the proposed Local Plan allocation H1f.
41. The proposed early years provision is considered acceptable in the context of planning policy and potentially mitigates the impact of the development in this respect.

Recommendation

42. (a) That the payment of a contribution of £240,006 towards early years provision as detailed in appendix 2 and to be used in the first instance by the CCC but with a clause allowing possible drawdown by the parish council if requested be approved.
- (b) Members note the primary school contribution should be £513,835.

Background Papers:

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/2068/15/OL

Report Author:

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Team Leader
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

22 April 2016

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2068/15/OL
Parish(es):	Gamlingay
Proposal:	Outline application for the demolition of existing industrial and office units and 5 dwellings, and the erection of up to 90 dwellings, together with associated garaging, parking, public open space, landscaping, access, highways drainage and infrastructure works (All matters reserved apart except access)
Site address:	Land at Green end Industrial Estate, Green End, Gamlingay
Applicant(s):	R & H Wale Ltd and A G Wright and Sons Farms
Recommendation:	Delegated Approval
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply (including the proposed allocation of the site in the Draft Local Plan 2013), employment, scale of development and impact on character and landscape, drainage issues, services and facilities, access and transport, heritage assets and ecology, and prematurity.
Committee Site Visit:	Thursday 21 April 2016
Departure Application:	Yes
Presenting Officer:	Paul Sexton, Principal Planning Officer
Application brought to Committee because:	The application proposal raises considerations of wider than local interest.
Date by which decision due:	

Executive Summary

1. This proposal seeks outline permission (access only for approval) for a residential development of up to 90 dwellings on land at Green End Industrial Estate, Green End, Gamlingay. Gamlingay is identified in the adopted Local Plan, and draft Local Plan 2013, as a Minor Rural Centre, where residential development and redevelopment up

to an indicative maximum scheme size of 30 dwellings will be permitted within village frameworks, subject to compliance with other policies in the plan. This site is within the village framework but development of the scale proposed would not normally be considered acceptable in a Minor Rural Centre. However, two appeal decisions on 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 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.

2. However, the site is part of a larger area of land which is proposed allocation H1/f in the Submission Local Plan (March 2014), which identifies 4.09ha of land at Green End Industrial Estate to be developed for a mixed use site, with employment uses utilising not less than 25% of the site, and for up to 90 dwellings.
3. In this case any adverse impacts of the development in terms of the scale of development, retention of employment uses, prematurity, limited impact on local services, residential amenity and highway safety, are not considered to demonstrably outweigh the benefits that consist of a contribution of up to 90 dwellings towards the required housing land supply, including 40% affordable dwellings, a location with good transport links and a range of services, and creation of jobs during the construction period that would benefit the local economy. Given the above balance, the application is recommended for delegated approval, subject to the resolution of matters of detail discussed in the report.

Planning History

4. S/2169/08/OL – Erection of 140 dwellings together with associated garaging, parking, public open space, landscaping, highway drainage and infrastructure works – Withdrawn
5. There have been numerous historic planning applications relating to existing buildings on the Industrial Estate, which are not listed here.

Planning Policies

6. *National Planning Policy Framework
Planning Practice Guidance*
7. *South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007*
ST/2 Housing Provision
ST/5 Minor Rural Centres
8. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing

ET/6 Loss of Rural Employment to Non-Employment Uses
SF/6 Public Art and New Development
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Light Pollution
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
CH/5 Conservation Areas
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 – Non-motorised Transport

9. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*
Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Health Impact Assessment SPD– Adopted March 2011
Development Affecting Conservation Areas SPD – Adopted January 2009

10. *Draft Local Plan*

S/1 Vision
S/2 Objectives of the Local Plan
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
S/12 Phasing, Delivering and Monitoring
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/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HQ/1 Design Principles
HQ/2 Public Art and New Development
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/6 Green Infrastructure
NH/14 Heritage assets

H/1 Allocations for Residential Developments at Villages
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
E/14 Loss of Employment Land to Non Employment Uses
SC/8 Open space standards
SC/11 Noise pollution
T/I Parking provision

The application site comprises part of a 4.09ha area of land allocated for a mixed use development under Policy H1/f of the Submission Local Plan, incorporating employment uses utilising not less than 25% of the site, providing light industrial and/or office employment (Use Class B1 and B2) compatible with a residential area. An indicative dwelling capacity of 90 dwellings is given.

Consultation

11. **Gamlingay Parish Council** - Recommends refusal for the following reasons.
12. Material Planning considerations
13. Planning Policy – application does not ‘incorporate’ any employment and is contrary to the emerging local planning policy H1 – 25% site does not incorporate industrial/employment use on this site. The proportion of practical, usable Public Open Space and formal play (LEAP) is insufficient for the number of dwellings proposed. Parish Council strongly object to the siting/location of the proposed LEAP on the main artery road serving both the industrial units and the majority of the residential development, just within metres of the main access way into the site.
14. Visual Impact – 3 storey flats proposed – height up to 15 metres (as identified in the Landscape Assessment) will dominate the skyline as site is raised in relation to its immediate surroundings.
15. Privacy/Overbearing – consideration to child protection/privacy issues along school boundary needs improvement.
16. Noise/Smell – only during construction/decontamination works – not considered a major concern, only during decontamination and construction period.
17. Access/Traffic – concern about parking and traffic safety, particularly in the vicinity of the school. This relates to the loss of informal parking currently being utilised by the school on both Green End and Cinques Road. The development will have a direct impact on an already congested area which will result in health and safety issues for pedestrians, car users and through traffic. The junction to the estate will become blocked with parents dropping off children and the estate road will be used for informal parking for drop off and pick up on or near the main access junction. There is no safe place to cross Cinques Road as a pedestrian, no formal path on the north side of Cinques Road, with the introduction of a further vehicular access to the estate further decreases options for safe places to cross to school. The increase in traffic movements as a result of the new development will increase risk of accidents occurring outside the First School.
18. Public Footpath – has not been recorded correctly and has new trees being located on its route. There is no specification in relation to footpath route, diversion, type of material and width proposed in the application.

19. Health and Safety Issues – concern about increased traffic using the junction/s, pedestrian and vehicular movements will be greatly increased, people will park in new residential street. No consideration of impact on parents delivering and collecting children from school.
20. Economic Impact – The loss of the existing employment/businesses and jobs as a result of changing the use from industrial site to housing estate is of great concern. The loss of the potential for new employment/jobs within the village centre will also be of significant detriment to the village. It will have a direct impact its ability to retain its character of providing local jobs and reducing the need to commute out of the village. This is a concern that is being assessed through our developing Neighbourhood Plan. Any existing business continuing on blue line site adjacent will be further surrounded by housing and this will restrict type of business which can operate/be accommodated within this central location.
21. Ecology/Trees/Hedges – has limited current landscape value. Trees/hedgerow along school boundary should be maintained and enhanced where possible.
22. Cumulative Impact – no community benefits package was presented as part of this application. The Parish Council was not presented with any significant information of S106 community benefits relating to this application.
23. Other issues also raised as follows
24. Gamlingay Parish Council has supported the principle of change of use of part of this site (up to 75% of the entire site) for residential use, as part of its response to the Local Plan consultation in 2013/14, subject to the loss of employment being mitigated against in any proposals, and the retention of employment opportunities on this site. The Council respectively requested from the applicant that suitable alternative arrangements be made for jobs, employment and industry within the village, to ensure that Gamlingay does not become a dormitory commuter settlement. This is one of the core strands underpinning the draft proposals of the emerging Neighbourhood Plan. The principle of loss of a significant proportion of employment land in the village centre is extremely sensitive and the current application does not evidence any significant mitigation measures which outweigh the loss of employment land on this site.
25. The Council will be responding to S106 Officer in detail about the needs of the parish in relation to this application.”
26. A copy of the Parish Councils original response on S106 needs is attached as Appendix 1
27. **Cambridgeshire County Council Highways Development Control** – has not objected to the application in principle subject to conditions requiring provision and retention of the visibility splays shown on the submitted drawings, access construction details, and traffic management plan.
28. It comments that it would not seek to adopt the development in its current format due to the lack of a turning head at the motor vehicle restriction point. The design of the motor vehicle restriction point should be looked at again as it is currently shown in front of a proposed garage.
29. It has severe reservations with regards to connectivity within the site as shown on the

illustrative masterplan. The Highway Authority has a hierarchy which places pedestrians at the top of that hierarchy, and this has not been addressed. It recommends that footways be a minimum width of 2m and not 1.5m as currently shown, and that the applicant engages with the Highway Authority and SCDC Design Team to progress a more suitable internal arrangement.

30. **Cambridgeshire County Council Transport Assessment Team** – originally lodged a holding objection and highlights issues in the Transport Statement which need to be addressed before the transport implications of the development can be fully assessed.
31. Following the receipt of additional information it states that the demographic profile of pedestrian flows from the site will change with the proposal to that of a mixture of age groups including parents and children. Most pedestrian movements will pass through The Cross junction in the centre of the village on route to facilities in the village centre, Middle School and bus stops. It is considered that further improvements should be made to this junction to increase safety and amenity for pedestrians. This could include improving the refuge island on Church Street for pedestrian use, and improving the two informal crossings close to the junction over Mill Street and Waresley Road.
32. To improve this junction to mitigate the additional pedestrians travelling from the development to key facilities the applicant is required to design scheme in conjunction with Cambridgeshire County Council and Gamlingay Parish Council, and to install improvements at The Cross under Section 278 works. This should be secured by condition.
33. It confirms that subject to the above, and a condition requiring submission of a Travel Plan, it does not object to the application.
34. **SCDC Urban Design** – states that the Design and Access Statement (DAS) provides a detailed analysis of the site context, and a thorough evaluation of the site's opportunities and constraints. The principle of introducing a 'Green' approach towards the layout of the development is supported. The green, sustainable approach was considered to be the most appropriate. Page 13 of the DAS states that sustainable drainage of the site would incorporate existing site levels; the concept of introducing Public Open Space and Local Equipped Area for Play (LEAP) to form the heart of the development is strongly supported.
35. Whilst this is an outline application, it is important that the indicative layout successfully demonstrates how the site can comfortably accommodate up to 90 houses, associated infrastructure as well as public open spaces. Some of the parking arrangements are not considered to be satisfactory as they appear to be overly dominant, for example, the parking proposed to the north of the public open space. Apart from resulting in a poor quality public realm, this would also result in poor residential outlook.
36. The general approach to landscaping suggests an appropriate response to the context and character of the setting. The proposed improved access from Green End would help create a sense of arrival for visitors and residents of the development. The layout would also enhance the setting of the Methodist Chapel.
37. Proposed dwellings around the site entrance should help screen the retained commercial buildings, in order to improve the appearance of the public realm.
38. The applicant should be asked to provide 100% Lifetime Homes to ensure

sustainability objectives of the NPPF are met. In addition the applicant is asked to ensure that the proposed design meets the 12 criteria set out in the Design Council's 'Building for Life' in order to be considered for its accreditation.

39. Officers recommend that a mini-design code/brief be submitted as part of the outline application to provide a clear indication of the expected/anticipated quality of the proposed development, creating a template for the subsequent determination of a detailed application. This will help ensure that the aspirations developed at this initial stage are not lost. The Panel strongly encourages this approach as a mechanism to maintain the overall design quality.
40. **SCDC Landscape Officer** – suggests that the open space at the entrance to the site would not be particularly well used, and would be better provided elsewhere on the site. A tighter, stronger entrance to the development would be preferable.
41. More thought will be needed to produce an acceptable boundary between the proposed development and the retained industrial areas, particularly where there are changes in levels. The position and setting to the flats shown on the south of the site would not be attractive.
42. Parking areas of the type, layout and size shown produce bleak in hospitable places – for example in the centre of the site, north of the retained industry, and around the small green space to the west.
43. Several of the dwelling plots are positioned on islands, surrounded by roadways on three sides. The view from the centre of the site (from the open space etc) to the west ends in steel security fencing/loading yard etc.
44. The LEAP should be positioned away from the main entrance to the site, and the existing entrance to the retained industrial areas. A better position may be on the eastern boundary where existing soft edges and landscape could be utilised. Here the area would only interact with dwellings on one side whilst retaining a degree of surveillance.
45. The proposals should provide an alternative/enhanced route to the public footpath through the site. This path connects to the Greensand Ridge Walk long distance path on Cinques Road immediately to the north. Current proposals cut off the southern end of the path.
46. On the southern boundaries the proposed tree planting needs to be stronger and at a more appropriate scale than the 'rear garden/parking courtyard trees' shown.
47. The existing vegetation on the western boundary contains several mature Leylandii and Poplar trees, which if retained, will require a landscape buffer between the trees and proposed dwellings.
48. **SCDC Ecology Officer** – states that the change of use of land from industrial to residential is welcomed in principle.
49. The application is supported by an ecological assessment which does not identify any significant constraints to development.
50. The site is considered to be of low ecological value given its current use, largely as an industrial estate containing extensive hard standing. The garden habitats are not considered to be rich in biodiversity.

51. The buildings on the site have been investigated for bats with a number of low potential bat features, further investigated by an evening bat survey, which found only a low level of bat activity across the site. However, as bat activity had still occurred on site, and the point of origin for the bats not found, the report recommends that demolition work be undertaken in a manner that can conserve bats, should they be found. There should be a condition imposed to secure this.
52. The reversion from industrial land to housing presents an opportunity to integrate biodiversity conservation measures within the final layout. A condition should be used to secure a scheme of ecological enhancement for the site.
53. A condition should be used to control the removal of vegetation and buildings that are providing nesting sites for breeding birds during the period 15 February to 15 August unless otherwise inspected by a suitably qualified ecologist, and found not to be providing for nesting birds.
54. **Cambridgeshire County Council Education (Update)**
Early Years need
55. The development is expected to generate a net increase of 25.5 early years aged children, for which Section 106 contributions would be sought for 8 children. In terms of early year capacity County education officers have confirmed that there is sufficient capacity in the area for the next 5 years to accommodate the places being generated by this development.
56. Therefore no contribution was initially sought for early years.
57. However, concerns have been expressed by the Parish Council about the condition of the WI building, which houses one of the pre-school classes, and that it will not be fit for purpose in 5 years time. Given this, and the extension of Early Years education entitlement to 20 hours, which will come into effect from September 2017, the County Council now considers that there would be insufficient Early Years capacity, and therefore a Section 106 contribution would need to be sought.
58. It states that further work needs to be undertaken to understand the viable proposals and costs for an Early Years project to mitigate the children arising from the development. A further report will be made.
Primary need
59. The development is expected to generate around 21.25 children aged 4-8. This development lies within the catchment area of Gamlingay First School, where it is confirmed that there is insufficient capacity in the next 5 years to accommodate the places generated by this development. Therefore a contribution will be required towards primary education provision to accommodate the school places generated by the development.
60. The identified project is the expansion of Gamlingay First School by one classroom (30 children). The total cost of this project, which applies to the new developments in the area, is £559,774 (£551,873 once Section 106 contributions are secured from other developments in the area are removed). Contributions are normally sought from this development for a proportion of the balance of the project costs, based on the number of pupils arising.

61. Therefore a contribution of £551,873 is currently sought, although this figure might be reduced in the future should other projects be approved in the area from which contributions might also be sought

62. It confirms that there have not currently been 5 or more pooled contributions towards this project.

Secondary need

63. The development is expected to generate a net increase of 21.25 places for children aged 9-13. The catchment schools are Gamlingay Village College (ages 9-13) and Stratton Upper School (ages for 14-16). County education officers have confirmed that at present there is sufficient capacity over the next 5 years at Gamlingay Village College to accommodate the places generated by this development for children aged 9-13.

