

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
www.scambs.gov.uk



15th May 2020

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Anna Bradnam,
Dr. Martin Cahn, Sue Ellington, Peter Fane, Brian Milnes, Judith Rippeth,
Deborah Roberts, Heather Williams and Nick Wright

Quorum: 3

Substitutes: Councillors Grenville Chamberlain, Mark Howell, Dr. Shrobona Bhattacharya,
Graham Cone, Henry Batchelor, Dr. Claire Daunton, Eileen Wilson,
Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held as a **VIRTUAL MEETING - ONLINE** on **TUESDAY, 26 MAY 2020** at **2.00 p.m.** A web link to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website, normally, at least 24 hours before the meeting.

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
Liz Watts
Chief Executive

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

AGENDA		PAGES
1.	Chairman's Announcements	
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. | S/4302/19/FL - Girton (16 High Street) | 1 - 20 |
| | Erection of 15 no. one-bedroom apartments and a small office building including car and cycle parking bin stores a replacement substation landscaped open space and associated development. | |
| 5. | S/1213/19/RM - Great Abington (Strawberry Farm) | 21 - 34 |
| | Reserved Matters for appearance, landscaping, layout and scale following outline planning permission S/1433/16/OL for the erection of 8 dwellings including housing provision landscaping and associated infrastructure. | |
| 6. | S/4081/19/FL - Fowlmere (Hideaway, Lynch Lane) | 35 - 40 |
| | Single storey rear extension | |
| 7. | S/3858/19/FL - Whittlesford (2 Whiskins) | 41 - 46 |
| | Single storey rear extension | |

GUIDANCE NOTE FOR MEMBERS OF THE PUBLIC

Members of the public are welcome to view the live stream of this meeting, except during the consideration of exempt or confidential items, by following the link to be published on the Council's website.

Any person who participates in the meeting in accordance with the Council's public question time, is deemed to have consented to being recorded and to the use of those images (where participating via video conference) and/or sound recordings for webcast purposes. When speaking, members of the public should not disclose any personal information of any individual as this might infringe the rights of that individual and breach the Data Protection Act.

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person or persons concerned. If they continue to interrupt, the Chairman will order their removal from the meeting. The meeting may be suspended until order has been restored.

For more information about this meeting, including public speaking and access arrangements, please contact democratic.services@scambs.gov.uk

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'.

This page is left blank intentionally.

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

26 May 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/4302/19/FL
Parish(es):	Girton
Proposal:	Erection of 15 no. one-bedroom apartments and a small office building including car and cycle parking bin stores a replacement substation landscaped open space and associated development.
Site address:	16 High Street, Girton, Cambridge, Cambridgeshire CB3 0PU
Applicant(s):	Girton Town Charity
Recommendation:	Approval
Key material considerations:	Principle of Development Impact on the Character and Appearance of the Area Neighbour Amenity
Committee Site Visit:	N/A
Departure Application:	No
Presenting Officer:	Dean Scrivener (Senior Planning Officer)
Application brought to Committee because:	Significant public interest
Date by which decision due:	29 th May 2020 (Extension of Time agreed).

Executive Summary

1. There is proven current and future demand for age exclusive accommodation, and this scheme would make an important contribution to the supply of this form of housing and in the right location.
2. This application is a resubmission of a previous scheme (S/1823/18/FL) which was refused on neighbour amenity and design grounds.
3. The Local Planning Authority has received a number of objections against the proposed development on neighbour amenity grounds, design grounds, drainage and highway safety.

Despite the objections raised by neighbouring properties, Officers are of the view that

4. the current scheme overcomes the previous reasons for refusal, for the reasons set out in this report.

Relevant Planning History

5. Pre-application advice (PRE/0108/17) - Proposed re-development - Supported the principle of re-development on the site subject to further details.
6. Pre-application advice (PRE/0539/17) - Redevelopment of 6 dwellings and office bungalow into 15, 2 bedrooms apartments and a new headquarters for the charity. Issued 17 November 2018. Proposal was for an 'I' shaped building with office to the frontage, accommodation set behind the frontage building in a linear form and towards the rear of the building would extend towards the north and south boundaries. The scale and massing/form was considered to be broadly acceptable by Officers, but amendments needed to overcome neighbouring amenity concerns.
7. S/1823/18/FL - 16 one-bedroom apartments in one two-storey building and one small office building including car-parking, bike storage, bin storage, garden store, a substation and landscaped open spaces – Refused at Planning Committee January 2019
8. Pre-application advice (PRE/0256) – 15No. flats and office block for the over 55's – Supported the revised design
9. S/3547/19/PN - Prior notification of proposed demolition of building at N. 16 & 18 High Street & 1-4 Michael's Close – Prior Approval Not Required

National Guidance

10. National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
National Design Guide 2019
11. **South Cambridgeshire Local Plan 2018**
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/6 The Development Strategy to 2031
S/7 Development Frameworks
S/9 Minor Rural Centre
H/8 Housing Density
H/9 Housing Mix
H/10 Affordable Housing
H/12 Residential Space Standards
NH/4 Biodiversity
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Water Efficiency
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
 E/12 New Employment Development in Villages
 E/13 New Employment Development on the Edges of Villages
 SC/2 Health Impact Assessment
 SC/4 Meeting Community Needs
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space, and New Developments
 SC/8 Open Space Standards
 SC/9 Lighting Proposals
 SC/10 Noise Pollution
 SC/11 Contaminated Land
 SC/12 Air Quality
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments
 TI/10 Broadband

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

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

Consultations

13. **Girton Parish Council** – Girton Parish Council notes that neighbours have expressed concerns regarding overlooking, impact on the street scene and matters of access and parking. The Council echoes the concerns about drainage expressed by Cambridgeshire County Council officers. The Council is also concerned that the acoustic fence should be long enough to protect all neighbours potentially affected. Approved with one vote against and three abstention.
14. **Affordable Housing Officer** - The scheme is an alms house development tailored to the over 55's. The properties will be let for rent to those residents who fit the criteria that is set out by the charity. In most cases alms houses are let to those most in need and who have a local connection to the village. Alms-houses should be registered with the Charities commission and should also be registered with Homes England if they become registered providers of Social Housing. If they come RSL's and have obtained Homes England funding, then they can charge affordable rent. From the documentation provided with the application, Girton Town Charities are registered with the Charities Commission and Alms-house Association and not Homes England and are proposing to develop the scheme as alms-houses. Therefore, residents will be regarded as appointees and will have a licence to occupy the dwellings and pay a weekly maintenance charge rather than rent, to cover maintenance and repair costs of the dwelling. The weekly maintenance charge paid by the resident should be a contribution to the maintenance of the associations alms houses and for the cost of essential services to the resident. Eligible applicants are entitled to housing benefit to cover this cost. We have no objection to this application and regard alms-houses as

another form of affordable housing for those in housing need.

15. **Urban Design Officer** – Officers welcome improvements which have been made to this scheme since the previously refused application and following review by the council's Design Enabling Panel, in particular the splitting into three shorter, re-sited buildings, the varying of storey heights, creating a courtyard and addressing previous concerns about the overlooking of neighbouring properties. Officers support the scale, massing, form and siting of the built form and consider that the scheme will contribute positively to the character and appearance of the local area.
16. **Landscape Officer** – No objections subject to landscaping conditions regarding hard and soft landscaping details, boundary treatment details, cycle parking details and substation details.
17. **Tree Officer** - No arboricultural or hedgerow objections to this application. There are trees on or adjacent to site with no legal protection. A Tree Survey and Arboricultural Implications Assessment and Preliminary Arboricultural Method Statement & Tree Protection Plan (dated 20/11/2019) has been submitted. This is sufficient for this stage of the application but further information is required regarding the protection of the trees before works commence. Therefore, a pre commencement condition is recommended in this instance.
18. **Ecology Officer** - The applicant has submitted a Preliminary Ecological Appraisal (PEA) (Practical Ecology, September 2019) and Nocturnal Bat Survey (MKA Ecology, October 2019). A bat roost was confirmed within 22 High Street which lies inside the application site. Therefore, a Protected Species Licence will be required from Natural England prior to works commencing. I am satisfied that sufficient information has been submitted to determine this application and require no further information or amendments at this time. Other non licensable mitigation and avoidance strategies have been recommended to which I am in agreement.
19. **Archaeology Officer** - Records indicate that the site lies in an area of high archaeological potential. There are no objections to the development from proceeding in this location but consider an investigation should be secured through condition.
20. **Anglian Water** – No objections to the proposal. A surface water management strategy is requested via a condition.
21. **Local Highway Authority** – Originally objected to the application due to the lack of an individual visibility splay drawing. Following the receipt of a visibility drawing (170676-X-00-DR-C-3010), the Local Highway Authority have removed their objection, subject to conditions regarding construction of the access, a Traffic Management Plan (TMP), management and maintenance of proposed streets and informatives ensuring no works are carried out within the adopted highway and that Michael's Close is stopped up via an application under Section 247 of the Town and Country Planning Act 1990.
22. **Police and Crime Officer** - Supports the application
23. **Environmental Health Officer** - I am satisfied with the External Lighting Assessment Report (Revision 5) dated 14 November 2019 provided by MEP Engineering which details the level of illumination for the site, and how this will be mitigated to control potentially adverse impact on nearby residents. The following conditions should be applied to any consent: operational Noise Minimisation Management Plan / Scheme,

lighting scheme compliance, traffic management plan, foundation details in the event of piling, scheme to minimise spread of dust, construction hours, burning of waste. An informative is also recommended requesting that a Demolition Notice is served prior to the existing dwellings being demolished.

24. **Drainage Officer** – No objections to the proposed development. Conditions regarding surface drainage and foul water drainage are recommended.
25. **Lead Local Flood and Water Authority** - Based on the submitted documents the LLFA have no objection in principle to the proposed development subject to a compliance condition that the surface water drainage scheme is implemented in full accordance with the Drainage Strategy Report as submitted by Conisbee (ref: 170675/S Rice) dated 19th October 2019.
26. **Natural England** – No comments to make on this application.
27. **Cambridgeshire Fire and Rescue** – No objections subject to the provision of fire hydrants via a S106 or planning condition.

Representations

28. The Local Planning Authority has received 6 letters of objection on this application. The comments can be found on the Councils website. In summary the following material considerations have been raised:
 - Revised scheme has not dealt with concerns raised on impact to amenity of No.14 High Street in respect of overbearing, overshadowing and overlooking
 - Scheme is out of character with the local area and does not maintain the existing street layout
 - Unduly dominant due to size, bulk and location. The buildings should be single storey
 - No need for an office building to be incorporated as the Girton Town Charity already have an office elsewhere in Girton. A condition should be imposed to restrict the use of the office building to the charity alone
 - Repositioning of sub station will cause noise disturbance upon neighbouring property
 - The acoustic fence should extend along the full frontage of the site as opposed to just around the sub station/car parking area
 - Inadequate drainage to cope with any heavy rainfall and more action is required to ensure that the development does not result in significant drainage issues
 - The provision of almshouses should be restricted to over 55's
 - Overlooking of office upon Nos. 9 and 11 High Street, as well as loss of privacy and light
 - Age range will need to be lowered in order to fill the rooms at first floor level
 - Safety hazard for pedestrians as car parking will result on the High Street
 - Too many units crammed on the plot and would result in overdevelopment
 - Proposed parking level to be inadequate to support future residents
 - Increased noise levels
 - Inadequate access

12 letters of support have been submitted. In summary the following material considerations have been raised:

- Improvement to the existing bungalows
- Valued addition to the community
- Designed sympathetically and does not have any detrimental impact on neighbourhood
- Buildings are no higher than adjacent properties
- Hedges will screen neighbouring houses

Site and Surroundings

29. The site has an area of 0.336 ha. It is accessed from Girton High Street and constitutes four one-bed bungalows on Michael's Close and two semi-detached bungalows facing the High Street. The Girton Town Charity (GTC) Office (a former dwelling) is also located on the site.
30. The levels across the site slope from north to south, with the area immediately off the High Street rising by approximately 1m with a grass embankment to the frontage. There are dense tree/hedges running along the eastern perimeter with hedging on the northern and southern perimeters. The site is surrounded by residential houses and their associated garden spaces on all sides. A public footpath runs along the boundary of No.14 High Street with views towards the site. The site is within Flood Zone 1 and is within the Girton Village Development Framework.
31. In terms of the applicant's background, GTC is registered with the Charity Commission and exists to help Girton residents, both as individuals and collectively through Village societies and activities. One of their arms includes providing Alms-houses. GTC has a total of 10 Alms-houses, comprising two and three bedroom homes in Girton. This includes the properties on the application site. The houses are intended for Girton families to help them save and move onto the housing ladder or for active retirees who can live independently. Accommodation is allocated through a vetting process during which each individual applicant is assessed in terms of meeting set criteria.

Proposal

32. The application seeks planning permission for the demolition of the existing bungalows and office building and the erection of fifteen one bedroom apartments. The apartments would be restricted for occupiers that are over 55 years of age. The proposal includes a single storey replacement office building for the GTC on the front of the site facing the High Street. The apartments would be provided within three main blocks. Two of these would be two storey and these would be set to the front and rear of the site, with a third block being single storey in between perpendicular to the High Street. The site will be accessed from the High Street and will have provision for 12 car parking spaces located adjacent to the northern boundary.

Planning Assessment

Principle of Development

33. The site lies within the village framework of Girton, a Minor Rural Centre where policy S/9 envisages developments up to 30 dwellings being acceptable. The proposal would therefore accord with policies S/7 and S/9 of the adopted Local Plan which together seek to ensure residential developments are located in sustainable locations.

34. The proposed office would replace one that is already on the site for the GTC. The proposed use is considered to be acceptable in a residential area being a Class B1 use. In order to provide flexibility for the charity, Officers agreed that the proposed office can be flexibly converted to residential use to serve the over 55's should in the future the Charity relocates.

Affordable Housing Provision

35. The dwellings would be almshouses for the over 55s. Officers understand that the properties would be rented out by the GTC to those that are 'in-need' within the Girton community or those that have a close connection to the village following a vetting process in which each applicant is assessed in terms of meeting set criteria.
36. Paragraph 77 of the National Planning Policy Framework (NPPF) states that '*in rural areas, planning policies and decisions should be responsive to local circumstances and support housing development that reflect local needs*'. The affordable housing definition in Annex 2 of the NPPF states that '*housing for sale or rent, for those whose needs are not met by the market can be permitted*', subject to complying with one of the affordable housing definitions.
37. The GTC have confirmed that their housing model will meet the definition of Annex 2 (a)a in providing affordable housing for rent below 20% local market rent. Whilst GTC are not technically a 'Registered Housing Provider', private landlords, such as the GTC are still able to meet the definition of (a)b, provided it is a 'Build to Rent' scheme. If the scheme is permitted a S106 agreement would need to be required to secure the properties at an affordable price for future eligible households. The applicant has agreed to this approach and therefore would meet the final criteria (a)c.
38. The proposal would therefore exceed the requirements of policy H/10 of the adopted Local Plan that seeks to secure 40% affordable homes on developments of 11 or more dwellings.

Housing Mix and Space Standards

39. The Council's Housing Statistical Information Leaflet (HSIL) provides information on the housing need for Girton. There is significant demand for affordable rented 1 bed dwellings in Girton, with 8 applicants on the register aged 60+. Recent research for the Greater Cambridge Partnership has resulted in a model (HOPSR) for estimating the required supply of housing for older people of which there is a significant deficit. There is therefore significant proven current and future demand for age exclusive accommodation, and this scheme would make an important contribution to the supply of this form of housing. This is a strong material consideration which weighs in favour of the proposal.
40. This application proposes 15 one bedroom dwellings of 61m² each that greatly exceeds the minimum threshold of 50m² in the Nationally Described Space Standards. In addition, all dwellings are designed to Building Regulations Part M (4) Category 2 as a minimum, with the B1 office space designed as capable of being converted to C3 use and to Building Regulations Part M (4) Category 3.