64. Therefore no contribution for secondary education is sought towards Gamlingay Village College.

65. Stratton Upper School provides for children aged 14-16 and is located in the Central Bedfordshire area, and it should be contacted for details of its requirements. (It has been now been confirmed that adequate capacity exists to cater for the proposed development if required).

Libraries and Lifelong Learning

66. The village is currently served by two mobile library stops. This new development would result in an increase in population of 213 residents (85 x 2.5), which would place demand on the Libraries and Lifelong Learning facilities in Gamlingay, which would require a contribution of 4.08 per head of increase of population to mitigate.

67. Therefore a total contribution of £869.04 is sought.

68. This would be used towards extending the local library facilities with stock and information resources and equipment for adults, children, young and older people, those with visual or hearing impairment and physical or mental disability.

69. It confirms that there have not currently been 5 or more pooled contributions towards this project.

Strategic Waste

70. This development is within the St Neots HRC catchment area for which there is insufficient capacity, and therefore a contribution of £181 per dwelling is sought.

71. It confirms that there have not currently been 5 or more pooled contributions towards this project.

72. **Cambridgeshire Archaeology** – comments that the site is located in an area of high archaeological potential, situated within the medieval core of Gamlingay, and is surrounded by extant buildings of a similar date. 170m south of the site, an archaeological evaluation revealed features of Saxon date, including pre-modern alluvial deposits. Within the proposed development bounds, a Bronze Age flint assemblage was also found.

73. There is no objection to development proceeding in this location, but the site should be subject to a programme of archaeological investigation to be secured by a negative condition. This will secure the preservation of the archaeological interest of the area, either by record or *in situ* as appropriate.
74. **Cambridgeshire County Council Flood and Water** – comments that the applicant has met the minimum requirements of the NPPF, and has demonstrated that surface water can be dealt with on site by using infiltration devices such as soakaways leading to a runoff rate no greater than the original greenfield runoff rate. It considers that this is likely to lead to a betterment of the current brownfield scenario.
75. No objection is raised subject to the inclusion of a condition requiring the submission of a surface water drainage scheme. The scheme should include information about the storm design period and intensity, the method employed to delay and control surface water discharged from the site, the measures taken to prevent pollution of the receiving watercourse and/or surface waters, and the measures details of a management and maintenance plan for the lifetime of the development.
76. **Environment Agency** – comments that the site is located above a Principal Aquifer, Water Framework Directive (WFD) groundwater body, WFD drinking water protected area, and is within 150m of a surface water course. It is considered that the previous industrial land use to be potentially contaminative. The site is considered to be of high sensitivity and could present potential pollutant/contaminant linkages to controlled waters.
77. Having reviewed the information submitted with the application, it is considered that permission could only be granted provided conditions are included in any consent, requiring the submission of a remediation strategy to deal with the risks of contamination, a scheme for surface water disposal, and preventing piling or other foundation designs and investigation boreholes using penetrative methods being used unless it has been demonstrated that there is no resultant unacceptable risk to groundwater.
78. Without these conditions it is considered that the proposed development poses an unacceptable risk to the environment, and an objection would be raised.
79. **Anglian Water** – states that the foul drainage from this development is in the catchment area of Gamlingay Water Recycling Centre that will have available capacity for these flows.
80. The sewerage system at present has available capacity for these flows.
81. **Environmental Health (Contaminated Land Officer)** – confirms that the implications of the proposals in relation to potential risks from contaminated land have been considered, with particular reference to the Ground Investigation Report submitted with the application.
82. The report makes recommendations for further site investigation, which is agreeable, and the scope of works outlined in the report, although in quite general terms as this is an outline application, appears appropriate.
83. A condition should therefore be included in any consent requiring submission of a detailed investigation of contamination, and a remediation strategy.

84. **Environmental Health Officer** – originally stated that on balance there are no objections to the application but outlines issues which need to be considered and effectively controlled in order to protect the quality of life/amenity and health of proposed and existing residential uses/premises and the wider community/environment, and which are paramount in facilitating a sustainable high quality development.
85. There are concerns regarding the phased development of the site, as some potentially noisy units currently exist in the vicinity, and this could adversely impact on new residential properties if they become occupied before these units are removed. A condition should therefore be imposed requiring submission of a comprehensive construction programme identifying each phase of the development.
86. Existing nearby residential premises and Gamlingay First School will be exposed to construction noise, the impact of which should be controlled by condition.
87. Further assessment is required as to the noise impact of routes both through the proposed development, and also the likely impact on residential premises passed when vehicles are gaining access to the new site. A condition is recommended.
88. A noise assessment will need to be carried out in respect of the commercial units to be retained to the southern boundary of the site, and a suitable method of noise attenuation designed in order to prevent a nuisance from occurring at the new residential premises from activities carried out in this area.
89. Following receipt of a noise assessment, which satisfied concerns about internal noise, the impact of noise on externally amenity areas of proposed properties immediately adjacent to the B2 units had not been adequately considered. The applicant has now carried out a further assessment and the Environmental Health Officer confirms that the findings of the report are now accepted as providing a robust case for allowing planning consent on noise grounds. The main issue is the predicted night time noise levels that could potentially exist and exceed WHO guidance by the industrial units on the south east corner of the site. As suggested in the report, the only mitigation that could reasonably be applied is to restrict the operating times of these units. The report recommends restricting hours of use of the B2 units to between 07.00 and 19.00 hours Mondays to Fridays, 07:00 and 14.00 on Saturdays, with no working on Sundays or Bank Holidays.
90. A condition should be imposed to control external lighting.
91. The applicant will need to complete a Waste Design Toolkit with any detailed application in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Design Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan.
92. Provision of domestic waste receptacles by the developer should be secured by a planning obligation.
93. The developer must ensure that the highway design allows for the use of waste collection vehicles.
94. To meet renewable energy requirements it is concluded that solar photovoltaic panels, solar hot water heating, ground source heat pumps, and air source heat pumps. A condition will be required to assess the noise impact of any plant or equipment for any

- renewable energy provision such as air source heat pumps.
95. **Health and Environmental Services (Public Health Specialist)** – comments that the Health Impact Assessment has been assessed as Grade B, which meets the required standard of the SPD Policy.
 96. **Health and Environmental Services (Air Quality)** – has no objection in respect of air quality. However, to ensure that sensitive receptors in the vicinity of the development are not affected by the negative impact of construction work such as dust and noise, as well as ensuring that the applicant complies with the Council's low emission strategy for a development of this scale, conditions should be included that require the submission of a Construction Environmental Management Plan/Dust Management Plan, and an electronic vehicle charging infrastructure strategy.
 97. **Housing Development Officer** – comments that as there are 5 existing residential dwellings on this site which will be demolished as part of the development, the 40% affordable housing requirement is applied to the net gain of 86 dwellings, the 34 affordable housing units proposed equate to 40% this complies with policy H/9.
 98. The Green Industrial Estate site is included in the emerging Local Plan as a strategic affordable housing site.
 99. Currently there are approximately 1,700 applicants on the homelink housing register in South Cambs who are in housing need and require good quality affordable housing.
 100. The greatest demand in South Cambs is for 1 and 2 bedroom properties.
 101. The applicant's agent has consulted the Housing Development Officer over the mix and tenure of the affordable housing and the mix proposed is reflective of the housing need in South Cambs. The breakdown consists of 15 x 1-bed flats, 6 x 2-bed flats, 6 x 2-bed houses, 6 x 3-bed houses, and 1 x 4-bed house.
 102. The tenure split should be 70/30 in favour of rented. Therefore, of the 34 properties, 24 should be available for rent and 10 for shared ownership.
 103. The properties should be built in accordance with the DCLG Technical Housing Standards.
 104. The affordable housing should be available to all applicants registered on homelink who have a local connection to South Cambs and not to those with a local connection to Gamlingay only as this is not an 'exception' site.
 105. The application is supported because the affordable housing proposed will go towards meeting some of the housing need in South Cambridgeshire.
 106. **NHS England** – comments that a proposed development of 90 dwellings will result in around 216 new registrations for primary care. Patients are at liberty to choose which GP practice to register with and NHS England cannot prescribe which surgery patients should attend. However, the majority of patients chose to register with the surgery closest and/or most accessible to their home as it is the shortest distance to travel, non-car dependant, easy access during surgery hours, especially for families with young children and for older adults.
 107. In the case of the proposed site, the Gamlingay Surgery, a branch of the Greensands Medical Centre is the closest GP surgery to the development, and in the opinion of NHS England would be the most impacted by the increase in patient registrations.

Appendix 1

108. The Gamlingay Surgery is deemed not to be constrained currently, at 16 patients per m², below the 20 patients per m², which is the NHS accepted capacity, but would begin to struggle with the needs of all the new registrations generated from this development.
109. Detailed figures are provided to support a request for a Section 106 contribution of £621 per dwelling.
110. **Gamlingay Surgery** – original sought a contribution of £727 per dwelling based on a worked up scheme for the building, having regard to the number of new houses proposed being built over the coming years.
111. The Surgery recently advised that there appears to be a barrier to possible further expansion and on that basis has since withdrawn the request for the £727 per dwelling.
112. **Asset Information Searches Officer, Cambridgeshire County Council** – states that Public Footpath No.10 Gamlingay runs alongside the west side of the proposed site, and along the south, including through the proposed site.
113. It points out that it is an offence to obstruct a public highway, and it would expect that this footpath is diverted alongside to allow for continuous and safe access for footpath users. The County Council is happy to work with the applicant to advise on the diversion process, and to ensure that the diverted route is suitable and has the required width. This should be a requirement of the planning permission.
114. An informative should be included in any consent regarding the existing public right of way.
115. **Design Enabling Panel** – considered that the indicative layout demonstrated a generally appropriate density and layout, based on a thorough initial site appraisal. The principle concerns were how to ensure that any subsequent detailed application retained the maximum of 90 dwellings, while maintaining the implied quality which might emerge from the sketch layout, given that all matters expect access are reserved.
116. The Panel noted that the existing commercial buildings occupying approximately 1ha of land to the south of the site are expected to remain, and continue to be occupied by the present users. Therefore the relationship of the retained employment area may be assessed as part of the outline application.
117. The Panel noted that the present facility to walk through the site appeared well used. The applicant is therefore strongly encouraged to consider the opportunity to retain and enhance pedestrian connectivity through the site. It is important to ensure that pedestrian and cycle connections are appropriately integrated.
118. The access from Cinques Road (indicated to have the potential to serve up to 25 dwellings) would benefit from the creation of a stronger cul-de-sac layout, with a focal/feature building as a visual stop in preference to the almost straight road and bollards shown on the indicative layout.
119. The layout would enhance the setting of the Methodist Chapel. The three existing buildings adjacent to the Methodist Chapel should be re-orientated so the rear elevation cannot be seen on entering the site.

120. Any new development around the access/entrance to the site should help screen the retained commercial buildings, in order to improve the vista when entering the site.
121. The indicative layout shows some extensive areas of block parking. These should be more carefully considered and justified as part of any subsequent submissions.
122. The general approach to landscaping implies a sensitive and appropriate response to the context and character of the setting. The re-engineered access from Green End would create a feeling of openness on arrival/entry to the site, with landscaping on both sides. With further design development it should be possible to reduce the extent of the road/hardstanding generally.
123. The Panel strongly endorses that a mini design code/brief be submitted as part of the outline application to provide a clear indication of the expected/anticipated quality of the proposed development, creating a template for the subsequent determination of a detailed application. This can also help ensure that the aspirations developed at this initial stage are not lost.

Representations

124. 3 letters have been received from the occupiers of 27 and 37 Cinques Road, and 13 Maple Court, objecting/commenting on the application on the following grounds:
 - i. Concern regarding proposed access to Cinques Road, which is a very busy road with both commercial and private traffic movements. The 30mph limit on this road is often not adhered to. Vehicles are parked on the road and grass verges which restricts visibility. Traffic and parking is worse at drop off and collection times at the school.
 - ii. Concern about the increase in traffic noise at the side of No.37 Cinques Road, along with an increase in pollution.
 - iii. The Tree Survey omits two large lime trees from the G8 and G9 survey areas. These are within the site, not adjoining properties as the map suggests, and add biodiversity, aesthetic and privacy value. Assurances are sought that these will be preserved and maintained within the new development.
 - iv. Every attempt should be made to ensure that there is no overlooking of existing properties.
 - v. Is any traffic calming proposed? Earlier plans outlined a mini roundabout at the Green End entrance, which is not on the new plan.
 - vi. Consideration should be given to the broader impact of new traffic on existing roads. These already get very crowded and busy, especially at peak times. Green End can be virtually impassable around school arrival and departure times due to parked cars and parents dropping off/picking up children. The centre of the village is, at times gridlocked with local and through traffic. The level of traffic in the village has increased since the Station Road development.
125. 7 letters of objection to the proposed allocation of this site were received from local residents during the consultation process for the Draft Local Plan 2013. Objections were raised on the following grounds:
 - i. Over development of the village
 - ii. Excess traffic – state of some roads is poor and will not cope. Roads such as Mill Street and Church Street are already at a standstill on a daily basis, with trucks, lorries and buses not being able to get through
 - iii. Lack of resources in the village – schools, doctors, shops and transport
 - iv. Lack of amenity space on this side of the village

- v. There are already two large developments being carried out in the village. The village has already reached its capacity
- vi. There is a demand in the village for 2-bedroom dwellings for older people looking to downsize. No provision for these has been made in new developments
- vii. Declared objectives of climate change mitigation must be rigorously pursued. Where possible the Government's future zero carbon policy should be brought forward and applied to this site.

Site and Proposal

- 126. The application site comprises 2.97 hectares of mainly industrial land in the centre of the village of Gamlingay. The site is the larger part of the existing Green End Industrial Estate and contains a number of commercial buildings and five existing dwellings. A 1.14 hectares area of the existing Industrial Estate and buildings is retained to the south of the application site. This land is within the ownership of the applicant.
- 127. The site is currently accessed from Green End, although a former access exists to Cinques Road. To the east the site abuts the playing fields of the Gamlingay First School, the Methodist Hall, and the rear gardens of properties in Cinques Road. To the south the site adjoins the retained area of the Industrial Estate, and to the east the boundaries of residential properties in the Green Acres estate and Cinques Road.
- 128. There is a public footpath running east-west through the site close to the southern boundary.
- 129. The site slopes gently from north north west down to the south south east. There is a drop of land between the footpath and industrial units to the south of between 1.3m and 2.3m.
- 130. The southern section of the east boundary adjoins the conservation area and protected village amenity area.
- 131. The outline application, with all matters reserved with the exception of access, proposes demolition of existing industrial and office units and 5 dwellings, and the development of the site by up to 90 dwellings, together with associated garaging, parking, public open space, landscaping, access, highways drainage and infrastructure works. The principal vehicular access is proposed from Green End, with a secondary access off Cinques Road serving up to 25 dwellings.
- 132. There will be no vehicular through route from Green End to Cinques Road, except for emergency vehicles, with bollards proposed to restrict through traffic.
- 133. 40% affordable housing (34 units) is proposed.
- 134. The application includes an illustrative masterplan, which includes 1370 sqm of public open space (including 500 sqm for a Local Equipped Area of Play (LEAP)).
- 135. The density of development is 33 dwellings per hectare.
- 136. The application is accompanied by a Planning Statement, Design and Access Statement, Transport Assessment and Framework Residential Travel Plan, Flood Risk Assessment, Foul Sewage and Utilities Assessment, Ground Investigation Report, Heritage Statement (including Archaeological Evaluation Report), Landscape

and Visual Appraisal and Landscape Strategy, Tree Survey and Arboricultural Implications Assessment, Preliminary Ecological Appraisal, Nocturnal Bat Roost Survey, Sustainability Statement (including Renewable Energy Statement, Site Waste Management Plan and Recyclables Waste Design Toolkit, and Water Conservation Strategy), Health Impact Assessment and Noise Assessment.