Impact on Character and Appearance of the Area

41. A main objective of the National Planning Policy Framework (NPPF) (paragraph 9) states that decisions should play an active role in guiding development towards

sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. Paragraph 127 also states that decisions should ensure developments are sympathetic to the local character and history including the surrounding built environment, whilst not preventing or discouraging appropriate innovation or change.

42. Since the previous refused scheme (S/1823/18/FL), the applicant has engaged with officers through the Council's pre-application and Design Enabling Panel (DEP) procedures. During this time there have been various revisions to the proposed development to try and overcome the previous design reasons for refusal. Both planning and urban design officers feel that the current scheme as submitted, has overcome these issues.
43. The site is located in a residential area surrounded by modest sized two storey and single storey dwellings and their garden areas. The building line along the south east side of the High Street is staggered with dwellings setback from the roadside by landscaping and associated parking areas.
44. The previous scheme was refused for the following reason: *'By virtue of the overall scale, mass, form and siting of this building, it would introduce a visually intrusive form of development that would jar with the existing residential character of the area. This harm would be prominent from view points along the High Street (and between existing housing), the public footpath along No.14 High Street and from the private garden areas.'*
45. The proposed two storey apartment block set to the front of the site would be set forwards of the adjacent neighbouring dwellings however, there does not appear to be a strong or consistent building line more generally along the High Street and the proposal therefore maintains a reasonable distance between the front elevation and the highway. Therefore, the siting of the frontage block is acceptable.
46. The two storey height of the proposed front and rear apartment blocks would not be out of character with the area given that there are two storey neighbouring dwellings within close proximity. The previously proposed linear form and mass of one central building was noticeably more substantial in this location and contrary to the existing residential character. This revised scheme has broken up the massing of the development by separating the two storey elements with a single storey residential apartment block and associated landscaping in between, resulting in a courtyard arrangement. Although officers acknowledge that the front two storey element would be prominent in the street scene, it is well designed and articulated with a staggered frontage. The revised layout and massing of the buildings is much more attuned to its surroundings and constraints than as previously proposed. The scheme is therefore considered to overcome the previous reasons for refusal and is acceptable.
47. The proposed single storey elements of the proposal would constitute the office set to the front, and the apartment block running parallel to the northern boundary of the site. The office would have a low ridge height and is not considered to be prominent in street scene views to result in any visual harm. Due to the low height and set back positioning of the single storey apartment block, this element of the proposal is not considered to result in any significant visual impact upon the local area, nor be prominent in street scene views and is acceptable.
48. The proposed materials of render and pantiled roof are considered to reflect that of existing materials used in nearby neighbouring properties and are therefore acceptable, subject to conditions requiring samples.

49. For the reasons given above, the proposed development is considered to be in keeping with the character and appearance of the local area, in accordance with policy HQ/1 of the adopted Local Plan.

Residential Amenity

50. The previous scheme was refused on neighbour amenity grounds due to the following: *'Given the sheer length of the main building, the distance from the boundary at 13m-16m and the number of windows in the southern elevation, the perception of overlooking to the outdoor amenity area of No.14 High Street would cause a significant and adverse overlooking impact. As such, the proposal is contrary to policy HQ/1(n) of the South Cambridgeshire Local Plan (adopted 2018) which seeks to protect residential amenity.'*

51. No.14 High Street is a single storey bungalow set back from the High Street, to the south of the site. The property benefits from a long front garden and small rear garden with outbuildings. Previously, in terms of privacy and overlooking, the southern elevation of the proposed apartment building was located at its closest 13m-16m to the shared boundary with No.14. The apartment building stretched the full length of the plot and at first floor contained 14 windows within the southern elevation, all of which served habitable spaces. This was considered to have resulted in a high level of perceived overlooking impact upon the amenity area of No. 14 and was refused.

52. The current scheme introduces a new layout, comprising a courtyard arrangement with a two storey element to the front and rear of the site. It is acknowledged that the proposed two storey elements would be seen from the front and rear gardens of No. 14 however, given the reduction in the overall projection of the two storey elements when compared to the previous scheme, the proposal is not considered to result in a significant level of perceived overlooking impact upon this neighbouring property to warrant a refusal in this instance. There are windows set within the side elevations of the two storey apartment blocks however these are indicated to be set at 1.6m above floor level. A condition shall be imposed to ensure these windows are obscure glazed and non-openable beyond 45 degrees to prevent any significant overlooking impact. Moreover, it is noted that balconies at first floor will be provided for the first floor apartments set to the rear elevation of the two storey element to the front, as well as to the front elevation of the two storey element at the rear of the site. Balconies serving apartments 13 and 15 would be set closest to No. 14 however, given the distances and angles at which these are set in relation to the amenity areas of this neighbouring property, no significant overlooking impact is considered to arise in this instance.

53. Furthermore, the two storey element to the front would be set approximately 3.6m from the shared boundary with No. 14. The two storey element to the rear of the site would be set approximately 4.8m from the shared boundary with No. 14. Although these distances are relatively close, the proposed apartment blocks are not considered to result in any significant overbearing impact upon the main amenity area serving No. 14, due to their shallow depth and siting. The rear garden area serving No. 14 contains outbuildings which are set alongside the shared boundary which gives a degree of further separation from the two storey apartment block. It is also noted that the rear garden area is not considered to be the main amenity area serving No. 14 given its limited space.

Given the distance between the front two storey element and No. 14, no significant overshadowing or loss of light impacts are considered to arise. The proposed two

54. storey element to the rear would be situated to the north of No. 14. Given the distance between this two storey element and No. 14, Officers are aware that there may be some overshadowing upon the rear amenity area especially in winter months, given the orientation of this neighbouring property and this two storey element, no significant overshadowing or loss of light is considered to occur to warrant a refusal in this instance.

- Officers have considered the impact of the development in terms of overlooking and overbearing to No.12 High Street and properties along Church Lane. Given the
55. distances of the development from the main building there would be no unacceptable impacts.

- No. 24 High Street is a two storey dwelling slightly set back from the High Street. The garden area of No.24 wraps around the existing GTC office. The proposed single
56. storey element running parallel with the shared boundary of No. 24 would comprise a low ridge height and is therefore not considered to result in any significant overbearing or overshadowing impacts upon the rear amenity area of this neighbouring property.

- In terms of overlooking, there are no proposed first floor windows within the northern elevation of the two storey apartment block to the rear of the site. There are windows
57. proposed along the northern elevation of the single storey element however, given the size of the rear garden serving No. 24, and the fact that these are single storey windows, the proposal is not considered to result in significant overlooking impact upon the rear amenity area of this neighbouring property.

- There has been concerns raised regarding the relocation of the substation to the front corner of the site, in respect of noise. The substation would be set up hard against the
58. shared boundary with No. 24. The Council's Environmental Health Officer has been consulted on the application and has raised no objections to the relocation of the substation. Substations produce minimal noise and it is therefore not considered to result in any significant noise disturbance upon No. 24 to warrant a refusal.

- The proposed development has also been assessed against neighbouring properties Nos. 9 and 11 High Street, situated to the west of the site. The two storey element
59. situated to the front of the site would comprise first floor windows serving habitable spaces and would be set approximately 20m from these neighbouring properties. The Council's District Design Guide 2010 states that a minimum 25m should be accounted for between two storey buildings containing habitable windows. Although 20m is slightly less than this minimum standard, the separation distance is not considered to result in any significant overlooking impact upon these neighbouring properties to warrant a refusal, particularly as the property already faces onto and is close to the High Street. It is noted that the main amenity area serving No. 9 is set to the side of the property however, this distance is not considered to result in significant impacts in terms of overbearing, overlooking or overshadowing impacts upon the amenity area of this neighbouring property.

- An acoustic fence is proposed along the shared boundary with No. 24 to the north. The acoustic fence is situated around the proposed car parking area, in order to minimise
60. noise disturbance upon No. 24 as a result in vehicular movements. There are comments raised stating that the acoustic fence should be extended along the frontage of the development. The purpose of the acoustic fence is to limit noise disturbance around the car park as this area of the proposal is most likely to result in increased noise compared to the rest of the site. Officers do not consider the extension of the acoustic fence to be necessary in this instance, however, are minded to impose a
61. condition to ensure the fence is erected prior to the installation of the car parking area

and shall be maintained for the lifetime of the development.

62. The Council's Environmental Health Officer has been consulted on the application and has raised no objections to the proposal, subject to conditions requesting an operational Noise Minimisation Management Plan / Scheme, lighting scheme compliance condition, a Traffic Management Plan (TMP), foundation details in the event of piling, a scheme to minimise spread of dust, construction hours and the burning of waste. An informative is also recommended requesting that a Demolition Notice is served prior to the existing dwellings being demolished. Given the close proximity of the proposed development in relation to neighbouring properties, these conditions and informatives are considered necessary in order to safeguard the amenities of these neighbouring properties and shall be imposed upon any consent granted.

63. Overall, the proposed development is considered to have overcome the previous reasons for refusal and is therefore in accordance with policy HQ/1 (part n) of the adopted Local Plan.

Highway Safety and Parking

64. The development would include a new access off the High Street, which has been designed to ensure adequate visibility and the ability for 2 vehicles to pass each other when entering and leaving the site. Bin collections and any servicing of the sub-station are facilitated by their locations close to the access. The layout of the car park enables cars to enter and leave the site in a forward gear. The Local Highway Authority has not raised any objections to the application on these grounds.

65. The Local Highway Authority had originally raised an objection due to the lack of a drawing illustrating visibility splays at the proposed access. Following the receipt of a visibility splay drawing (170676-X-00-DR-C-3010), the Local Highway Authority has removed its objection subject to conditions and informatives. In order to ensure the development does not result in significant adverse impact upon the effective and safe operation of the adopted highway, conditions regarding the materials and construction of the access, management and maintenance of the proposed streets and a Traffic Management Plan (TMP) shall be imposed upon any consent granted. Informatives shall also be imposed upon any consent granted to ensure that no works are carried out within the adopted highway without consent, as well as to ensure the applicant applies to the Local Highway Authority for the stopping up of Michael's Close under section 247 of the Town and Country Planning Act 1990.

66. The proposal seeks to introduce 12 car parking spaces, four of which would be for disabled users. Of these spaces, two would be allocated to the office and the remaining spaces unallocated to the apartments. The Transport Assessment (TA) submitted with the application states that the car parking spaces would accommodate the potential demand for parking associated with almshouses. In the event that demand is greater than envisaged for car parking, a low level landscaping area could be incorporated into the scheme to enable the provision of a further two additional parking spaces, should this be required.

67. Policy TI/3 of the adopted Local Plan states that car parking should be provided through a design-led approach in accordance with the indicative figures in figure 12. The table does not set out criteria for a development of this nature and therefore the proposal has to be considered on its own merits.

- The TA indicates based on research for retirement schemes car ownership rates is typically 0.3-0.4 per dwelling, which is much lower than a typical residential scheme.
68. Based on this rate, and the car ownership rate of the existing residential units, it is likely that there will be a demand for fewer than eight parking spaces at peak demand. The additional spaces being provided will allow for a further buffer in the event more of the occupiers have a car or they have visitors. In addition to this, Girton is allocated as a Minor Rural Centre with some good service provisions such as a local shop, a public house and a regular bus service to Cambridge. Therefore, the sustainability of the location is generally good and a location where future occupiers are more likely to meet their daily needs without needing access to a car.

- Based on the above, it is considered that there will be sufficient car parking spaces on site to accommodate the likely demand, without increasing parking on the surrounding streets, and would accord with policy TI/3 of the adopted Local Plan.
- 69.

Drainage

- The application site is within Flood Zone 1 (low flood risk). Third parties have raised concerns as to whether the development would result in an increased risk of flooding.
70. A Drainage Strategy Report has been submitted as part of the application. The Council's Drainage Officer has been consulted on the application and no objections have been raised. Conditions have been recommended requesting a scheme for surface and foul water drainage prior to the commencement of the development. The Local Lead Flood Authority (LLFA) have also been consulted on the application and have raised no objections subject to a compliance condition requesting the development is carried out in accordance with the submitted Drainage Strategy Report. Therefore, Officers consider the information contained within the Drainage Strategy Report is sufficient to demonstrate the development would not result in increased flood risk and a compliance condition is reasonable in this instance.

- In terms of foul water, the system will connect to the main sewer along the High Street. Anglian Water has confirmed there is capacity in the network to take the flows from the development. It should be noted that a full drainage assessment will be undertaken as part of Building Regulations once planning permission has been obtained and therefore a condition is not deemed necessary in this instance.
- 71.

Overall, the proposed development is not considered to result in flooding subject to the imposition of the compliance condition as mentioned above. Therefore, the proposal is in accordance with policies CC/7, CC/8 and CC/9 of the adopted Local Plan.

Ecology

73. The Council's Ecology Officer has been consulted on the application and has not raised any objections. The application is accompanied by a Preliminary Ecological Appraisal (PEA) (Practical Ecology, September 2019). In accordance with the concerns raised, a bat roost was discovered within the existing office building (No. 22 High Street) and therefore a Protected Species Licence will be required from Natural England prior to works commencing which is covered under legislation outside the remit of planning. Natural England were consulted on the application but did not raise any comments on the application. Notwithstanding this, the Ecology Officer is satisfied with the information contained within the PEA subject to conditions requesting an Ecological Management Plan (CEcMP) and Landscape and Ecological Management Plan (LEMP) prior to the commencement of development. These conditions are considered necessary and reasonable in order to safeguard and enhance biodiversity.
74. Overall, the proposal is considered to comply with policy NH/4 of the adopted Local

Plan, as well as paragraphs 174 and 175 of the NPPF and is acceptable.

Landscape and Trees

75. The Council's Landscape Officer has been consulted on the application and has raised no objections subject to conditions requesting hard and soft landscaping details prior to commencement of development as well as boundary treatment details and cycle parking details prior to occupation. Overall, the proposal will provide soft landscaping throughout the scheme, as well as around the perimeter of the site. This is welcomed as it will mitigate the impact of overuse of hardstanding materials. Officers therefore consider the proposal would not result in any detrimental impact upon the character of the local area or landscape, in accordance with policies HQ/1 and NH/2 of the adopted Local Plan.
76. Moreover, the Council's Tree Officer has been consulted on the application and has raised no objections. There are trees around the perimeter of the site however these have no statutory protection. The application is accompanied by a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan (dated November 2019). This information is deemed sufficient at this stage of the application.
77. The Tree Officer has requested a pre commencement condition requesting that an Arboricultural Method Statement and Tree Protection Strategy is submitted to ensure adequate protection upon existing trees is implemented. Officers consider this condition is not necessary given the application already contains information in this regard and which the Tree Officer has accepted. Overall, Officers consider the application to be in accordance with policy NH/4 of the adopted Local Plan and is therefore acceptable.

Other Matters

78. The Archaeology Team from Cambridgeshire County Council (CCC) have been consulted on the application and have raised no objections subject to a pre commencement condition requesting a Written Scheme of Investigation (WSI).
79. Prior approval permission has been granted for the demolition of the existing buildings on the site which has already commenced. These works have already been subject to an archaeological investigation which has been approved by CCC. Given the site is located within an area of high archaeological potential, Officers consider this condition necessary in order to safeguard any pre historic artefacts within the area. Subject to this condition, the application is in accordance with policy NH/14 of the adopted Local Plan.
80. The Cambridgeshire Fire and Rescue Service have been consulted on the application and have raised no objections subject to a condition requesting the location of fire hydrants. Officers consider this to be necessary due to the scale of the development and therefore a condition to this effect shall be imposed upon any consent granted.
81. In terms of the impact to listed buildings, the closest Grade II Listed Buildings are located further down the High Street at No.65 and No.67 and at No.8 and No.3 Ducks End. All the listed buildings are in excess of 100m from the application site with new residential development in-between. Therefore, the proposed development would continue to preserve their existing setting in accordance with policy NH/14 of the Local Plan.