Planning Assessment

Housing Land Supply

137. 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.
138. 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".
139. 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).
140. 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.

Principle of development

141. The site is within the village Framework of Gamlingay.
142. Gamlingay 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 up to 90 dwellings (net gain of 85 dwellings) would exceed the amount of residential dwellings allowed in such locations and would not support the strategy for the location of housing across the district. However, this is policy is considered out of date due to the current lack of a 5 year housing land supply.

143. In this case, the application site comprises part of a 4.09ha area of land allocated for a mixed use development under Policy 1/f of the Submission Local Plan, incorporating employment uses utilising not less than 25% of the site, providing light industrial and/or office employment (Use Class B1 and B2) compatible with a residential area. An indicative dwelling capacity of 90 dwellings is given.

Deliverability

144. The application indicates that the dwellings would be delivered within a 5 year period.
145. Officers are of the view that the applicant has demonstrated that the site can be delivered within a timescale whereby weight can be given to the contribution the proposal could make to the 5 year housing land supply.

Sustainability of development

146. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental. The aspects are considered in the assessment of highlighted issues below.

Economic.

147. The provision of 85 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.
148. The redevelopment of the site for residential purposes will result in the loss of existing employment floorspace. Policy ET/6 seeks to restrict the loss of rural employment, however, the proposed local plan allocation accepts that the site is not ideally located for the existing general industrial uses, in particular the heavy engineering, being in the centre of the village, very close to existing housing and nursery/primary schools. It does, however, require 25% of the overall site to provide for employment uses.
149. The southern part of the allocated site is retained for employment use.
150. The Parish Council has expressed concern that the application site does not include the industrial/employment use of the site. However, this land is shown as being in the ownership of the application, which means that planning conditions relating to that area can be imposed if required, and considered necessary and reasonable.
151. The applicant has states that the owners of the site are currently experiencing difficulty in finding occupiers for buildings when they become vacant, and their condition is deteriorating as a result. The applicants are therefore assisting the remaining businesses in finding more suitable premises either in the retained employment area or more suitable premises elsewhere in Gamlingay, where possible.
152. The southern part of the Industrial Estates is well occupied, and includes the Montessori school. The applicant argues that if the southern part of the site were to be developed for new commercial premises, existing businesses would be unlikely to be retained. New rents would be higher which itself might preclude some existing occupiers from returning.
153. The mixed use of the proposed allocation is an important element in the sustainability of the redevelopment of the site. The application complies with the requirements of

the allocation by ensuring that 25% of the overall area is retained for employment uses (although the applicant has lodged an objection to the requirement to retain 25% employment floor space through the Local Plan process).

154. Officers are of the view that it would be appropriate to include a condition on the retained industrial land requiring, prior to the submission of a reserved matters application for the housing development, that a scheme to ensure that the retained buildings and land are fit for purpose, and a marketing strategy, is submitted for approval.

Social.

Provision of new housing

155. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 85 (net gain) residential dwellings. 40% of these units will be affordable (34 units). The applicant indicates that the mix of housing will be in accord with Policy HG/2. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view the provision of up to 85 additional houses, including the affordable dwellings, is a benefit and significant weight should be attributed this in the decision making process.
156. Public open space is shown on the indicative layout plan, which is compliant with the required size for the scale of development proposed, and this will need to be secured through a Section 106 agreement, along with off-site and maintenance contributions where appropriate. There is a shortage of equipped play areas in this part of the village, and therefore the proposed LEAP has the potential to serve existing properties in the area in addition to the new residents. The siting of the LEAP and other open space within the development can be discussed further at the reserved matters stage, to address concerns raised about the current location. There is no requirement to provide for formal sports on site on a development of this scale.
157. The Parish Council has sought to secure the provision of a new bowls green as part of the development, as the existing bowls green is poorly located at the rear of the recreation and can be difficult to access. The relocation of the bowls green would enable the provision of an additional football pitch at the recreation ground. Although there is no requirement to provide formal sports facilities on site, officers have discussed the possibility of providing a bowls green. The applicant has considered this but the proposed drainage of the site and implications for open space areas would not be appropriate for the establishment of a bowls green. Officers are therefore of the view that this provision cannot be secured on site, but that any contribution for formal sports improvements off site arising from this development could be put towards such a project.
158. It will be important to secure the existing, or appropriate approved amended route of the Public Footpath through the site, as this forms an important route for occupiers of houses to the west of the site, through to Green End and the centre of the village, as well as for the future occupiers of dwellings on the application site. The redevelopment of the site offers the opportunity to improve the usability of the footpath. Existing trees of significance should be retained.
159. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. The indicative layout plan demonstrates that the site can be developed for the number of dwellings proposed, although there are aspects which require further consideration

at the reserved matters stage.

Environmental.

Brownfield land

160. The site is classified as brownfield land. Policy ST/3 of the Core Strategy seeks a percentage of dwellings to be built on previously developed land, and this development will contribute both to this and Government brownfield objectives. The development offers the opportunity to secure improvements to the existing brownfield land.

Impact on character of the village and landscape

161. The application proposes new housing at a density of approximately 33 dwellings per hectare (dph).
162. Paragraph 58 of the NPPF states that it should be ensured that developments respond to local character, and history, and reflect the identity of local surroundings and materials.
163. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area; conserve or enhance important environmental assets of the site; and be compatible with its location in terms of scale, mass and form.
164. Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character, the countryside and landscape character.
165. The loss of the existing employment buildings provides the opportunity to enhance the overall appearance of the site, and the indicative layout plan demonstrates the potential for a high quality development, although there are areas that will require further discussion prior to the submission of a reserved matters application. Existing buildings on the site rise to a height of 8.4m, and some two and half storey development on appropriate parts of the site might be acceptable, but overall heights will need to be controlled.
166. Boundary landscaping will need to be enhanced.
167. The indicative layout plan demonstrates sufficiently that the scale of development proposed could be accommodated on the site in terms of the impact on the character of the village.

Residential amenity

168. The application is in outline only and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties. The indicative layout plan indicates that this can be achieved in terms of loss of light, overbearing and overlooking issues. The redevelopment of the employment area of the site also has the benefit of reducing commercial noise to existing nearby properties. The relationship of the Cinques Road access to adjacent properties is considered acceptable.

169. In addition it is necessary to consider the relationship of proposed residential development to the retained employment area, to ensure that the residential amenity of the future occupiers of the dwellings.
170. Following the receipt of a noise report in respect of the proposed uses the Environmental Health Officer has raised no objection, but is requiring a condition to be imposed restricting the hours of operation of the retained B2 buildings (currently vacant) in line with paragraph 89 above.
171. Conditions suggested by Environmental Health to protect residential amenity during the period of demolition and construction can be included in any consent.

Services and Facilities

172. As a Limited Growth Village, Gamlingay has a good range of services and facilities, and the site is well related to the majority of these.
173. The site was considered as part of the SHLAA in 2013, and the sustainability of the site in terms of the impact on services and facilities will have been assessed as part of the process of the sites proposed allocation for development in the Draft Local Plan.
174. The requirements resulting from the development in terms of education and health service are considered in more detail below in Annexe 2.

Access and Transport

175. The Local Highway Authority has considered the proposed access points to Green End and Cinques Road, which include junction details for approval at the outline stage, and has raised no objection. The conditions requested can be included in any consent.
176. The Transportation Team, having requested additional information from the applicant, has confirmed that it has no objection to the proposed scheme in terms of impact on existing highway conditions, trip generation and distribution, and transport impact. It accepts that overall, when the potential for trips by larger vehicles in association with the existing employment use is considered, the redevelopment will result in an overall reduction in vehicle trips between proposed and existing uses.
177. The request to secure improvements for pedestrians travelling from the development to key facilities in the village, the improvements to bus stops, and the submission of a Travel Plan, can be dealt with by condition.
178. Officers note that local concern about parking in Green End. Any informal parking that currently takes place on the road into the industrial estate would be replaced by the ability to park on the new access road if required.

Surface water drainage

178. The site lies in Flood Zone 1. The Lead Local Flood Authority has not raised an objection and is of the view that surface water drainage from the site will not be an issue, subject to suitable conditions being included in any consent.
179. The Environment Agency requires conditions to be included in any consent preventing surface water and contamination issues in a sensitive area. These can be included in any consent.

Foul water drainage

180. Anglian Water has stated although there is currently capacity to deal with foul drainage flows from the development.

Contamination

181. Conditions can be included in any consent dealing with the identification and mitigation of any existing contamination.

Heritage Assets

182. The archaeological investigation of the site, requested by the County Council, can be secured by condition.
183. The south east corner of the site adjoins the Conservation Area boundary. The redevelopment of the existing commercial buildings in this part of the site provides the opportunity to enhance the setting of the Conservation Area and the Protected Village Amenity Area.

Ecology

184. The application is accompanied by an Ecological Report. The Ecology Officer has raised no objection, subject to safeguarding conditions and the submission of an ecological enhancement scheme.

Renewable Energy

185. The applicant has indicated that the scheme will comply with the need to provide renewable energy generation technology to comply with Local Plan requirements, and that these matters will be dealt with at Reserved Matters stage.

Planning Obligations

186. From 6 April 2015, the use of 'pooled' contributions toward infrastructure projects has been restricted. Previously, LPAs had been able to combine planning obligation contributions towards a single item or infrastructure 'pot'. However, under the Community Infrastructure Levy Regulation 123(3), LPAs are longer be able to pool more than five planning obligations together if they were entered into since 6 April 2010, and if it is for a type of infrastructure that is capable of being funded by the CIL. These restrictions apply even where an LPA does not yet have a CIL charging schedule in place.
187. The Council can confirm that there have been 5 Section 106 agreements in respect of developments in the village of Gamlingay since 6 April 2010 contributing towards (i) offsite open space and (ii) offsite indoor community space improvements. As such the CIL Regulations prevent the LPA from lawfully securing further tariff style contributions towards unidentified offsite open space improvements in accordance with development control policies and the open space in new development SPD.
188. The LPA recognises that the Planning Practice Guidance requires that 'In all cases, including where tariff style charges are sought, the local planning authority must ensure that the obligation meets the relevant tests for planning obligations in that they are necessary to make the development acceptable in planning terms, directly related

to the development, and fairly and reasonably related in scale and kind'. It goes on to say that 'Planning obligations must be fully justified and evidenced' and as such the LPA take the view that a project should be identified in order to ensure CIL compliance.

189. Appendix 2 provides details of the developer contribution required to make the development acceptable in planning terms in accordance with Policy DP/4 of the LDF band paragraph 204 of the NPPF. Further negotiations are being carried out in respect of these and an update will be provided at the meeting.

Prematurity

190. 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.
191. 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.
192. 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.
193. 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.
194. 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.
195. Objections received during the local plan process have been outlined and considered in this report.
196. 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, 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.

Conclusion

197. In considering this particular application, Policy ST/5: Minor Rural Centres (indicative

maximum scheme size of 30 dwellings) is considered out of date. 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.

- 198 Any adverse impacts must be weighed against the benefits of the development, which include:
- The provision of up to 90 dwellings on brownfield land towards the shortfall in 5 year housing land supply.
 - The provision of 34 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 (Annexe 2).
 - 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.
 - Retention of 25% of the proposed allocated site in employment use
 - Greater use of local services and facilities to contribute to the local economy.
199. The adverse impacts of this development, which include scale of development, retention of employment uses, prematurity, limited impact on local services, residential amenity and highway safety 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, and the proposed Local Plan allocation H1f.
200. Officers have set out in paragraphs 190-196 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.

Recommendation

201. That subject to the resolution of outstanding matters in respect of planning obligations, and the prior signing of a Section 106 Agreement, that delegated powers are given to grant outline consent. Any consent should include conditions covering the following matters.
- (a) Outline consent
 - (b) Submission of reserved matters
 - (c) Approved drawings
 - (d) Implementation of landscaping
 - (e) Tree/hedge protection
 - (f) External materials
 - (g) Boundary treatment
 - (h) Surface water drainage
 - (i) Contamination
 - (j) Restriction on hours of power driven machinery during demolition and construction/control of dust etc
 - (k) External lighting
 - (l) Site waste management plan
 - (m) Rights of Way
 - (n) Levels

- (o) Traffic Management Plan (including construction traffic)
- (p) Visibility splays
- (q) Access construction
- (r) Ecology
- (s) Archaeology
- (t) Scheme for retained commercial buildings
- (u) Hours of use of B2 premises
- (v) Travel Plan
- (w) Renewable energy

Background Papers:

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/2068/15/OL

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Update to Report –

Planning Assessment

Housing Land Supply

1. Paragraphs 137 – 140 of the report in the published agenda explains that the Council cannot currently demonstrate a five year land supply as required by the National Planning Policy Framework. The latest published position in the Annual Monitoring Report is that using the most onerous method of calculating 5 year supply, the Council has 3.9 years supply of housing land. In such circumstances, the policies relating to housing supply are considered not up to date in accordance with policy 49 of the NPPF.
2. A recent Court of Appeal decision (*Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes*) has extended the definition of 'relevant policies for the supply of housing' from, 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed ..' (Our emphasis). In the case of this application, the judgement does not affect any additional housing supply policies beyond those included in the published report.
3. The judgement also confirmed that even where policies are considered 'out of date' for the purposes of NPPF para.49, a decision maker is required to consider what weight should attach to such relevant policies. In the case of this application, which is for a site comprising previously developed land within a Minor Rural Centre, the main relevant housing supply policy in the adopted LDF is ST/5 and the limit that policy places on a

housing development of an indicative scheme size of 30 dwellings. Also relevant is Policy H/1 of the submitted Local Plan that allocates the application site as part of a wider allocation for and mixed use development for residential and employment uses.

4. In this and future applications, having identified which policies are relevant to the application, and which of those policies are housing supply policies and therefore 'out of date', consideration should then be given to the weight (if any) to be attached to such policies. This involves considering the purpose of the policy and its planning objective and whether those purpose and planning objectives relate to matters which are independent of the issue of the supply of housing and thereby continue to perform a planning function. Where they do, weight may still be awarded to those policies when determining a planning application. Furthermore, as part of this process, consideration should be given to how the policy performs against the policies of the NPPF.
5. As noted above sustainability will be a key consideration and therefore on a case by case basis the sustainability credentials of the location should be fully considered which includes category of village, specific services and facilities in that village, accessibility to those services and facilities and the accessibility to higher order services and facilities elsewhere by sustainable transport modes. To this extent regard may in an individual case be had to the policies of the adopted LDP, including ST/4-7). These policies seek to categorise settlements and identify the scale of growth that would be appropriate at different settlement categories, having regard to the availability of services to sustain new housing and accessibility, both of which are important components of sustainability. Finally having undertaken this assessment, NPPF paragraph 14 should be applied such that the application should be granted unless any adverse impacts of doing so would 'significantly and demonstrably outweigh the benefits'.
6. In respect of this application officers have acknowledged that policy ST/5 is now 'out of date' in terms of the housing land supply need. Whilst the objective of the policy as part of the wider development strategy to focus development in more sustainable locations remains important, in the context of this particular application this consideration must be balanced alongside the proposed allocation for the application site in the submitted Local Plan. The proposed allocation results from a review of the development strategy and the identification of a limited number of housing allocations in the rural area on appropriate sites to provide flexibility and support rural communities. Whilst the examination of the submitted Local Plan has yet to be completed and there are outstanding objections that will be tested through that process, this planning application considers the planning merits of the proposal and has provided an opportunity for comments to be made and considered.
7. In the context of a lack of a 5 year housing land supply, this application also falls to be determined against paragraph 14 of the NPPF. There is a presumption in favour of sustainable development, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. As set down in paragraphs 197 – 199 the adverse impacts of the scheme are clearly weighed against the benefits and the judgement is reached that the scheme should be granted.
8. **Para 189** - An updated Annex 2 has now been produced to include the requested contributions of NHS England.

Representations –Para 134

9. The president of Gamlingay Bowls Club is asking for further consideration of the inclusion of a Bowls Green with associated facilities within the new development as

part of the green space. The current site access and conditions at the bowls green in Gamlingay are unsatisfactory and also access for Blue Badge Holders is unsuitable. A new green in the centre of town would enable the successful club to grow and thrive.

Recommendation

No change to recommendation subject to the addition of the following conditions.

Draft list of conditions

1. Approval of the details of the layout of the site, the scale and appearance of buildings, and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
3. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Drawing Nos 41323/P/02 Rev B and 41323/P/04.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
4. 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.)
5. 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.)
6. 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 [for each dwelling] shall be completed before that/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.)

7. No development shall take place until a plan showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
8. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each have been submitted to and approved in writing by the Local Planning Authority.
 - i) A Preliminary Risk Assessment (PRA) including a Conceptual Site Model(CSM) of the site indicating potential sources, pathways and receptors, including those off site.
 - ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised CSM.
 - iii) Based on the risk assessment in ii) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 - iv) No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in iii). The long term monitoring and maintenance plan in iii) shall be updated and implemented as approved.

(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and previous land use in line with National Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).
8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with, and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and previous land use in line with National Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).
- 9 Development shall not begin until a scheme for surface water drainage disposal has been submitted to, and approved in writing by, the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approved details.
(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and previous land use in line with National

Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).

10. Piling or other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
(Reason - To protect and prevent the pollution of controlled waters from potential pollutants associated with the current and previous land use in line with National Planning Policy Framework paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP/3)).
11. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
12. No development shall be commenced until details of the surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% allowance for climate change. The submitted details shall be in accordance with Flood Risk Assessment ref. 41323 dated July 2015 and:
 - i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) Provide a management and maintenance plan for the lifetime of the development.
(Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity).
13. Prior to the first occupation of the development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted drawings Nos 41323/P/02 Rev B and 41323/P/04. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
(Reason - In the interests of highway safety.)
14. The proposed accesses shall be constructed so that the falls and levels are such that no private water from the site drains across or onto the public highway, and

shall be constructed using a bound material to prevent debris spreading onto the public highway.

(Reason - For the safe and effective operation of the highway, and in the interests of highway safety.)

15. No demolition or construction works shall commence on site until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning 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. (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.)
16. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
17. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until a scheme for the provision of on-site renewable energy to meet 10% or more of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)
18. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
19. The dwellings, hereby permitted, shall not be occupied until parking for cars, and covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

Appendix 1

20. No buildings shall be occupied until a Travel Plan for both staff and visitors has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
21. No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
22. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless otherwise inspected by a suitably qualified ecologist and found not to be providing for nesting birds, or a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.
(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
23. Site clearance, demolition and ground works should be undertaken in accordance with Recommendation 1 contained within the report "Green End Industrial Estate, Gamlingay (Project 57115) Nocturnal Bat Roost Survey" by MKA Ecology June 2015. Any variation to the recommendation shall be agreed in writing with the Local Planning Authority)
(Reason – To accord with the aims of Policy NE/6 of the adopted Local Development Framework 2007.)
24. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.
(Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
25. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.
(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)
26. During the period of demolition and construction, no power operated machinery shall be operated on the site, and no construction/demolition dispatches from or deliveries to the site shall take place 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.)

27. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site, during the demolition/construction period, or relevant phase of development, has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details/scheme unless the Local Planning Authority approves the variation of any detail in advance in writing.
(Reason – To protect the amenities of nearby residential properties in accordance with Policies NE/15 and NE/16 of the adopted Local Development Framework 2007.)
28. No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development, and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing with the Local Planning Authority.
(Reason – To protect the amenities of nearby residential properties in accordance with Policies NE/15 and NE/16 of the adopted Local Development Framework 2007.)
29. Prior to the occupation of any dwelling, an assessment of the noise impact of plant and/or equipment, including any renewable energy provision sources such as any air source heat pump, on the proposed and existing residential premises, and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant or equipment, shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is occupied, and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.
(Reason – To protect the amenities of nearby residential properties in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
30. Prior to the submission of any application for approval of reserved matters a scheme shall be submitted to the Local Planning Authority, for approval in writing, outlining the measures to be undertaken to ensure that the retained employment buildings within the land edged blue on drawing (*to be confirmed*) are maintained fit for purpose, and detailing a current and future marketing strategy for these buildings. The scheme shall be implemented as approved.
(Reason – To ensure that the development promotes and secures an mixed use development in accordance with the proposed allocation H1(f) in the Draft Local Plan 2013, and to ensure a sustainable development as required by Policy DP/1 of the adopted Local Development Framework 2007 and the NPPF.)
31. Following the first occupation of any of the dwellings, hereby permitted, no building within the land edged blue on drawing (*to be confirmed*) shall be used for

any purpose with Class B2 of the Town and Country (Use Classes Order) 1987 (as amended).outside the hours of 07.00 to 19.00 Monday to Friday, 07.00 to 14.00 on Saturdays, with no working on Sundays or Bank Holidays.
(Reason - To protect the amenities of nearby residential properties in accordance with Policy NE/15 of the adopted Local Development Framework 2007.))

32. None of the dwellings, hereby permitted, shall be occupied until a scheme for the improvements to existing pedestrian access in Church Street/Mill Street has been carried out in accordance with a scheme which shall have previously been submitted to and approved in writing by the Local Planning Authority.
(Reason – In the interests of promoting safe pedestrian access from the site to key facilities in the village in accordance with the aims of Policy DP/1 of the adopted Local Development Framework 2007 and the NPPF.)

Report Author:

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Gamlingay (Land at Green End Industrial Estate) S/2068/15/OL

Options for providing additional Early Years Places in Gamlingay

1. BACKGROUND

- 1.1 An outline planning application for the demolition of existing industrial and office units and 5 dwellings, and the erection of up to 90 dwellings, together with associated garaging, parking, public open space, landscaping, access, highways drainage and infrastructure works was presented to planning committee on 22 April 2016.
- 1.2 Cambridgeshire County Council (CCC) originally responded to the planning consultation stating that there were sufficient early year's places in the village to accommodate the additional children from this development.
- 1.3 At a late stage Gamlingay Parish Council (GPC) advised South Cambridgeshire District Council (SCDC) that the Women's Institute Hall (providing space for 25 full time early years spaces to Gamlingay Sunshine pre-school) was likely to close in the future on the basis that the temporary building had surpassed it's life expectancy.
- 1.4 This prompted a further assessment by CCC who then indicated that this factor (and others) justified the need for securing early year's mitigation measures.
- 1.5 When Planning Committee were asked to determine the application GPC expressed the view that they could deliver the necessary mitigation by extending the Old Methodist Chapel adjacent the development site and which would require a developer contribution of £350,000 and an area of land being transferred.
- 1.6 Planning committee granted delegated approval subject to
 1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990
 - a. based on the Heads of Terms set out in the update report from the Planning and New Communities Director;
 - b. preserving in perpetuity the Class B2 employment use of the 25% of the Industrial Estate not destined to be developed for housing;
 - c. securing the affordable housing in a manner consistent with that at Station Road, Gamlingay – for local people, with cascade outwards only once the housing waiting list in Gamlingay had been eliminated;
 2. **consultation with Cambridgeshire County Council, as Local Education Authority and in conjunction with the Chairman and Vice-Chairman of the Planning Committee and the local Councillors for Gamlingay, in connection with the provision, but not quantum, of additional early years accommodation for inclusion as a Planning Obligation;**
 3. **the application being reported back to Committee for determination should negotiations with Cambridgeshire County Council under Point 2 above be unsuccessful; and**
 4. the Conditions set out in the update report from the Planning and New Communities Director.

Appendix 2

- 1.7 Since then the District, County and Parish Council have been working together to identify how mitigation could be facilitated and this report identifies the 2 proposals.

2. CURRENT EARLY YEAR'S POSITION

- 2.1 CCC, as the Local Children's Services Authority (defined under the Children Act 2004), has responsibility for planning and commissioning services, including education provision for children and young people in Cambridgeshire. The statutory responsibility in respect of early years and childcare includes:
- To secure sufficient, accessible, flexible and affordable childcare to enable parents to work or to undertake education or training which could lead to employment;
 - To secure free early years education provision for all 3 and 4 year olds and those 2 year olds who meet nationally set eligibility criteria, for 15 hours a week, 38 weeks a year. This will increase to 30 hours per week following enactment of the Childcare Bill.
- 2.2 Gamlingay has four main providers. All are recognised as "Good" by Ofsted. There are also two registered childminders.
- 2.3 The Children's Montessori Nursery is based in a 1960s mobile building at Green End. It is a private nursery school that follows a distinct education philosophy and curriculum, hence, serves a much wider area. In summer 2015, 6 of the 17 funded children on roll lived in Gamlingay. The building is not in good condition and there is no potential for expansion, although the nursery was intending to run more out-of-school provision from the existing building. The provision is term-time only.
- 2.4 Gamlingay Day Nursery provides full day care for children aged 0-5 and operates from the village community centre, the Eco Hub. This is a relatively new building in good condition. There is no potential for expansion in the existing building. The provision is all the year around.
- 2.5 Gamlingay Rainbow Pre-school is based in a converted chapel owned by the Parish Council and adjacent to the first school site. The building has no separate room for kitchen or administrative facilities and the roof needs some attention. The pre-school operates term-time only.
- 2.6 Sunshine Pre-School operates from the Women's Institute Hall which is owned and operated by GPC. The building is at the end of its life and the Parish Council is looking to decommission the building within the next five years. The building is old, timber-framed and there is extensive use of asbestos in the walls and the roof. There is also no disabled access. The pre-school operates term-time only. The building is also used by other community groups.
- 2.7 A summary of existing provision is provided in the table below

Name of Provision	Type	Age Range	Registered Places	Funded Children on Roll Spring 2016
Children's Montessori	Private Nursery School	2-5	21	16
Day Nursery	Day Nursery	0-5	45	13
Rainbow Pre-School	Playgroup	2-5	25	23
Sunshine Pre-School	Playgroup	2-5	25	18
Total			116	70

- 2.8 The population aged 0-3 is currently around 150. There were 62 claimants of funded places in summer 2015 living in the area and 74 claimants on roll. If paid places are

Appendix 2

taken into account, there is a reasonably close match to the number of children who need places. Local settings report some capacity in autumn 2015 but expect to be full by the summer term.

3. CALCULATION OF EARLY YEARS SPACES FOR NEW DEVELOPMENT

- 3.1 When no development mix has been provided the County Council calculates the number of early years children (i.e. 0-3 year olds) that would be generated on the basis of 30 children per 100 dwellings. The table below shows the detailed multipliers for calculating early year's places

	Market or Intermediate			Social or Affordable Rent		
	2	3	4+	2	3	4+
Early years places	0.1	0.2	0.35	0.4	0.6	0.7

- 3.2 S106 contributions towards early year's provision will be required for a proportion of the children in the 0-4 years age range due to the qualifying rules for free early years sessions. This is based on the following rates.

Age	Rate Applied	Comment
2	40%	2 year olds from disadvantaged families eligible for free child care sessions
3	100%	All 3 years olds entitled to free early years sessions
4	67%	67% of 4 year old not in full time school, i.e. reception class

- 3.3 The Green End Industrial Estate proposal is expected to generate 26 early year's spaces, for which S106 contributions would be sought for 13.
- 3.4 In addition, an outline application for 29 dwellings on land south of West Road was submitted in 2015. The application was refused but the applicant has lodged an appeal which will be determined by public inquiry in early 2017. This development would expect to generate 8 early year's spaces for which S106 contributions would be sought for 4.

4 MITIGATION PROPOSALS

There are two options to provide additional early years places:

1) An extension of Gamlingay Old Methodist Chapel.

GPC has proposed a scheme that would provide a new room, entrance and kitchen. These works would provide accommodation for 26 full time early year's places in addition to the 25 already located in the building. The estimated cost is £350,000 with the developer also being required to provide an area of the application site. GPC have provided a plan showing the area of land required to deliver this solution but no firm details have been provided as to layout or detailed cost.

GPC advises that, on the basis that it is not the statutory provider of preschool facilities, it would be unable to access external grant funding for this single purpose. Further GPC considers that it would be inappropriate to obtain a Public Works Loan to cover any cost associated with this project (i.e. where the Gamlingay parishioners in effect have to finance early year's provision). On this basis in order to deliver the extension GPC would require 100% developer funding. The cost per early year's pupil is £13,461.53 (£350,000 / 26).

S106 contribution = £350,000 plus land

2) An early year's classroom at Gamlingay First School.

Appendix 2

It is proposed that Gamlingay First School will become an all-through primary school and expand to provide 420 places across seven year groups. The statutory process to do this was delayed by a legal challenge, but it is likely to restart shortly. If this is approved, there will need to be a scheme in the capital programme to increase the size of the school to 420 places.

The estimated cost of a standard two classroom nursery is £960,000 based on a recent example in Godmanchester (i.e. £480,000 for each classroom). If built as a whole CCC advises that one classroom would cater for the additional numbers from the new developments; the second would be to replace the provision at the Women's Institute Hall. The cost per early year's pupil is £18,462 (£480,000 / 26).

CCC consider that (in order to meet the CIL tests) that they can only justify securing a proportionate contribution and therefore base their section 106 request on the impact of the 13 early years children arising from the development. When multiplied by the cost per pupil the contribution would be £240,006.

In terms of securing the remainder of the monies to facilitate this new early year's classroom CCC advise that the following process would be undertaken in order to get the infrastructure item into the County Council capital programme (of which stages 1-4 have already been completed):

1. Need for additional places identified
2. Justification of Need (JON) document setting out the case for additional places produced
3. JON considered by Education Capital Strategy Manager and Head of Service 0-19 Place Planning and Organisation
4. If approved, the scheme is included in draft capital programme
5. Draft capital programme considered by CFA Management Team in September
6. Then by Education Spokes and the Children & Young People Committee
7. Then by the General Purposes Committee and full council approval as part of the council's budget is in February

The County Council would expect to dedicate money towards a project once it has been granted planning permission. This could result in the County Council forward funding a project the impact of which is not expected to be realised for several years.

This approach is nothing new to SCDC planning committee where it is often the case that a single development (quite often the 'first' development) contributes a proportion of the total project cost and where that approval is not withheld on the basis that the remaining monies are yet to be identified.

S106 contribution = £240,006

No other option has emerged in the review.

5. CONCLUSION

The planning committee resolution required CCC to conduct an early year's assessment of Gamlingay and consult with the Chairman and Vice-Chairman of the Planning Committee and the local Councillors for Gamlingay, in connection with the proposed mitigation. The application was to be reported back to Committee for determination should negotiations be unsuccessful (i.e. in the event agreement could not be reached by all parties).

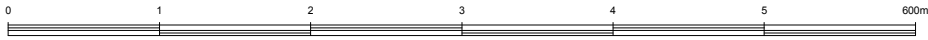
Both the Parish Council and County Council have provided solutions to mitigate the impact of the development.

The informal views of the applicant has been sought to assist the decision and their view is that they are prepared to pay the contribution as sought by Cambridgeshire County Council being £240,006.

Appendix 2

District Council officers consider that there is no planning reason as to why this option does not mitigate the impact of the development and why planning permission could not be issued on this basis.