82. In accordance with policies TI/10 and CC/7 of the adopted Local Plan, conditions requesting that the development is provided with sufficient infrastructure to enable WIFI as well as to ensure the development limits water consumption are also deemed necessary and reasonable in this instance.

Planning Balance and Conclusion

83. There is a proven current and future demand for age exclusive accommodation, and this scheme would make an important contribution to the supply of this form of housing and in the right location.
84. The proposed development is considered to have overcome the previous reasons for refusal in terms of design and neighbour amenity impacts.
85. In conclusion, after taking account of all relevant national and local planning policies and third party concerns, Officers consider the application should be approved subject to conditions, informatives and a S106 agreement securing the tenure and affordability of the housing units.

Recommendation

86. **APPROVE** – subject to the following conditions, informatives and a S106 agreement to secure the tenure and affordability of the proposed housing:
- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason – To ensure the consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: E_002 (Rev PP01), A_3000 (Rev PP01), A_3010 (Rev PP01), A_3011 (Rev PP01), A_3012 (Rev PP01), A_1001 (Rev PP01), A_1000 (Rev PP01), L_0101 (Rev PP01), A_1002 (Rev PP01), A_2000 (Rev PP01), 170676-X-00-DR-C-3010, Design and Access Statement.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 - 3) No further demolition/development shall take place 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 (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
 - a) the statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - c) The programme for the analysis, publication & dissemination, and deposition of resulting material. ***Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.***

(Reason - To ensure the development sustains and enhances the significance of archaeological remains of all periods from the earliest human habitation to modern times, in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018).

- 4) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a) Risk assessment of potentially damaging construction activities
 - b) Identification of “biodiversity protection zones”
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) on all identified ecological receptors, including a comprehensive common reptile mitigation scheme.
 - d) The location and timings of sensitive works to avoid harm to biodiversity features.
 - e) The times during which construction when specialist ecologists need to be present on site to oversee works
 - f) Responsible persons and lines of communication
 - g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs if applicable.
- The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

(Reason - To ensure the development conserves and enhances biodiversity in accordance with Policy NH/4 South Cambridgeshire Local Plan 2018 and Paragraphs 174 and 175 of the NPPF 2019).

- 5) A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above slab level. The content of the LEMP shall include the following;
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

(Reason - To ensure the development conserves and enhances biodiversity in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and

Paragraphs 174 and 175 of the NPPF 2019).

- 6) No demolition or construction works shall commence on site until a Traffic Management Plan (TMP) has been agreed in writing with the Local Planning Authority. The principle areas of concern that should be addressed are:
- a) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the highway)
 - b) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street
 - c) Movements and control of all deliveries (all loading and unloading shall be undertaken off the highway)
 - d) Control of dust, mud and debris, in relationship to the functioning of the highway and neighbouring dwellings.

Development shall be carried out in accordance with the approved details. (Reason - In the interest of maintaining the safe and effective operation of the adopted highway, in accordance with paragraphs 108 and 109 of the NPPF, as well as to safeguard the amenities of the neighbouring dwellings To safeguard the amenities of neighbouring properties in accordance with policy HQ/1 (part n) of the South Cambridgeshire Local Plan 2018).

- 7) The development hereby approved, shall not be occupied until an Operational Noise Minimisation Management Plan/Scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of site wide measures to be undertaken and implemented to minimise and mitigate noise activities / operations as far as is reasonably practicable. The approved plan / scheme shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority and shall be reviewed and revised as necessary at the reasonable request of the Local Planning Authority following the receipt of any justified noise complaints. (Reason – To safeguard the amenities of neighbouring properties in accordance with policy HQ/1 (part n) of the South Cambridgeshire Local Plan 2018).

- 8) 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 NH/2 and HQ/1 of the South Cambridgeshire Local Plan 2018).

- 9) No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established). (Reason – To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard).

- 10) 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 - Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies NH/4 and HQ/1 of the South Cambridgeshire Local Plan 2018).

- 11) The development hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 12) The development hereby approved shall not be occupied until cycle parking details have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided prior to occupation of the units and the development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 13) The development hereby approved shall not be occupied until details with regarding the substation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 14) No dwelling shall be occupied until the been provided with sufficient infrastructure, including sockets, cabling and connection points, sufficient to enable Wi-Fi, and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling, unless otherwise agreed in writing with the Local Planning Authority.

(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

- 15) The development hereby approved shall not be occupied until the minimum water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with.

(Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/7 of the South Cambridgeshire Local Plan 2018.)

- 16) No development above slab level shall commence until samples of the proposed materials to be used in the external elevations and roof have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- 17) The development hereby approved shall not be occupied until details for the location of fire hydrants have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason – To ensure the development is satisfactory in providing a safe environment for future occupants to live within, in accordance with policy HQ/1 (part n) of the South Cambridgeshire Local Plan 2018).
- 18) The acoustic fencing shall be implemented prior to the installation of the car parking area and shall be retained for the lifetime of the development hereby approved.
(Reason – To ensure adequate noise measures are implemented in order to safeguard the amenities of neighbouring properties, in accordance with policy HQ/1 (part n) of the South Cambridgeshire Local Plan 2018).
- 19) The first floor windows within the side (south) elevations of the two storey apartment blocks hereby approved, shall be fitted with obscure glass meeting a minimum standard of Pilkington 3 obscurity level, and be non-opening beyond 45 degrees from the plane of the window.
(Reason - To reduce any overlooking impact upon neighbouring properties, in accordance with policy HQ/1 (part n) of the South Cambridgeshire Local Plan 2018).
- 20) The lighting scheme (External Lighting Assessment Report (Revision 5) Dated November 2019, MEP Engineering) shall be implemented and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the Local Planning Authority.
(Reason – To protect the amenity of the local residents, in accordance with policy HQ/1 (part n) of the South Cambridgeshire Local Plan 2018).
- 21) No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy HQ/1 (part n) of the South Cambridgeshire District Council Local Plan 2018).
- 22) The proposed access way will be constructed using a bound material for the first five metres from the boundary of the public highway into the site, to prevent debris spreading onto the adopted public highway.
(Reason – To maintain the safe and effective operation of the highway, in accordance with paragraphs 108 and 109 of the NPPF).
- 23) The proposed access way 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 - To maintain the safe and effective operation of the highway, in accordance with paragraphs 108 and 109 of the NPPF).

- 24) The access shall be a minimum width of 5m, for a minimum distance of 5m measured from the near edge of the highway boundary.

(Reason - To maintain the safe and effective operation of the highway, in accordance with paragraphs 108 and 109 of the NPPF).

- 25) The surface water drainage scheme shall be constructed and maintained in full accordance with the Drainage Strategy Report as submitted by Conisbee, dated October 2019 (ref: 170676/S Rice).

(Reason – To mitigate any flood risk as a result from the development, in accordance with policy CC/9 of the South Cambridgeshire Local Plan 2018).

Informatives

- 1) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
- 2) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- 3) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- 4) Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be brought to the attention of the applicant to ensure the protection of the residential environment of the area.
- 5) 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
- 6) The Local Highway Authority requires Michael's Close to be stopped up under Section 247 of the Town and Country Planning Act 1990 as the proposed development is altering the public highway. The applicant should contact the Highway department at CCC to arrange this.