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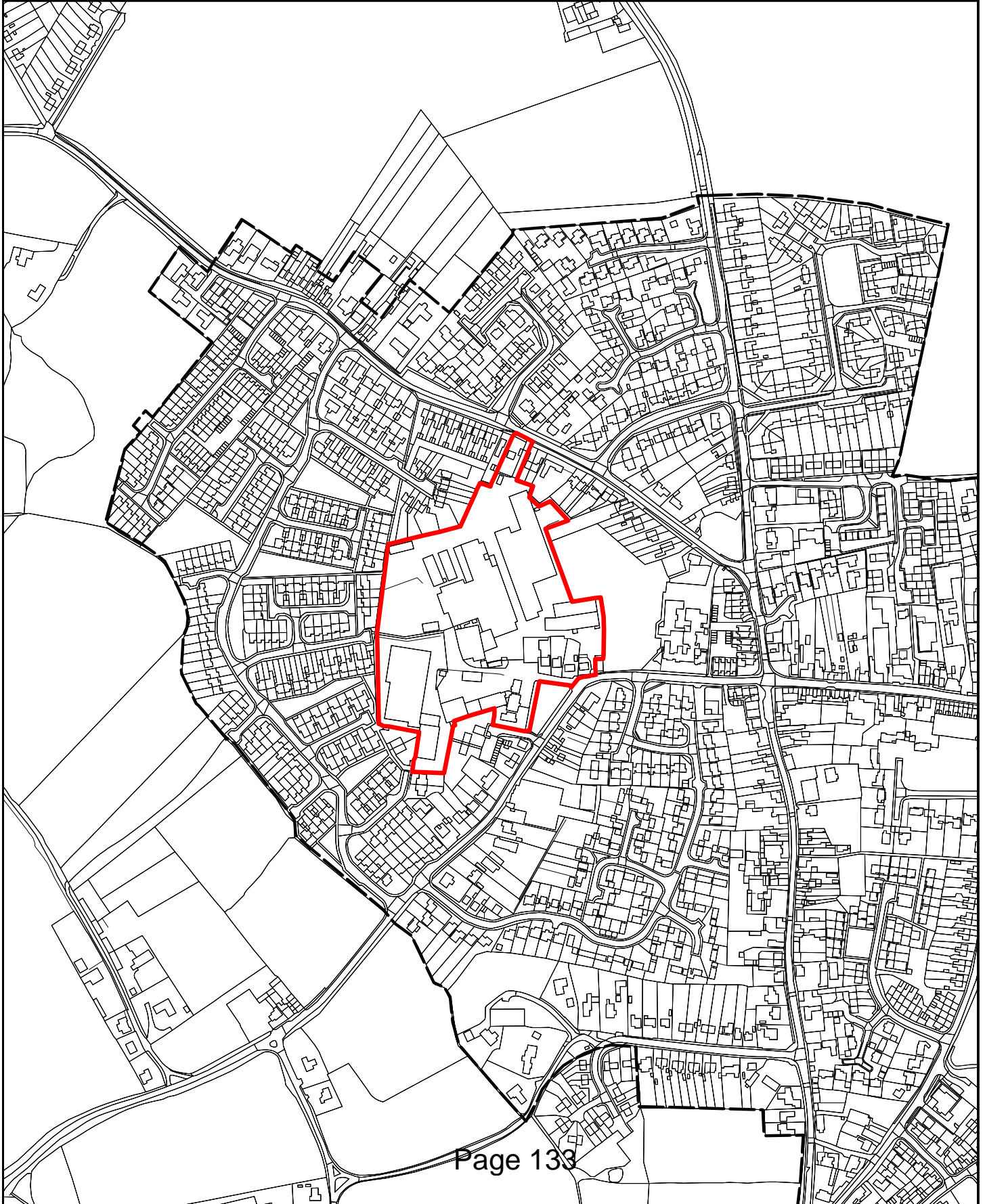
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District Council**

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Agenda Item 11

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 October 2016.

LEAD OFFICER: Head of Development Management

Proposed changes to Local Validation list and associated measures

Purpose

1. To consult with Planning committee on the recommended changes prior to public consultation.

Recommendations

- 1) Planning Committee endorses the proposed amendments to the local list and associated viability guidance and drainages, flooding and SUDS checklists (Appendix A, B & C)as tools
- 2) Planning committee provides any views on the measures proposed which will be fed into the consultation process on the local list prior to it being adopted

Reasons for Recommendations

2. Within the context of a complex planning presented by lack of five year supply and shortage of affordable housing the recommendations will help support the Council in managing the decision making process and achieve high quality, deliverable and sustainable development.

Background

3. Planning Practice Guidance encourages local planning authorities to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. In other words support delivery of sustainable development as also outlined paragraph 7 of the National Planning Policy Framework.
4. In light of the lack of the five year land supply and absence of an up to date local plan; planning decisions have a important role to play in helping plug the gap in meeting the housing land supply in South Cambridgeshire. The Council is considering what tools it might use to manage planning applications for housing in a way that maximises potential to achieve high quality, deliverable sustainable development.
5. The Council also has a need for affordable housing across the District, which was recently referred to as “chronic shortage” by the inspector in a recent housing appeal in the District (Melbourn Ref:APP/W0530/W/15/3131724). In addition, in a subsequent appeal decision APP/W0530/W/16/3142834 the inspector considered that the Written Ministerial Statement 28 November 2014 (which stated that no affordable housing contributions should be sought for developments of

10 units or less and have a combined gross floorspace of no more than 1000sqm) “needed to be addressed alongside local policy”. He concluded given the “substantial need” for affordable housing he attached significant weight to local plan policy HG/3 and concluded based on viability assessment presented at the appeal that the provision of affordable housing would not prevent the development from being delivered even though the numbers proposed were less than 10, . As such the Council will now continue to seek affordable housing provision on developments less than 10 units in accordance with policy HG/3 on a case by case basis; unless the developer can sufficiently demonstrate that it would not be viable to do so.

6. Finally, legislation introduced in April 2015 placed additional requirements on planning authorities in relation to drainage management The Council is in the process of preparing a Cambridgeshire Flood and Water SPD with other relevant stakeholders. This will support it in meeting regulatory and policy requirements in the regard. This document will be considered by the Planning Portfolio meeting in November 2016
7. This purpose of this report is to identify options/tools and make recommendations, which will help the planning authority assess development proposals in the most efficient way in light of the complex planning scenarios in paragraphs 3-7 above and at the same time achieve the most positive outcomes for it’s local communities. It will also enable the planning authority to give sufficient consideration of the recent appeal decisions and changes in legislation and policy.

Options

8. Planning Practice Guidance states “*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.*” Options to encourage applicants to think about how they might start achieve positive outcomes from early stages are outlined in this report as follows.
9. The Government recommends two key areas for planning authorities to focus on to improve the planning system, these are pre-application discussions and also requiring the right information to be submitted with planning applications to inform the decision making process. These are addressed in turn:

Pre-application Process

10. The Council has a pre-application process in place, it is widely recognised that it is good practice to enter into early discussions with the local authority and other stakeholders prior to submitting a planning application.
11. In this end Planning Committee in April 2016 approved pre-application protocol which sets out good practice for early engagement with Local Members and Parish Councils to help shape development outcomes. It also provides the opportunity for Committee Members to ask questions of the developer. This combined with pre-application engagement with

key stakeholders such as the County transport and Infrastructure providers enables issues to be resolved prior to applications being submitted.

12. In addition over the next few months officers will be reviewing their current pre-application process to explore whether further changes can be made to add value and help achieve quality outcomes. This work will be undertaken with Cambridge City Council as part of the wider shared service agenda.

Review of Local List

13. Planning statute requires that applicants submit specific information with applications to enable the local authority to determine their applications, this is called the national validation criteria. In addition local authorities may require additional information to be submitted to take account of local planning circumstances, such as the lack of a five year land supply. This information must be included on a “local validation list” and to met regulations it must be:
 - Reasonable to the nature and scale of the development
 - A material consideration in the determination of the application.
 - Reviewed every two years in order to be up to date.
14. The local list can perform an important function in the following ways:
 - Enabling officer’s to process applications more effeciently by having the right information up front.
 - Providing local community and key stakeholders with more information and certainly about schemes prior to decision making
 - Reduce the need for planning conditions.
 - Lead to high quality development as applicants will have worked through many of the site constraints and issues up front.
 - Facilitates a constructive dialogue between applicants, the Council and local communities on desired outcomes for the development
15. This is particularly beneficial for housing development proposed in the current South Cambridgeshire context, when many proposals are outside of village frameworks and will not have been subject to a planned process such as a local plan.

Proposals

16. Given the benefits outlined above regarding receiving the right information early in an application process, it is proposed that the Council’s local list is reviewed and a number of associated tools are put in place including viability assessment guidance and drainage, flood and SuDs checklists.
17. In reviewing its local list the Council is required to outline the specific drivers, which relate to any changes proposed, these are:
 - Lack of five year land supply and out of date local plan which has given rise to an increase in housing applications outside of village frameworks

- Provide clarity to stakeholders and further support the local authority in meeting its requirements in relation to the SuDS requirements introduced in April 2015.
 - To put the necessary tools in place to support the Council's proposed Drainage Supplementary Planning Document which will be considered by Portfolio Holder in November 2016.
 - To support the Council's policy requirements to deliver affordable housing in light of the accepted "chronic" shortage
 - To maximise the potential for delivery by encouraging developers to explore and address site constraints at an early stage and where possible avoid the need for conditions.
18. In accordance with the Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure (England) (Order) 2015 local list requirements should also be:
- Reasonable to the nature and scale of the development
 - Material in the consideration of the application.
- Finally to be up to date a Local list should be reviewed every two years.
19. Three amendments are proposed (see Appendix A) to the current Local list, the reasons why they are required as indicated as follows. These are:
- Additional supporting information (see Appendix A) for Outline and Full applications for 10 or more homes, to ensure that the development proposed is sustainable and viable and deliverable (paragraphs 7 and 173 of the National Planning Policy Framework.)
 - In light of the shortage of affordable housing in the District and recent appeal decision (APP/W0530/W/16/3142834); housing schemes under 10 units will be required to comply with the Council's policy HG/3 and affordable housing SPD providing provision of 40% affordable housing or an equivalent commuted sum. In cases where this will impact on the deliverability of development availability assessment will need to be submitted with the application outlining any alternative provision being made.
 - Outline and Full applications for major development including 10 or more homes or equivalent non-residential or mixed development must complete the applicant drainage and flood checklists and SUDs proforma (Appendix C.) This is to satisfy requirements for SUDs in the Ministerial Statement introduced in April 2015 and also the Councils proposed Flood and Water SPD to be considered by the Councils Portfolio meeting in November 2016.
10. Also note the viability assessment guidance in Appendix B, which is designed to support developers in demonstrating the development is viable and deliverable. In the interests of transparency and in line with other local authorities including Cambridge City, the Council is proposing to publish viability assessments submitted with applications on line. Applicants will be also asked to provide any comments in this

regard as part of the consultation process on changes to the Local list

11. The Checklists for Drainage, Flooding and SuDs (Appendix C) will support the planning authority in ensuring that it meets its regulatory and policy requirements in this regard. In addition it will also provide a legible reference point for the local community and also important stakeholders in this regard. They will also form part of the proposed Cambridgeshire Flood and Water SPD, which will be considered by the Portfolio meeting in November 2016. This will be reported at the same time as the final changes to the Local list following the consultation period.
12. The changes to the Local List and their rationale were presented at the Agents Forum on 21st September 2016 and the following next steps were outlined to ensure that the Council meets appropriate regulatory requirements:
 - That planning committee is asked to endorse the changes proposed and provide any views to feed into the consultation process, 5th October 2016 (see recommendations above).
 - The changes will be placed on the Council's website for consultation and emailed to agents inviting consultation responses between 10th and 28th October 2016
 - A summary of the consultation responses and a report seeking adoption of the changes will be taken to the Planning Portfolio meeting on 8th November 2016
 - The amended local list will be published on line on 9th November 2016 and will apply to all relevant applications submitted on or after that date.

Financial

13. The costs are contained within budgeted resources for this financial year.

Legal

14. The process to undertake the changes are set out in the report and are in accordance with the relevant Planning Regulations and Guidance (S62 of Town and Country Planning Act 1990 and Town and Country Planning (development Management Procedure (England) (Order) 2015 .

Staffing

15. The team will be informed and trained in any changes taken forward

Risk Management

16. The recommendations aim to support the Planning authority in processing applications efficiently and effectively whilst managing the complex planning issues presented

Equality and Diversity

17. There are no specific equality and diversity issues .

Climate Change

18. No specific implications.

Strategic Issues

19 The recommendations seek to achieve the Council's three A's

Appendix A: Detailed amendments proposed for Local Validation list

1. Additional information required for Outline and Full applications 10 or more homes

a) **Parameter plan:** is a tool for setting the building blocks in place at an early stage in the development process to achieve a high quality, sustainable and deliverable scheme. It will indicate constraints and limitations on the site, which will help guide design at reserved matters stage and will also provide clarity on the developable area, enabling a more accurate evaluation of housing numbers and scheme viability. The use of parameter plans at Outline stage is supported by ATLAS, which is a group supported by the DCLG to provide advice on taking forward large development schemes. In accordance with ALTAS recommendations parameter plans should include:

- **Land Use:** the building / site use or uses proposed for the development and any distinct development/neighbourhood zones/phases within the site.
- **Areas of potential built development:** identifying broad areas within the site within which proposed buildings would be located.
- **Building Heights:** identifying the upper and lower limits for height
 - within the areas of built development.
- **Landscape & open space structure:** identifying strategic areas of open space indicating the role & purpose of different spaces, landscape and other facility (i.e. LEAP, NEAP) content.
- **Access & movement:** identifying proposed access point/s, movement across the site including strategic highway, pedestrian and cycle routes.
- **Other key structuring elements:** subject to the nature of the specific proposals but potential additional plans to identify the location of nodes & landmarks, character areas, residential density plans, parking strategy, etc.
- **Schedule of development:** the amount of development proposed for each use, including where appropriate total gross square metres of built development, numbers of residential units (with tenure/size splits), and site areas. This should also be provided subdivided down to each identified neighbourhood/phase as appropriate.
- **Statement of design principles:** a short written statement that clearly articulates the design principles that will guide future development. These can be extracted from any other supporting documents (such as the Design & Access Statement or relevant background policy document) but presented in one simple document so that the various principles can be simply secured through the approval process.

- B) Topographical survey to inform the parameter plan and drainage proposals
- C) Strategic landscape plan including an indicative drawing and statement illustrating the broad landscaping principles for the site and any impacts which it seeks to address.
- D) Indicative housing layout
- E) Infrastructure and sustainability plan: this should identify any gaps in infrastructure provision and identify how these will be met. It will also assess how the development meets the three dimensions of sustainable development defined in paragraph 7 of NPPF: Social, environmental and economic; including details of any proposed measures.

- F) Affordable housing statement: to include details of proposed on site provision, mix and details of progress made to secure a registered provider. This should reference the Councils affordable housing SPD and where 40% provision is not provided a viability assessment will be required.

- G) Head of Terms; providing this detail up front including, details of provision, amounts and triggers helps avoid delay later in process. However the Council does recognise that new material considerations may arise during the assessment of the application, which could affect the head of terms.

- H) Delivery plan and viability assessment: viability and deliverability are material planning considerations. The delivery plan should include a programme/timeline for delivery of development including details any constraints and how these will be addresses. These should include details of when reserved matters will be submitted if relevant and phasing of the development including number of houses to be delivered per annum. In the event that the Council cannot demonstrate a demonstrate a five year land supply, ability to demonstrate delivery within 5 years, will be a material consideration weighed against policy and other relevant material considerations. In accordance with paragraph 173 of the NPPF "Pursuing sustainable development requires careful attention to viability" as such applicants will be required to development proposed in viable.