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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File Reference: S/4302/19/FL

Report Author:

Dean Scrivener
Telephone Number:

Senior Planning Officer
07704018416

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

26 May 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/1213/19/RM / Reserved Matters
Parish(es):	Great Abington
Proposal:	Reserved Matters for appearance, landscaping, layout and scale following outline planning permission S/1433/16/OL for the erection of 8 dwellings including housing provision landscaping and associated infrastructure.
Site address:	Land Rear of Strawberry Farm, Pampisford Road
Applicant(s):	Shelford Properties Ltd
Recommendation:	Approval
Key material considerations:	Character and appearance of the area Design Considerations
Committee Site Visit:	
Departure Application:	Yes
Presenting Officer:	Michael Sexton (Principal Planner)
Application brought to Committee because:	Great Abington Parish Council requests the application be determined by Planning Committee
Date by which decision due:	26 May 2020 (Extension of Time Agreed)

Executive Summary

1. This proposal, as amended, seeks permission for Reserved Matters for appearance, landscaping, layout and scale following outline planning permission S/1433/16/OL for the erection of 8 dwellings, including housing provision, landscaping and associated infrastructure.
2. The application has been amended by the applicants following consultee comments. The amendments comprise changes to layout, landscaping, and biodiversity.
3. The amendments are considered to further improve the quality of the scheme to ensure that it preserves the character and appearance of the area and fits comfortably within its rural context.
4. The reserved matters details for appearance, layout, scale of the

development and landscaping are considered acceptable by officers and the application is therefore recommended for approval subject to conditions.

Planning History

5. S/1433/16/OL- Outline application with all matters reserved except for means of access for the residential development comprising 8 dwellings, including affordable housing provision, landscaping and associated infrastructure-Approved.

Planning Policies

6. *National Planning Policy Framework*

7. National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (NPPG)

South Cambridgeshire Local Plan September 2018

8. 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/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
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
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

South Cambridgeshire Supplementary Planning Documents (SPD):

9. 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
District Design Guide SPD - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
Greater Cambridge Sustainable Design and Construction Supplementary Planning Document- Adopted January 2020

Consultation

10. **Affordable Housing Officer-** Happy with the layout and design of the three affordable dwellings. Not concerned about clustering. The rented and shared ownership provide a good integration of tenures and will ensure that it is easier for the Registered Provider to manage the dwellings.
11. **Archaeology Officer-** The proposed amendments do not alter the advice previously issued by the department. Recommends that the same archaeological standard condition is placed on the development as was included on permission granted to outline application S/1433/16/OL within the same bounds. 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 example condition approved by DCLG.
12. **Contaminated Land Officer-** Recommends a condition in regard to submission of a scheme for the investigation and recording of contamination and remediation.
13. **Designing Out Crime Officer-** Following amended plans, no concerns and reiterates comments from earlier consultation that the site could make Secured by Design Gold standard. The proposed layout appears to provide a high level of natural surveillance, well overlooked and that pedestrian safety has been considered. Requests lighting scheme. Happy to support the proposed design and layout for this development. Should the developer be considering a Secured by Design application I welcome the opportunity to work with them to ensure they receive a Gold accreditation standard. This development has the potential to receive that Award.
14. **Drainage Officer-** No comments to make.
15. **Ecology Officer-** Following amendments, Paragraph 4.2 has now been removed from *Landscape and Environmental Management Plan* (Richard Morrish Associates Ltd and Applied Ecology Ltd, September 2019). The approach detailed in Section 5 is sufficiently detailed with regard to fencing and protection of biodiversity protection/buffer zones. Works must proceed in strict accordance with the revised LEMP or through an appropriately worded condition.

Comments on original plans, there is currently insufficient information to demonstrate compliance with previous planning commitments, wildlife law and local and national planning policy. Overall, the approach proposed and site layout is poor in terms of ecological protection and enhancement and does not meet previous commitments provided at Outline Stage.

Requires amendment and submission of information prior to determination. Conditions 12, 13 and 14 will require discharge from the outline consent.
16. **Environment Agency-** No objection in principle provided that all outstanding pre-commencement conditions are discharge prior to development.
17. **Environmental Health Officer-** No further comment to make following amendments. No adverse comments to make from an environmental health stand point.
18. **Great Abington Parish Council-** Recommends refusal and requests the plan be

considered by the Planning Committee. The Planning statement 4.16 and 4.17 claims that the houses are comparable with others locally and suggests that the scale of the development should be judged to be acceptable. This was strongly disagreed with. On turning left from the High Street into Pampisford Road, the dwellings on the northern side of Pampisford Road are set back from the road, many, if not all, are single storey, and all are approached by a drive sloping down towards the dwelling.

The dwellings on the left-hand side of the High Street where it meets Pampisford Road are also single storey and are not a dominant feature of the street scene. The new dwellings at Moorefield near the High Street / Pampisford Road junction, though two-storey, are also set down slightly. By contrast, all the proposed dwellings in this planning application are two-storey and set on rising ground. Although no roof heights are given in the proposal the buildings appear very tall and the impact would be increased by the height of the land which is several metres above Pampisford Road. The proposed dwellings would create a very unbalanced street scene in this part of Pampisford Road, and would, by comparison with the other side of the road, be a dominant feature. In addition, there is also the question as to whether the proposed dwellings need to comply with the maximum dwelling size set out in a policy in the recently approved Neighbourhood Plan. They should also comply with the room-in-the-roof style as in the rest of the Neighbourhood Plan area.

The grass strip at the west side of the site gives rise to concerns that the applicant has ambitions to continue developments to the west in the future. This would be outside the village framework and not compliant with the Neighbourhood Plan.

Requests the Planning Committee consider this application.

19. **Landscape Officer-** Following amendments, comments that there are no objections and all concerns with landscaping and hard works have been addressed through submission of the General landscape plan LD00 Rev C, Planting plan LD01 Rev C and Development details LD02 Rev B.

Following amendments, insufficient hard detail information has been provided. Applicant to confirm materials of hard paving strips, private shared surface, drives, ramp and kerbs. Kerbs to be conservation kerbs due to rural location.

Comments on original plans, Plot 1 – annotation indicates shrubs in the footprint of dwelling. Applicant to amend *Amelanchier lamarkii* tends to revert to shrub. Applicant to amend to *Amelanchier arborea* Robin Hill.

Carpinus betulus does not respect local landscape character as a hedge. Applicant to include alternative

Native planting to rear of plots 1-4 and 7. To prevent future residents removing native plants applicant to include a temporary post and wire fence within garden. Applicant to clarify if both transplants and feathered species are to be included within buffer mixes. Applicant to confirm on drawing.

Seeding works – specification to be confirmed on the landscape drawing

Landscape schedule March 2018 – Applicant to include planting schedule for shrubs, perennials, buffer planting and bulbs

Boundary treatments –c/b fencing to be 1800mm high. Applicant to amend General landscape plan LD00

Hard works – Applicant to confirm paving. E.g. Marshalls tegula is not acceptable.

Applicant to confirm colour and specification for paving

20. **Lead Local Flood Authority-** No objection to the reserved matters application.

21. **Local Highways Authority-** Comments on amended plans, amendments show acceptable shared surface dimensions of 6 metres with 500mm hard paved strips either side. Recommends conditions in regard to future management and

maintenance of proposed streets, visibility splays, the falls and levels of the proposed driveways, the driveways being of a bound material, a traffic management plan, provision of a vehicle pulling off the public highway before the ramp at the entrance to the site and informative in regard to no works to the public highway.

Comments on previous plans, the Highway Authority will not be adopting any part of the development in its present format. The developer has failed to provide a dimensioned drawing, requests that a dimensioned drawing be provided, if the development is to be a shared surface it will need to be 6m in width with 500mm hard paved strips either side with the access shown as Typical Detail for Access Way Ramp as per Appendix 6 of Cambridgeshire County Councils Housing Estate Road Construction Specification April 2018. Requests conditions in regard to visibility splays, no private water draining across of onto the highway, the driveway being constructed of a bound material. A traffic management plan and informative in regard to no works to the highway.

22. **Urban Design Officer-** Officers consider the informal layout to be acceptable. The overall design would benefit from minor amendments to parking layout and elevational treatment. Most of the houses would have frontage parking with drives that have excessive lengths and turning heads which are not necessary given the scale of the development eg: plots 3,4,5,6 and 7. These would result in parked cars dominating public realm. Drives should be no more than 10 metres in length and divisible by 5 (per car length) as the recommendation of the Local Highways Authority to minimize the adverse visual impact.

The clustering of the affordable units is acceptable. As indicated in Plot 7's elevations (ref. 19038-16) and floor plan (ref. 19038-15), there is no window for the main elevation to bedroom 2 and the elevation looks incomplete. It would appear that the window to that room is located to the side elevation to avoid the potential overlooking, which Officers do not consider that to be an issue, and the result is an unbalanced main elevation. A window should be included in the central elevation to improve the appearance accordingly. Plot 6 has a north-facing garden and two bedrooms out of four and two living spaces (sitting room and kitchen/dining room). The lighting condition for the kitchen/dining room is particularly unsatisfactory given its deep floor plan and north facing aspect, there would be limited amount of light penetrating the room. Windows should be added to the side elevation to improve lighting condition. Given that Plot 8 is located by the entrance of the development, the side elevation would benefit from having a window added to the sitting room to enhance the street-scene and to improve lighting to this living space. The rear elevation for Plot 3 seems uncompleted or some layers (on the CAD drawing?) may have been switched off.

The proposal of 8 dwellings of 1.5 to 2-storey dwellings, including 3 affordable units on the 1.18 ha site would result in a density of 6.77 dwellings per hectare. This density is relatively low; nevertheless, it is considered acceptable for this edge of village location and allows for the provision of generous private amenities.

23. **Tree Officer-** Following amended plans, no additional or further comments. No arboricultural or hedgerow objections to this application. The TPO's shown on the site have gone. No further tree protection information required.

Representations

24. **Strawberry Farm, 3 Pampisford Road-** The proposed development shall be sized appropriate to the Abington Land Settlement Neighbourhood Plan. Concerns raised regarding the scale and form of the properties, particularly the height given land levels

rise. Due to the rising nature of the plot, concerns are raised regarding the two storey dwellings overpowering the village. All properties to the south side of Pampisford Road are constructed of a one and a half storey (room in the roof) in nature as per the land settlement design. The proposal would have a significant visual impact which is out of character for the area and will unbalance the village. Raises concerns regarding security, noise and privacy from the proposed path to the rear. Requests the path to the rear of Strawberry Farm is gated for residents only. Requests the developers minimize the impact of the development on the environment and undertake landscaping and fencing closest to the neighbor first and questions the path to the adjacent field.

Site and Surroundings

25. The site is located outside of the Great Abington village framework, in the countryside. The application site measures approximately 1.8 hectares in area and is part of the former Land Settlement Association Estate to the south of Pampisford Road. The site was previously a nursery and comprises a number of disused greenhouses and other buildings surrounded by scrubland. The remainder of the boundaries are heavily landscaped apart from a post and rail fence that defines the boundary with No. 3 Pampisford Road. The site lies within flood zone 1 (low risk). A former railway cutting forms a County Wildlife Site along the southern boundary. A public footpath runs from Pampisford Road to Chalky Road to the west of the site. The land rises to the south. On the northern boundary of the site adjacent Pampisford Road a tree subject to a Tree Preservation Order has been removed.

Proposal

26. The application seeks approval of reserved matters for appearance, landscaping, layout & scale following outline planning permission S/1433/16/OL for the erection of 8 dwellings, including housing provision, landscaping and associated infrastructure.
27. Amended Plans have been received for the layout, landscaping and biodiversity.

Planning Assessment

Principle of Development

28. The principle of residential development of up to 8 dwellings along with the means of access to the site was established on this site under outline planning consent S/1433/16/OL.

Neighbourhood Plan

29. Outline planning consent was granted on 27th September 2017 for the site. The Great Abington Former LSA Estate Neighbourhood Plan was made (adopted) on the 21st February 2019. The site forms part of the Neighbourhood Plan area. Given the Outline consent was granted prior to the Neighbourhood Plan, and the Reserved Matters application can only be assessed in terms of appearance, landscaping, layout and scale, the principle of the development in relation to the Neighborhood Plan cannot be assessed and considered. The appearance and design of the dwellings in relation to the Neighbourhood Plan will be assessed under the visual amenity section of this report.
30. The key issues to consider in the determination of this application relate to density, affordable housing, housing mix and the impacts of the development upon the

character and appearance of the area, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Housing Density

31. The application site is approximately 1.18 hectares meaning the net density of eight dwellings on site is approximately 7 dwellings per hectare. This is significantly below the minimum density of 30 dwellings per hectare required by Policy H/8. Given the character of the area with dwellings set in large plots, the proposed density is considered appropriate to the character of the area.

Affordable Housing

32. 3 of the 8 dwellings would be affordable to meet the local needs (40%). The proposal would comprise of 2 x 2 bedroom dwellings for affordable rent with 1 x 2 bedroom dwelling for shared ownership. The proposal would comply with Policy H/10 of the Local Plan and the housing need in Great Abington.

Market Housing Mix

33. Five of the dwellings would be for sale on the open market. The market housing mix proposed is for 1 x 3 bedroom dwelling and 4 x 4 and 5 bedroom dwellings. Condition 23 on the Planning Committee report for the outline application requested that within any Reserved Matter application, the mix for market and affordable housing is provided in accordance with the policy. This condition was not included on the Decision Notice which was issued. Notwithstanding this, the proposal will provide a mix of market housing and is considered acceptable in terms of Policy H/9 of the Local Plan.

Residential Space Standards

34. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document. Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards and this matter does not fall under the definition of the reserved matters for layout, appearance or scale of the development, the sizes of the rooms are considered satisfactory.

Highway Safety and Parking Provision

35. The proposed vehicular access to the site is off Pampisford Road and has been agreed under the Outline Consent granted.
36. The access would be a shared surface and measure 6 metres in width with 500mm hard paved strips either side. The Local Highways Authority have confirmed that the amendments show an acceptable shared surface dimension of 6 metres with 500mm hard paved strips either side for the proposed access road, and recommends conditions.
37. Off street parking for two vehicles per dwelling would be provided on plot and is considered adequate to serve the dwellings. Sufficient space to turn within the curtilage of the dwellings is proposed which would enable vehicles to leave the site in a forward gear.

38. The Local Highways Authority in their comments requested a condition requiring the applicant to demonstrate that there is sufficient provision for a vehicle to pull off from the public highway before the ramp at the entrance to the site and a condition in regard to submission of a traffic management plan. Given a traffic management plan is required as part of condition 7 of the Outline Consent, it is not considered necessary or relevant to require this as part of the Reserved Matters application. Given the access was approved as part of the Outline, it is considered unnecessary to require a condition in regard to the ramp and entrance.
39. On that basis, the proposed development is considered to be acceptable in terms of its impact on highway safety and parking provision in accordance with policy HQ/1 and TI/3 of the adopted Local Plan 2018.

Visual Amenity

40. The site is situated within the East Anglian Chalk Landscape Character Area and the landscape character of the site and its immediate surroundings are typical of East Anglian Chalk comprising large agricultural fields separated by clipped hedges, set in an open and gently rolling landscape, with long views available both over lower land and to hills featuring wooded tops.
41. The proposal would result in encroachment into the countryside outside the existing built-up development within the village framework. The introduction of 8no. dwellings of significant scale on a site that was formerly a nursery and rural in nature would be visually apparent in the street scene and countryside. The impact is considered limited in terms of openness given the existing buildings on the site, and that the proposed development would not adversely affect the landscape setting of the village as the encroachment is restricted, and the development would be set back in the site and would only be visible from close public viewpoints and would not affect the wider landscape and countryside from long distance views. The existing hedgerow along all the boundaries, particularly the front (northern boundary) would be retained except for the access and required highway visibility splays, and it is mature and substantial therefore this will reduce the visual impact.
42. The layout of the site would retain the rural character of the area with dwellings set in large plots with sufficient space surrounding them. The dwellings would not result in a cramped form of development that would be out of keeping with the character and appearance of the area, with 8 dwellings being easily accommodated.
43. The site has been designed with large plots around a shared surface access with landscaping along the Pampisford Road frontage. This is considered to reflect the spacious and rural character and appearance of the immediate area.
44. The Great Abington Former LSA Estate Neighbourhood Plan was made (adopted) on the 21st February 2019 and includes this site. This policy was made after the Outline consent was granted. The general principles of the Neighbourhood Plan are to remove uncertainty that had arisen in relation to development proposals on the Land Settlement Association Estate whilst preserving the special nature of the estate. The aim of the policy is that developments will not be allowed which will have an adverse impact on the unique character or appearance of the Land Settlement and/or which have an adverse impact on residential amenity or create unacceptable disturbance and all new building designs should be in keeping with the agricultural character of the area.