2. Outline and full applications for housing development of ten units or less

In accordance with policy HG/3 where it is not viable to provide 40% affordable housing provision on sites of ten units or less a viability assessment will be required to be submitted with applications. This should be undertaken in accordance with the Councils Viability Assessment Guidance and where appropriate indicate the alternative provision proposed including whether this will be provided on site or will be offered as a commuted sum.

3. All developments (with exception of householder applications)

Will be required to complete the applicants drainage and flood risk assessment and Suds checklists in the proposed Cambridgeshire Flood and Water SPD (Appendix C)

Appendix B Viability Assessment Guidance (Draft for consultation)

In the interests of transparency Viability Assessments will be made publically available.

To allow the Council to assess the viability information submitted and give a fair and unbiased interpretation of the viability assessment, the appraisal will be sent to an independent valuation advisor. The cost of the assessment by an independent valuation advisor will be met by the developer, and should be paid in advance alongside the submission of

the planning application.

Please note that the Councils housing team will also be consulted and provided with the opportunity to comment on the viability assessment and affordable housing provision.

Viability Assessment Guidance Notes

The following notes are intended to help the applicant provide a Viability Assessment together with necessary supporting evidence to ensure that the application can be considered.

Further information is available from the following sources:

http://www.rtpi.org.uk/media/531663/viability_presentation.pdf

HCA development appraisal tool:

<https://www.gov.uk/government/collections/development-appraisal-tool>

Atlas: <http://www.atlasplanning.com/lib/liDownload/511/T1.2.3%20Financial%20Appraisal%20updated.pdf?CFID=16506164&CFTOKEN=35527750>

Within the Viability Assessment, the applicant will be expected to provide, where necessary, information from a professionally qualified source and to demonstrate that the Viability Assessment is based on reasonable and realistic assumptions.

The Council will expect to see calculations for important factors set out in enough detail for viability to be properly assessed, audited and tested.

Method of Valuation

Viability Assessments should be presented on a residual land value basis. The Viability Assessment should provide the following information (where appropriate).

Development Proposal

A brief description of the scheme and a full explanation of why the applicant considers there is an economic case for lower levels of affordable housing than that required by the Council.

Site Size

To be provided in hectares.

Proposed Development

The total number of units; the size of each unit (gross sqm); for residential elements, the number of bedrooms and tenure mix, car parking provision and number of storeys (if applicable).

Sales Prices

Valuation evidence should be supplied. Ideally this should be in the form of certified valuations from local RICS qualified surveyors and include evidence for comparable sites near to the development site.

Other Funding

Details of any other funding, for example through a Registered Provider contributing funds from their own reserves or local authority commuted sums should be recorded.

Build Costs

Build costs should not exceed current rates published by the BCIS for new build units in the appropriate categories and

adjusted for location factor. If building costs for a development do exceed BCIS rates then written evidence should be provided to justify the increased costs.

Rates should be based on Gross Internal Floor Area (RICS definition) and exclude external works and contingencies which should be costed and added separately within the assessment.

Other Costs

Written evidence will be required to support site infrastructure costs/external works such as roads, sewers, services, landscaping.

Legal Fees

These should reflect the charging rates of local solicitors and conveyancers. Fees are typically around £600 per open market dwelling.

Sales Fees

These should reflect the charging rates of local agents, although it is recognised that large house builders may provide this service in-house. Fees are typically around 3%.

Professional Fees

Where relevant, these may include architect, quantity surveyor, structural engineer, mechanical and/or electrical engineer, project manager, and other necessary consultants. Evidence should be provided. These are typically around 10% of build costs.

Finance Costs

For most developments, a rate of 3-5% above Bank of England Base Rate is expected, but developers unable to borrow at this level should provide evidence of the actual rate applicable.

Development Period

A reasonable and realistic estimate of development timescales should be provided.

Contingency

The more complex the project, the more likely it is that there will be difficulties or delays. Therefore contingencies should be calculated between 2% and 5% of total costs (build costs,

ancillaries and professional fees) depending on the complexity of the development, on the basis that other abnormal costs

will be separately identified and reflected elsewhere in the appraisal.

Developer Profit

A typical margin is in the region of 15% gross profit on the sales revenue of market housing and 6% on the revenue for affordable housing. However higher/lower profit levels may be appropriate depending on the project.

Site Acquisition Costs

This should include planning and survey costs, agent and legal fees, stamp duty etc. Fee levels should reflect local rates where appropriate.

Abnormal Costs

The costs incurred in delivering a workable, high quality development are to be expected and should be reflected in the price paid for the land.

Standard development costs that will not be considered as exceptional include (but are not limited to) demolition and clearance, landscaping, good quality design measures, surveys, ground conditions, noise and any other environmental attenuation and flood mitigation measures.

In the event that a developer considers that abnormal development costs have been incurred, it will be the responsibility of the applicant to demonstrate how the costs have been derived.

Infrastructure and Section 106 contributions

Anticipated or agreed costs of contributions to infrastructure should be included.

Site Value

The assessment should include a valuation of the site in its existing, or in the case of a vacant or derelict site, its last use. The Council will also seek confirmation of the applicant's interest in the land i.e. is it owned (and if so when it was bought),

under a conditional contract or under some alternative purchase arrangement, such as an option.

**Appendix C: Drainage, Flood and SuDs checklists (to be included in
Cambridgeshire Flood and Water SPD)**

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APPENDIX B(i) - Applicant drainage checklist

Development	
Location	
Date	
LPA Contact	
EA Contact	
IDB Contact	
LLFA Contact	
General Notes	

Recommended actions	Notes	✓
Managing the risk of flooding (see Chapter 4 'Guidance on managing flood risk to developments and site selection' and Chapter 5 'Managing and mitigating risk')		
Establish if your development is at risk of tidal, river flooding or other forms of flooding. Check the flood maps on the EAs website, and the LPAs SFRAs and SWMPs		
Make sure the location of your development meets the Sequential Test (NPPG). Only where there is no other choice, carry out and meet the Exception Test.		
Assess what information is required to be included within your FRA, if one is required. See FRA checklist below for further details.		
Managing surface water (see Chapter 6 'surface water and sustainable drainage systems')		
Before you plan your site, consider how you can manage the rate of surface water run-off so that it is similar to the conditions before the development. Also consider the effect this run-off will have on any receiving watercourse.		
Demonstrate in your FRA that you will deal with surface water by installing the best combination of SuDS techniques for your site (see FRA requirements below).		
Use CIRIA guidance to inform your choice of SuDS design for the development.		
Where infiltration techniques are not possible, or where space is limited, you can still use features such as green roofs to reduce the rate or total amount of run-off.		
Speak to the LLFA about the surface water drainage proposals for your site. They can tell you what consents you will need, which types of SuDS are unsuitable and whether you will have to take special precautions to prevent pollution or reduce infiltration.		
Demonstrate in your FRA that you will deal with surface water by installing the best combination of SuDS techniques for your site.		
Ensure you have an adequate management and maintenance system in place.		
Water Resources (See Chapter 6 'surface water and sustainable drainage systems')		
Design your development to at least meet the minimum level of Building Regulations or Local Planning policies related to water conservation where appropriate		
Consider water and energy-efficient appliances and fittings in your development such as 'A-rated' washing machines and low or dual-flush toilets.		
If your development is large, consider leak-detection, rainwater-harvesting or even rainwater re-use systems. Information about their management and maintenance should be provided.		
Pollution Prevention (See Chapter 7 'Water environment')		
Talk to the local sewerage company to ensure: <ul style="list-style-type: none"> there is sufficient sewage treatment capacity for the lifetime of your development; there are arrangements for sewage discharges to foul sewer; 		

• what consents you will need.		
Please also check with the LPA as to their full Local Validation requirements.		

APPENDIX B(ii) - Applicant flood risk assessment checklist

FRA requirements	Notes	✓
1. Development Description and Location		
a. What type of development is proposed (e.g., new development, an extension to existing development, a change of use etc.) and where will it be located.		
b. What is its flood risk vulnerability classification?		
c. Is the proposed development consistent with the Local Plan for the area? (Seek advice from the LPA if you are unsure about this).		
d. What evidence can be provided that the Sequential Test and where necessary the Exception Test has/have been applied in the selection of this site for this development type?		
e. Will your proposal increase overall the number of occupants and/or users of the building/land, or the nature or times of occupation or use, such that it may affect the degree of flood risk to these people? (Particularly relevant to minor developments (alterations and extensions) and changes of use).		
2. Definition of the Flood Hazard		
a. What sources of flooding could affect the site?		
b. For each identified source in box 2a above, can you describe how flooding would occur, with reference to any historic records where these are available?		
c. What are the existing surface water drainage arrangements for the site?		
3. Probability		
a. Which Flood Zone is the site within? (As a first step, check the Flood Map for Planning (Rivers and Sea) on the EAs website).		
b. If there is a SFRA covering this site (check with the LPA), does this show the same or a different Flood Zone compared with the EAs flood map? (If different you should seek advice from the LPA and, if necessary, the EA).		
c. What is the probability of the site flooding, taking account of the maps of flood risk from rivers and the sea and from surface water, on the EAs website, and the SFRA, and of any further flood risk information for the site?		
d. If known, what (approximately) are the existing rates and volumes of surface water run-off generated by the site?		
4. Climate Change		
How is flood risk at the site likely to be affected by climate change? (The LPAs SFRA should have taken this into account). Further information on climate change and development and flood risk is available on the EAs website.		
5. Detailed Development Proposals		
Where appropriate, are you able to demonstrate how land uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding (including providing details of the development layout)?		
6. Flood Risk Management Measures		
How will the site/building be protected from flooding, including the potential impacts of climate change, over the development's lifetime?		
7. Off-site Impacts		
a. How will you ensure that your proposed development and the measures to protect your site from flooding will not increase flood risk elsewhere?		
b. How will you prevent run-off from the completed development causing an impact elsewhere?		
c. Are there any opportunities offered by the development to reduce flood risk elsewhere?		
8. Residual Risks		
a. What flood-related risks will remain after you have implemented the measures to protect the site from flooding?		
b. How, and by whom, will these risks be managed over the lifetime of the development? (E.g., flood warning and evacuation procedures).		

Note: A site-specific flood risk assessment (FRA) is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the LPA by the EA); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding (NPPF, Footnote 20).

A step by step guide on how to complete a FRA in support of a planning application is set out in [Chapter 4](#).

Note: The above checklist is taken from the National Planning Practice Guidance (NPPG) on Flood Risk and Coastal Change – Site-Specific Flood Risk Assessment: Checklist (<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/>).

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APPENDIX E – Pre-application checklist

	Requirements	Details (or reference documentation)	Agreed?
(a)	Any planning and environmental objectives for the site that should influence the surface water drainage strategy. These objectives can be put forward by the developer, LPA or relevant water management authorities and should be agreed by all parties.		
(b)	The likely environmental or technical constraints to SuDS design for the site. These should be agreed by all parties.		
(c)	The requirements of the local adoption or ongoing maintenance arrangements. The LPA have the overriding decision on the appropriateness of the adoption arrangements.		
(d)	The suite of design criteria to be applied to the SuDS scheme (taking account of (a) to (c)).		
(e)	Evidence that the initial development design proposals have considered the integration and linkage of the surface water management with street layouts, architectural and landscape proposals.		
(f)	An assessment of strategic opportunities for the surface water management system to deliver multiple benefits for the site (see Table 5, British Standard 8582). This should be provided by the developer and should include the strategic use of public open space for SuDS.		
(g)	The statutory and recommended non-statutory consultees for the site. This should be provided by the LPA.		
(h)	The likely land and infrastructure ownership for drainage routes and points of discharge (including sewerage assets).		
(i)	An assessment of statutory consultee responsibilities and requirements, including timescales for any likely required approvals/consents.		
(j)	Any potential local community impacts, health and safety issues or specific local community concerns/requirements that should be addressed by the detailed design.		
(k)	An assessment of cost implications of stakeholder obligations.		
(l)	An agreed approach to the design and maintenance of the surface water management for the proposed site.		

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APPENDIX F – SURFACE WATER DRAINAGE PROFORMA FOR SUBMISSION AT OUTLINE, FULL OR RESERVED MATTERS STAGES

Applicants should complete this form and submit it to the LPA, referencing from where in their submission documents this information is taken. The proforma is supported by the [Defra/EA guidance on Rainfall Runoff Management](#), and uses the storage calculator on www.UKsuds.com. The proforma should be considered alongside other supporting SuDS Guidance, but focuses on ensuring flood risk is not made worse elsewhere. This proforma is based upon current industry standard practice.

1. Site Details

Site	
Address & post code or LPA reference	
Grid reference	
Is the existing site developed or Greenfield?	
Total Site Area served by drainage system (excluding open space) (Ha)*	

* The Greenfield runoff off rate from the development which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage from a site should be calculated for the area that forms the drainage network for the site whatever size of site and type of drainage technique. Please refer to the Rainfall Runoff Management document or CIRIA manual for detail on this.

2. Impermeable Area

	Existing	Proposed	Difference (Proposed-Existing)	Notes for developers & Local Authorities
Impermeable area (ha)				If proposed > existing, then runoff rates and volumes will be increasing. Section 6 must be filled in. If proposed ≤ existing, then section 6 can be skipped & section 7 filled in.
Drainage Method (infiltration/sewer/watercourse)			N/A	If different from the existing, please fill in section 3. If existing drainage is by infiltration and the proposed is not, discharge volumes may increase. Fill in section 6.

3. Proposing to Discharge Surface Water via

	Yes	No	Evidence that this is possible	Notes for developers & Local Authorities
Infiltration				e.g. soakage tests. Section 6 (infiltration) must be filled in if infiltration is proposed.
To watercourse				e.g. Is there a watercourse nearby?
To surface water sewer				Confirmation from sewer provider that sufficient capacity exists for this connection.
Combination of above				e.g. part infiltration part discharge to sewer or watercourse. Provide evidence above.

4. Peak Discharge Rates – This is the maximum flow rate at which storm water runoff leaves the site during a particular storm event.

	Existing Rates (l/s)	Proposed Rates (l/s)	Difference (l/s) (Proposed-Existing)	Notes for developers & Local Authorities
Greenfield QBAR		N/A	N/A	QBAR is approx. 1 in 2 storm event. Provide this if Section 6 (QBAR) is proposed.
1 in 1				Proposed discharge rates (with mitigation) should be no greater than existing rates for all corresponding storm events. e.g. discharging all flow from site at the existing 1 in 100 event increases flood risk during smaller events.
1 in 30				
1 in 100				
1 in 100 plus climate change	N/A			To mitigate for climate change the proposed 1 in 100 +CC must be no greater than the existing 1 in 100 runoff rate. If not, flood risk increases under climate change. 30% should be added to the peak rainfall intensity.

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5. Calculate additional volumes for storage –The total volume of water leaving the development site. New hard surfaces potentially restrict the amount of storm water that can go to the ground, so this needs to be controlled so not to make flood risk worse to properties downstream.

	Existing Volume (m ³)	Proposed Volume (m ³)	Difference (m ³) (Proposed-Existing)	Notes for developers & Local Authorities
1 in 1				Proposed discharge volumes (without mitigation) should be no greater than existing volumes for all corresponding storm events. Any increase in volume increases flood risk elsewhere. Where volumes are increased section 6 must be filled in.
1 in 30				
1 in 100				
1 in 100 plus climate change				To mitigate for climate change the volume discharge from site must be no greater than the existing 1 in 100 storm event. If not, flood risk increases under climate change.

6. Calculate attenuation storage – Attenuation storage is provided to enable the rate of runoff from the site into the receiving watercourse to be limited to an acceptable rate to protect against erosion and flooding downstream. The attenuation storage volume is a function of the degree of development relative to the greenfield discharge rate.

		Notes for developers & Local Authorities
Storage Attenuation volume (Flow rate control) required to retain rates as existing (m ³)		Volume of water to attenuate on site if discharging at existing rates. Can't be used where discharge volumes are increasing

7. How is Storm Water stored on site?

Storage is required for the additional volume from site but also for holding back water to slow down the rate from the site. This is known as attenuation storage and long term storage. The idea is that the additional volume does not get into the watercourses, or if it does it is at an exceptionally low rate. You can either infiltrate the stored water back to ground, or if this isn't possible hold it back with on-site storage. Firstly, can infiltration work on site?

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			Notes for developers & Local Authorities
Infiltration	State the Site's Geology and known Source Protection Zones (SPZ)		Avoid infiltrating in made ground. Infiltration rates are highly variable and refer to Environment Agency website to identify and source protection zones (SPZ)
	Are infiltration rates suitable?		Infiltration rates should be no lower than 1×10^{-6} m/s.
	State the distance between a proposed infiltration device base and the ground water (GW) level		Need 1m (min) between the base of the infiltration device & the water table to protect Groundwater quality & ensure GW doesn't enter infiltration devices. Avoid infiltration where this isn't possible.
	Were infiltration rates obtained by desk study or infiltration test?		Infiltration rates can be estimated from desk studies at most stages of the planning system if a backup attenuation scheme is provided..
	Is the site contaminated? If yes, consider advice from others on whether infiltration can happen.		Water should not be infiltrated through land that is contaminated. The Environment Agency may provide bespoke advice in planning consultations for contaminated sites that should be considered.
In light of the above, is infiltration feasible?	Yes/No? If the answer is No, please identify how the storm water will be stored prior to release		If infiltration is not feasible how will the additional volume be stored? The applicant should then consider the following options in the next section.

Storage requirements

The developer must confirm that either of the two methods for dealing with the amount of water that needs to be stored on site.

Option 1 Simple – Store both the additional volume and attenuation volume in order to make a final discharge from site at **QBAR** (Mean annual flow rate). This is preferred if no infiltration can be made on site. This very simply satisfies the runoff rates and volume criteria.

Option 2 Complex – If some of the additional volume of water can be infiltrated back into the ground, the remainder can be discharged at a very low rate of 2 l/sec/hectare. A combined storage calculation using the partial permissible rate of 2 l/sec/hectare and the attenuation rate used to slow the runoff from site.

Please confirm what option has been chosen and how much storage is required on site.		Notes for developers & Local Authorities The developer at this stage should have an idea of the site characteristics and be able to explain what the storage requirements are on site and how it will be achieved.
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8. Please confirm

		Notes for developers & Local Authorities
Which SuDS measures have been used?		SuDS can be adapted for most situations even where infiltration isn't feasible e.g. impermeable liners beneath some SUDS devices allows treatment but not infiltration. See CIRIA SUDS Manual C697.
Drainage system can contain in the 1 in 30 storm event without flooding		This a requirement for sewers for adoption & is good practice even where drainage system is not adopted.
Any flooding between the 1 in 30 & 1 in 100 plus climate change storm events will be safely contained on site.		Safely: not causing property flooding or posing a hazard to site users i.e. no deeper than 300mm on roads/footpaths. Flood waters must drain away at section 6 rates. Existing rates can be used where runoff volumes are not increased.
How are rates being restricted (hydrobrake etc)		Hydrobrakes to be used where rates are between 2l/s to 5l/s. Orifices may not work below 5l/s as the pipes may block. Pipes with flows < 2l/s are prone to blockage but this can be overcome with careful product selection and SuDS design.

Please confirm the owners/adopters of the SuDS throughout the development. Please list all the owners.		If these are multiple owners then a drawing illustrating exactly what features will be within each owner's remit must be submitted with this Proforma.
How are the entire SuDS to be maintained?		If the features are to be maintained directly by the owners as stated in answer to the above question please answer yes to this question and submit the relevant maintenance schedule for each feature. If it is to be maintained by others than above please give details of each feature and the maintenance schedule. Clear details of the maintenance proposals of all element of the proposed drainage system must be provided. Poorly maintained drainage can lead to increased flooding problems in the future.

10. Evidence Please identify where the details quoted in the sections above were taken from. i.e. Plans, reports etc. Please also provide relevant drawings that need to accompany your proforma, in particular exceedance routes and ownership and location of SuDS (maintenance access strips etc)

Pro-forma Section	Document reference where details quoted above are taken from	Page Number
Section 2		
Section 3		
Section 4		
Section 5		
Section 6		
Section 7		

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The above form should be completed using evidence from the Flood Risk Assessment where applicable, surface water drainage strategy and site plans. It should serve as a summary sheet of the drainage proposals and should clearly show that the proposed rate and volume as a result of development will not be increasing. If there is an increase in rate or volume, the rate or volume section should be completed to set out how the additional rate/volume is being dealt with.

This form is completed using factual information from the Flood Risk Assessment and Site Plans and can be used as a summary of the surface water drainage strategy on this site.

Form Completed By.....

Qualification of person responsible for signing off this pro-forma

Company.....

On behalf of (Client's details)

Date:.....

Agenda Item 12



South
Cambridgeshire
District Council

Report To: Planning Committee

5 October 2016

Lead Officer: Executive Director (Corporate Services) and Head of Development Management

Public Speaking Protocol – Review of arrangements at Planning Committee meetings

Purpose

1. To conduct a review of the public speaking protocol.

Recommendations

2. Officers recommend that
 - (a) the Planning Committee endorses the draft protocol attached at Appendix A, reflecting the changes highlighted in paragraphs 8 to 12 of this report, and Appendix B (changes included);
 - (b) The Planning Committee delegates to officers any typographical or formatting changes deemed appropriate; and
 - (c) Future reviews of the public speaking protocol be made as and when required rather than strictly on an annual basis.

Reasons for Recommendations

3. The recommendation results from situations arising during the last few months that were previously not provided for in the public speaking protocol.

Background

4. At its meeting on 24 May 2007, Council resolved that public speaking at Planning Committee be introduced, and that the Planning Committee be authorised to review and amend the scheme annually. During the last nine years, the public speaking protocol has evolved into a process that is clearly understood and which is successful. Officers consider that an annual review is no longer necessary. However, the protocol still needs to be revised from time to time to make sure that it remains relevant, and is as comprehensive as possible.
5. Planning Committee last reviewed the protocol in June 2015.

Considerations

6. Public speaking at Planning Committee meetings, which includes contributions from local Members not on the Committee and members of parish councils, has been well received generally, and has allowed applicants, their agents, and objectors to take a greater part in the planning application process.

7. During the past few years, public speaking has operated well, but unforeseen circumstances have arisen from time to time, which have been dealt with under the Committee Chairman's general discretionary powers.
8. Recent experience has shown how difficult it is to estimate what time individual applications will be considered at meetings. Factors such as withdrawal of earlier items from the agenda, the number of public speakers, and unforeseen circumstances can all play a part. Therefore, it is proposed that formal advice should be that all public speakers should be prepared to address the Committee at any time after the beginning of the meeting.
9. At the meeting in May 2016, a Parish Council was represented by an agent, Although the current protocol requires Parish Councils to be represented either by elected or co-opted Councillors, it is the case that applicants and objectors sometimes appoint agents. There have been a few instances where local Members have been represented by other Members. There is no legal reason why Parish Councils should not be represented by agents. Officers propose therefore that Parish Councils should be allowed to appoint agents, and that those agents should include their Clerks.
10. Members of the public sometimes play the numbers game: if the Chairman has allowed two people to speak in support, and it becomes clear that the Parish Council also supports, for example, an objector might argue that two additional objectors should be allowed, or that a single objector should be allowed more than three minutes to speak. This process is unacceptably cumbersome, and creates a dangerous precedent. The proposal therefore is that it be made clear that each speech should be limited to three minutes and that the rule be that there can be only one objector and one supporter. The exception to that rule should be that, where the officer recommendation is for refusal, up to two supporters will be allowed – the applicant or agent, and a supporter from the community. Each would get three minutes to speak. Of course, two or more people can share a three-minute speaking slot.
11. There have been a couple of recent instances where objectors have, in effect, been appointed by Parish Councils. While, in principle, there is nothing to stop a Parish Councillor from speaking as a local resident, there could be a perception that the Parish Council is trying to get two speaking slots for itself. Therefore, it is proposed that all applications to address the Committee must be made to Democratic Services.
12. Sometimes, members of the public have tried to circulate material at very short notice. This can place unnecessary pressure on Committee members. The proposal is that the protocol should state a clear cut-off date after which documents and statements will not be circulated, unless the Head of Development Management and / or Committee Chairman deem them to contain material information not previously shared.

Options

13. There are three options:
 - (a) To leave the public speaking protocol as it is, namely as agreed in 2015;
 - (b) To endorse and adopt the protocol, as amended and set out in Appendix A to this report.
 - (c) To amend the protocol in some other way.

Implications

14. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

Equality and Diversity

15. The protocol is available electronically and can be provided in hard copy. Provision has been made for the document to be provided in alternative formats. Democratic Services Officers can advise verbally about the protocol's main requirements.

Consultation responses (including from the Youth Council)

16. External consultation was not deemed appropriate.

Effect on Strategic Aims

17. The introduction of, and subsequent agreement of improvements to, the public speaking scheme, enables effective engagement by residents and parish councils with the decision-making process.

Background Papers

None

Lead Officer: Julie Baird – Head of Development Management

Report Author: Ian Senior – Democratic Services Officer
Telephone: (01954) 713028

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Public Speaking

at meetings of the Planning Committee

Draft 1.32

What is the Planning Committee?

South Cambridgeshire District Council's Planning Committee is a Regulatory Committee ~~consisting of 42 District~~ ~~elect~~ ~~ed~~ Councillors. It is responsible for the following:

- determination of larger, more complex or sensitive planning applications, including those that, formerly would have gone to the Northstowe Joint Development Control Committee, submitted to the Council by other organisations or by members of the public
- any planning application submitted to the Council by one of its officers or elected Councillors;
- Tree Preservation Orders and the protection of important hedgerows;
- Responding on behalf of South Cambridgeshire District Council, as Order Making Authority, to Cambridgeshire County Council about Public Rights of Way within the District;
- ~~Monitoring the progress and outcome of Appeals and Enforcement Action; and~~
- Authorizing Direct Enforcement Action
- Procedural matters relating to the planning process.

When and where do Planning Committee meetings take place?

The Planning Committee meets in the Council Chamber at South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA at 10.00am-30am on a Wednesday, which is usually the first Wednesday each month. Further details, including contacts, directions, and variations to dates / venue are available on the Council's website by visiting www.scambs.gov.uk and follow the links from 'The Council', or by phoning Democratic Services on 03450 450 500.

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Can anyone attend Planning Committee meetings?

Meetings of the Planning Committee are open to the public, so anyone ~~is able to can~~ attend. A range of people with differing interests in specific applications observe these meetings, whether they are applicants or an applicant's agent, objectors, neighbours or other residents, local District Councillors or members of Parish Councils.

Despite being a public meeting, in some very occasional cases the law does allow the committee to consider some matters in private. For example, an application may contain information of a personal or commercially sensitive nature that the Council would not be able to publicise. In every case, however, the public interest in excluding the press and public from the meeting room must outweigh the public interest in having the information disclosed.

Can anyone speak at Planning Committee meetings?

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

- (1) 1 x Community Objector or objector's agent
- (2) (a) 1 x Supporter (usually the applicant or planning agent) Applicant (or applicant's agent)
(b) 1 x Community Supporter, if (and only if) the officer recommendation is Refusal or the applicant or agent forego their right to speak
- (3) 1 x Parish Council representative (elected or co-opted Councillor, agent or Parish Clerk)
- (4) Local District Councillor(s) or another Councillor appointed by them

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Parish Councils and local Members speak as part of the planning process, regardless of whether they support or oppose an application. Objectors and Supporters speak as part of the specific application, ~~and, except in exceptional circumstances identified by the Committee Chairman prior to the meeting, number one in favour and one against.~~ Where more than one objector or supporter exists, they ~~are encouraged to~~ must agree between themselves on a presentation that covers all their concerns. Where the officer recommendation is Approval, a Community Supporter will only be allowed to address the Committee if the applicant or applicant's agent forego their right to speak.

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

It is impossible to say at what time each application on the agenda will be discussed. Public speakers should therefore be prepared to address the Committee at any time after the beginning of the meeting.

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

Each speech is limited to three minutes. This applies even when the applicant (or applicant's agent) and a Community supporter both address the Committee, as detailed above – the objector can still only speak for three minutes. The Chairman operates a system of lights that indicate when one minute remains and when the allotted time of three minutes has been used up. Speakers address the Committee from a clearly marked table, and must speak into the microphone provided. They ~~are advised should~~ to restrict themselves to material planning considerations such as:

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

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

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

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

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

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

~~Yes, but not at the meeting itself. Councillors will be given lots of information to read and digest before the meeting, so need to be given as much time as possible to read or view the information.~~ Yes. The absolute deadline for submitting such material to the Democratic Services Officer is 1.00pm on the Friday before the meeting (such deadline being brought forward by 24 hours for each Bank Holiday between the day of agenda publication and day of the meeting).

Please send such information, preferably by e-mail, to Democratic Services (ian.senior@scambs.gov.uk), who will circulate the information for you among all interested parties (applicant, objectors, Parish Council, officers). In the interests of natural justice, such information will not be distributed earlier than five working days (not including Saturdays, Sundays or Public holidays) ~~or later than three working days~~ before the meeting ~~(usually Friday in the week prior to the meeting).~~ **Please do not supply information directly to members of the Planning Committee, because of the need to identify substitute members, key Council officers and other interested parties.**

Projection equipment, operated by Council officers, is available in the Council Chamber for the display of a limited number of photographs only.

How are applications considered?

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

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

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

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Public Speaking **at meetings of the Planning Committee**

Draft 1.3

What is the Planning Committee?

South Cambridgeshire District Council's Planning Committee is a Regulatory Committee consisting of elected Councillors. It is responsible for the following:

- determination of larger, more complex or sensitive planning applications, including those that, formerly would have gone to the Northstowe Joint Development Control Committee, submitted to the Council by other organisations or by members of the public
- any planning application submitted to the Council by one of its officers or elected Councillors;
- Tree Preservation Orders and the protection of important hedgerows;
- Responding on behalf of South Cambridgeshire District Council, as Order Making Authority, to Cambridgeshire County Council about Public Rights of Way within the District;
- Monitoring the progress and outcome of Appeals and Enforcement Action;
- Authorizing Direct Enforcement Action
- Procedural matters relating to the planning process.

When and where do Planning Committee meetings take place?

The Planning Committee meets in the Council Chamber at South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA at 10.30am on a Wednesday, which is usually the first Wednesday each month. Further details, including contacts, directions, and variations to dates / venue are available on the Council's website by visiting www.scambs.gov.uk and follow the links from 'The Council', or by phoning Democratic Services on 03450 450 500.

Can anyone attend Planning Committee meetings?

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

Can anyone speak at Planning Committee meetings?

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

- (1) 1 x Community Objector or objector's agent
- (2) (a) 1 x Applicant (or applicant's agent)
(b) 1 x Community Supporter **if** (and only if) the officer recommendation is Refusal or the applicant or agent forego their right to speak
- (3) 1 x Parish Council representative (elected or co-opted Councillor, agent or Parish Clerk)
- (4) Local District Councillor(s) or another Councillor appointed by them

Parish Councils and local Members speak as part of the planning process, regardless of whether they support or oppose an application. Objectors and Supporters speak as part of the specific application. Where more than

one objector or supporter exists, they must agree between themselves on a presentation that covers all their concerns. Where the officer recommendation is Approval, a Community Supporter will only be allowed to address the Committee if the applicant or applicant's agent forego their right to speak.

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

It is impossible to say at what time each application on the agenda will be discussed. Public speakers should therefore be prepared to address the Committee at any time after the beginning of the meeting.

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

Each speech is limited to three minutes. This applies even when the applicant (or applicant's agent) and a Community supporter both address the Committee, as detailed above – the objector can still only speak for three minutes. The Chairman operates a system of lights that indicate when one minute remains and when the allotted time of three minutes has been used up. Speakers address the Committee from a clearly marked table, and must speak into the microphone provided. They should restrict themselves to material planning considerations such as:

- Design, appearance, layout, scale and landscaping
- Environmental health issues such as noise, smells and general disturbance
- Highway safety and traffic issues
- Impact on trees, listed buildings, biodiversity, conservation areas and other designated sites.
- Loss of an important view from **public** land that compromises the local character
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Agenda Item 13



REPORT TO: Planning Committee
LEAD OFFICER: Head of Development Management

5 October 2016

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 19 September 2016. Summaries of recent enforcement notices are also reported, for information.

Executive Summary

2. There are currently 85 active cases (Target is maximum 150 open cases, Stretch target 100 open cases).
3. 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.
4. Statistical data is contained in Appendices 1, and 2 to this report.

Updates to significant cases

5. (a) **Stapleford:**
Breach of Enforcement Notice on Land adjacent to Hill Trees, Babraham Road. Following continuing breaches of planning at this location an Injunction was approved by the High Court 17th November 2015, The compliance period to remove unauthorised vehicles and to cease unauthorised development represented by the commercial storage, car sales and non-consented operational works that have occurred there was by January 26th 2016. An inspection of the land on the 26th January 2016 revealed that the unauthorised motor vehicles, trailers, caravans etc. had along with the unauthorised track been removed from the land as required by the Injunction. The displaced vehicles have now been moved onto land at Little Abington owned by the occupier of Hill Trees and onto land adjacent to Hill Trees that belongs to Gonville and Caius College, Cambridge. Both parcels of land are the subject of extant enforcement notices. Currently advice has been sought through Counsel on the most effect route in dealing with this displacement and on balance it is felt that a High Court injunction, particularly given the recent successful outcome at Hill Trees and related planning history, including various unsuccessful challenges, is made to remedy the identified breaches. Case file currently in preparation.

File prepared and instruction given to apply for a High Court Injunction.

Preparation work including further detailed inspections of the lands in question, personal service etc. currently being carried out.

(b) **Cottenham - 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. The Judicial review which was set for 29th October 2015 has taken place at the High Court of Justice, Queens Bench division, Planning Courts before The Honourable Mr Justice Lewis. The judgement was handed down on the 22nd January 2016 in favour of the Council. The judicial review claim was accordingly ordered to be dismissed.

The Claimant had lodged an application for permission to appeal but this was refused 25th January 2016. Notwithstanding the refusal of permission to appeal by the Planning Court at first instance, the claimant has now applied to the Court of Appeal for permission to appeal the Judicial Review outcome from January.

The Court of Appeal, Civil Division has considered the application by the applicant and the application for permission to appeal is refused. A case review will shortly be carried out and next steps agreed

(c) **Sawston – Football Club**

Failure to comply with pre-commencement conditions relating to planning reference S/2239/13 – Current site clearance suspended whilst application to discharge conditions submitted by planning agent. Application to discharge pre-commencement conditions received and subsequently approved for conditions 3, 4 and Boundary Treatment – Conditions, 6,7,14,22,23,25,26,27,28,29,30,31,32 and 33 have now also been discharged. Following an application for a Judicial Review regarding the stadium, the Judicial review has taken place at the High Court of Justice, Queens Bench division, Planning Courts. The judgement was handed down and reported on the 15th January 2016 in favour of the Council. The judicial review claim was accordingly ordered to be dismissed. The Claimant in this JR has now applied to the Court of Appeal for permission to appeal the decision of Mr Justice Jay. Counsel has been made aware.

Permission to appeal allowed – Appeal Listed for a 1 day hearing floating over the 18th and 19th January 2017.

- (d) **Caxton**
Land and property at Swansley Wood , St Neots Road, Caxton Unauthorised use of the area to the north of the land for the storage of containers contrary to the requirements of condition 1 of planning permission Reference No: S/2391/12/12/VC. Enforcement notice issued 31st March 2016. Appeal application submitted to the Planning Inspectorate but was found to be out of time. Compliance requested.

Enforcement Notice not complied with. Prosecution file submitted to Legal.

Summons served, defendant appeared at Cambridgeshire Magistrates Court on the 1st September 2016. Defendant pleaded guilty to the offence and was fined £5000.00p with £500.00p costs and £170.00p Victims surcharge. Compliance being monitored.

- (e) **Abington – 45 North Road**
Following the unauthorised development at the above premises and subsequent issue of a planning enforcement notice, an appeal was made that was later dismissed by the planning inspectorate. The compliance period was increased to 9 months to demolish the unauthorised structure. During the compliance period a further planning application was submitted under planning reference S/1103/15/FL on the 27th April 2015 – The application was refused on the 19th November 2015 and again was appealed. The planning inspector dismissed the appeal on the 14th April 2016

A report was to be submitted to the July Planning Committee to approve direct action by the council in relation to demolition of the unauthorised extension however a further three applications were received from the land owner prior to committee and therefore this item has been withdrawn from the agenda in order to allow officers the opportunity to review the information.

Two LDC's (Lawful Development Certificate) under planning references S/1739/16 and S/1655/16 that were submitted have since been refused The final application under planning reference S/1615/16 has not yet been determined.

- (f) **Fulbourn - St Martin's Cottage, 36 Apthorpe Street,**
Erection of a wooden building in rear paddock of No.36 Apthorpe Street, Fulbourn, intended for commercial use as a carpentry workshop. The building is, in the absence of a planning permission in breach of planning control and has a detrimental impact upon the Green Belt and open countryside.

A retrospective planning application has not been submitted in order to try and regularise the breach of planning control identified therefore an application to issue an enforcement notice for the removal of the building was made. Enforcement Notice issued 9th September 2016 effective date 21 October 2016 Compliance period – Three months

- (g) **Papworth Everard – Land at the Old Estates Office Ermine Street South**
Erection of a Two (2) metre high close boarded fence around the property including a section adjacent to the highway. An enforcement notice reference SCD-ENF- 009873 was issued 18th April 2016. The owner of the property has

failed to comply with the notice therefore a prosecution file has been raised.

Investigation summary

- 6 Enforcement Investigations for August 2016 reflect a 17.8% increase when compared to the same period in 2015. The Year to date total for investigations shows an increase of 8.7% when compared to the same period in 2015

Effect on Strategic Aims

- 7.. South Cambridgeshire District Council delivers value for money by engaging with residents, parishes and businesses. By providing an effective Enforcement service, the Council continues to provide its residents with an excellent quality of life.

Background Papers:

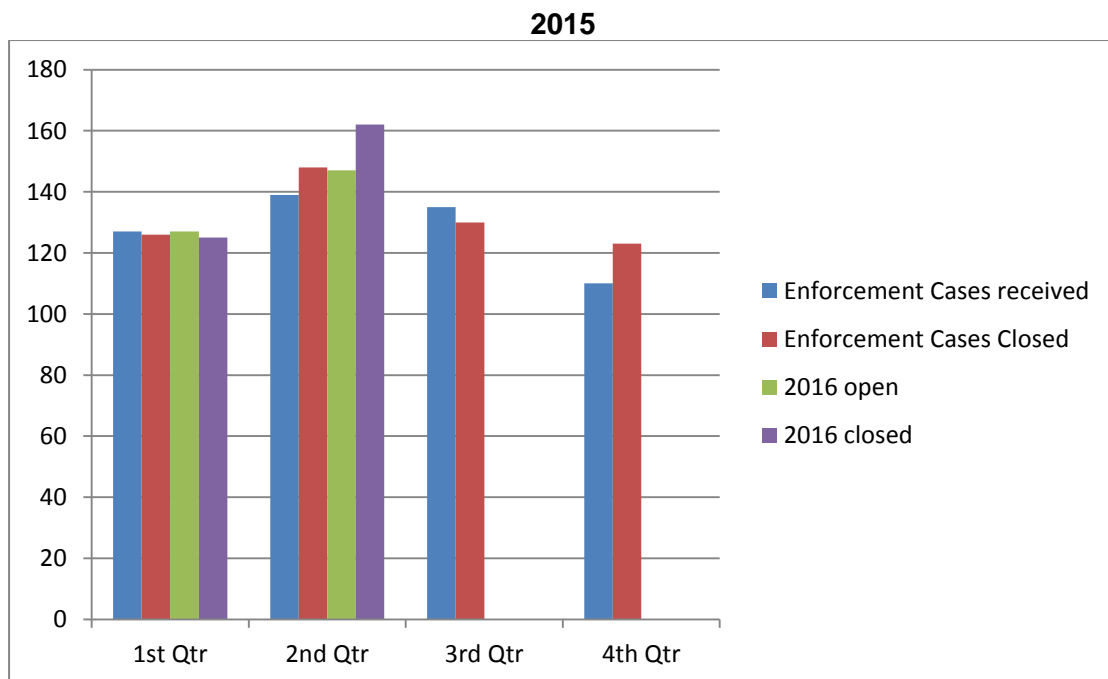
The following background papers were used in the preparation of this report:

- **Appendices 1 and 2**

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

Enforcement Cases Received and Closed

Month – 2016	Received	Closed
1 st Qtr. 2016	127	125
2 nd Qtr. 2016	147	162
July 2016	48	37
August 2016	53	50
2016 - YTD	375	374
1 st Qtr. 2015	127	126
2 nd Qtr. 2015	139	148
3 rd Qtr. 2015	135	130
4 th Qtr. 2015	110	123
2015 YTD	511	527
2014 YTD	504	476



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Notices Served and Issued

1. Notices Served

Type of Notice	Period	Calendar Year to date
	August 2016	2016
Enforcement	2	10
Stop Notice	0	0
Temporary Stop Notice	1	2
Breach of Condition	0	1
S215 – Amenity Notice	0	0
Planning Contravention Notice	2	3
Injunctions	0	0
High Hedge Remedial Notice	0	3

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCD-ENF 0341/16	Gt Shelford	The Railway Tavern, Station Road	Temporary Stop Notice
SCD-ENF 51622	Impington	2a Hereward Close	Enforcement Notice
SCD-ENF 009663	Shingay-Cum-Wendy	The Barn, Church Farm Barn	Enforcement Notice
ENF-02/16	Pampisford	Solar Park Ltd Station Road	Planning Contravention Notice
ENF-03/16	Hardwick	67 St. Neots Road	Planning Contravention Notice

3. Case Information

Thirty five of the fifty three cases opened during August were closed within the same period which represents a 66% closure rate.

A breakdown of the cases investigated during August is as follows

Low priority -Development that may cause some harm but could be made acceptable by way of conditions e.g. Control on hours of use, parking etc.
Two (2) cases were investigated

Medium Priority -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)
Forty Four (44) cases were investigated

High Priority (works which are irreversible or irreplaceable (e.g. damage to, or loss of, listed buildings and protected trees, where highways issues could endanger life)
Seven (7) cases were investigated

The enquiries received by enforcement during the period August are broken down by case category as follows.

Adverts	x 02
Amenity	x 02
Breach of Condition	x 17
Breach of Planning Control	x 11
Built in Accordance	x 04
Change of Use	x 07
Conservation	x 00
Listed Building	x 01
Other	x 07
Unauthorised Development	x 02
<u>Total Cases reported</u>	<u>53</u>

Agenda Item 14



REPORT TO: Planning Committee
LEAD OFFICER: Head of Development Management

5 October 2016

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 of 27 September 2016. Summaries of recent decisions of importance are also reported, for information.

Statistical data

2. Attached to this report are the following Appendices:
 - Appendix 1 - Decisions Notified by the Secretary of State
 - Appendix 2 – Appeals received
 - Appendix 3 - Local Inquiry and Informal Hearing dates scheduled

Contact Officer: Julie Baird Head of Development Management
Telephone Number:: 01954 713144

Report Author: Ian Papworth Technical Support Officer (Appeals)
Telephone Number: 01954 713406

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Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date
S/0709/16/FL	The Old Granary, Mill Road, Great Wilbraham	Retrospective application for change of use of detached outbuilding pertinent to dwelling in connection with child-minding business	Allowed	24/08/16
S/0418/16/FL	38 Woodland Road, Sawston	Erection of Annexe	Allowed	30/08/2016
S/0418/16/FL	38 Woodland Road, Sawston	Application for Costs	Refused	30/08/2016
S/0813/16/FL	5 Green End, Fen Ditton	Two storey rear extension and extension to single storey garden store / shed	Part allowed (Shed extension) Part refused (2 storey rear extension)	30/08/2016
S./1456/15/VC	54 Park Lane, Fen Drayton	Removal of Condition 3 of S/1579/11	Allowed	26/08/2016
S/3154/15/FL	Land adjacent to 36 High Street, Guilden Morden	Proposed detached dwelling	Dismissed	02/09/2016
S/2434/15/AD	Cambridge Canteen, Hill Farm Road, Whittlesford	Display of 2 advertisements, 1 on main building and 1 roadside sign	Part Allowed (sign on building), Part refused (Roadside sign)	02/09/2016
S/0165/16/FL	19 Hinton Way, Great Shelford	Extension to house to form new dwelling	Allowed	08/09/2016
S/0882/14/FL	Land Adj to 41 Denny End Road, Waterbeach	Erection of 30 affordable dwellings including associated vehicular access	Allowed	21/09/2016

Appendix 1

		and external works		
S/0677/15/OL	Land south of, Kettles Close, Oakington	Residential Development (8 Dwellings), Extension of Access Road and Provision of Open Space	Dismissed	22/09/2016

Appeals Received

Reference	Address	Details	Date Appeal lodged
S/2108/15/FL	The Meadow, Streetly End, West Wickham	Change of use of stables to a single dwelling, small connecting link, reopening of access	31/08/2016
S/3190/15/OL	Land at Hurdleditch Road, Orwell	Outline planning application for up to 49 dwellings, community car park and coach drop off facility, pumping station and associated infrastructure	30/108/2016
S/3155/16/FL	The Meadow, Streetly End, West Wickham	Site for the erection of a dwelling following demolition of existing stables and formation of a new access	31/08/2016
S/2860/15/FL	32 Ickleton Road, Duxford	Erection of outbuildings including the construction of an indoor swimming pool and associated landscaping and groundworks (part retrospective)	31/08/2016
S/1300/16/FL	Pleasant View, Ely Road, Landbeach	Demolition of existing house and construction of replacement dwelling	02/09/2016
S/0900/16/FL	8 West Street, Comberton	Erection of a single storey front extension	09/09/2016
S/0838/16/FL	14 Maltings Lane, Great and Little	Proposed change of use of existing	08/09/2016

Appendix 2

	Chishill	garage and workshop to provide single dwelling	
S/1102/16/FL	111A Brewery Road, Pampisford	Conversion of existing garage and construction of detached garage	10/08/2016
S/0977/16/FL	6 Meadow Walk, Great Abington	First floor extension over existing dwelling and part single, part two storey extension	16/09/2016

Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/2870/15/OL	Bloor Homes (Eastern) & Cambridgeshire County Council	Land at Mill Road Over	Planning Decision	08/11/16 – 11/11/16 Confirmed
S/2510/15/OL	Gladman Developments Ltd	Land east of Highfields Road Caldecote	Non-Determination	08/11/16-11/11/16 Confirmed
S/0537/16/LD	Endurance Estates Strategic Land Ltd	Land south of West Road Gamlingay	Planning Decision	14/03/17 – 17/03/17 Confirmed

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/1320/14/FL	Mr T Barling	Dotterell Hall Farm Barns Balsham	Planning Decision	27/09/2016 – 28/09/2016 Confirmed

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