45. Policy GAL/2 of the Neighbourhood Plan: Additional dwellings supports the development of one additional dwelling on, or adjacent to, the site of each original piggery provided that: (2) the additional dwelling has a gross internal floor area of no more than 175 square metres; (4) the design of the dwelling, its landscaping and location on site is sensitive to the open and rural character of the Land Settlement; recognising and reinforcing the defining characteristics of the area (as set out in the Character Assessment).
46. Comments have been received in which concerns have been raised regarding the proposal not aligning with the Neighbourhood Plan and Policy GAL/2 in terms of the agreed size and scale of the local area. Comments detail that the planning in the area has historically built room in the roof properties with lower visual impact. Properties on the south side of Pampisford Road have been constructed of a one and half storey nature as per the Land Settlement Association design. Comments raise concern regarding no heights on the drawings and the rise in land levels from the level of Pampisford Road to the rear boundary of the plot and concerns regarding the two storey properties having a significant overpowering nature to the village.
47. It is acknowledged that the site lies within the Neighbourhood Plan, however Policies GAL/1 and GAL/2 relate to the original houses on the Land Settlement which have a very distinct character and development pattern. Policy GAL/2 relates to additional dwellings which is for the development of one additional dwelling on, or adjacent to, the site of each original piggery. Paragraph 6.24 of the Plan states that the plan was necessary to adopt an extremely cautious approach to potential sources of additional residential dwellings in the area, avoiding cumulative impacts and ensuring consistent approach. The Neighbourhood Plan under paragraph 6.24 makes reference to the Outline planning permission granted for this site, referencing that the planning permission exists and recognising that the site is distinct from the requirements of the wider Neighbourhood Plan area.
48. The site although part of this area for the Neighbourhood Plan, lies outside the village framework and between the Land Settlement built form and village. It is considered that the site is functionally, physically and visually very poorly related to the former Land Settlement Association Estate. This is evident in that the site cannot be accessed from any of the roads within the wider Land Settlement Association Estate. The site is severed from the Land Settlement Estate by the line of the former railway. When within the Land Settlement, on North, South or Chalky Roads, the pattern and layout of the individual small-holding plots is very evident. There is a visual sense of being within a former Land Settlement Association Estate. The proposed site has no such visual characteristics and appears as a redundant agricultural site on the edge of the Great Abington village, being spatially and visually separate from the Land Settlement Association Estate.
49. The proposal would provide a spacious development with dwellings set in large plots replicating the rural nature of the site. The proposed size and scale of the dwellings varies with a mix of unit sizes comprising the larger units forming plots 3,4,5, 6 and 7 and smaller units forming plots 1, 2 and 8. Land levels rise to the south, and the dwellings are all at two storeys, being kept as low a height as possible to reduce the visual impact, as low as Building Regulations will allow, with upper floors set partially within roof volumes. The proposed eaves heights of the dwellings range from plot 7 and the lower part being 3.25 metres to plots 4 and 6 measuring 4.87 metres, with ridge heights of the dwellings ranging from plots 1 and 2 measuring 7.4 metres to the highest being plot 4 at 8.6 metres.

50. The northern side of Pampisford Road, opposite the site consists of single storey bungalows. The new residential development comprising Moorfield Close to the north west of the High Street, and west of the site has building heights approximately in excess of 9.5 metres. The houses within the Land Settlement Association Estate to the south of the site, have ridge heights which vary from approximately 6.6 metres to 7.4 metres, with the neighbouring dwelling at No. 3 Pampisford Road being two storey. It is considered that the proposed two-storey scale of the dwellings would be appropriate to the character of the area.
51. The immediate neighbour has raised concerns regarding the heights, scale and form of the dwellings and the impact to the character of the area and that the heights would be overpowering to the village given the land levels which rise to the south. The proposed dwellings are two storey and set well within the site, they would be evident in the visual area however on balance would not be out of keeping or inappropriate.
52. The proposed design of the dwellings with materials comprising of boarding and plain tiles would replicate the design of dwellings seen in the countryside and area. It is acknowledged that some of the dwellings are large in their appearance and size, however this replicates the large size of existing dwellings evident within the area.
53. The Urban Design Officer has commented that the houses would have frontage parking with drives that have excessive lengths and turning heads which are not necessary given the scale of the development, resulting in a car dominating public realm. Given the size of the plots, spacious nature of the site and development, and significant amount of soft landscaping, the proposed driveways are considered appropriate and would not result in harm to the character of the area.
54. The Urban Design Officer commented on plot 7 and the addition of a window on the central elevation to bedroom two to create a balanced main elevation, the addition of windows in the side elevation of plot 6 to create more light into first and ground floor rooms and a window in the side elevation of plot 8 to enhance the street scene. The comments of the Urban Design Officer are noted, however the proposal is considered acceptable visually and additional windows would have the potential to impact on the amenity of No.3 Pampisford Road.
55. The proposal would therefore comply with Policy HQ/1 of the Local Plan and the NPPF and National Design Guide (2019) which seeks to create high quality buildings and places.

Trees and Landscaping

56. The proposal would not result in the loss of any important trees or hedges on the site, that contribute to the visual amenity of the area. Details of landscaping and hard works have been submitted, and the Trees and Landscape Officers have raised no objections to the proposal, following amendments, subject to a condition to ensure compliance with the landscaping scheme.
57. It is considered that the proposal therefore complies with Policy NH/4 of the Local Plan.

Biodiversity

58. The site forms a derelict former horticultural smallholding including glasshouses, plastic tunnels and grassland. Substantial hedgerows run along the south and

northern boundaries, with the western boundary being adjacent to the existing dwelling and garden area at No.3 Pampisford Road and eastern boundary subdividing grassland and scrubland. The Outline Planning Consent granted, secured a number of conditions to ensure protection of habitats and protected species.

- 59. The application is accompanied by a Landscape and Environmental Management Plan, which has been amended, which the Ecology Officer finds acceptable subject to a planning condition requiring works being carried out in accordance with this document.
- 60. The proposal therefore would accord with Policy NH/4 of the Local Plan.

Neighbour Amenity

- 61. The proposed dwellings would be sited far enough away from neighbouring dwellings to the north that no loss of light, visual intrusion, overshadowing or loss of privacy would result. The proposed dwellings would be situated relatively close to each other but an acceptable level of amenity for the future occupants would be provided.
- 62. To the north and east of the site lies No.3 Pampisford Road. This neighbour has not raised any concerns regarding amenity to their property. Plot 6 would be the closest sited dwelling to this neighbour. Two first floor windows would be sited in the side elevation facing this property which would serve an ensuite and bathroom. A first floor bedroom window would be sited in the rear (north) elevation. Views from this window would be oblique towards the neighbour and would not be considered to result in significant loss of privacy. Given the distance of the side elevation of the proposed dwelling serving Plot 6 from the rear elevation and private amenity area of the neighbour at No.3 Pampisford Road, the proposal is not considered to be visually overbearing or result in any loss of light.
- 63. The proposed dwelling at No.5 given the distance from the boundary with No.3 Pampisford Road and rear garden area and rear elevation of this property, is not considered to result in any harm to neighbour amenity.
- 64. On that basis, the proposed development is considered to be acceptable in terms of its impact on residential amenity, in accordance with Policy HQ/1 of the adopted Local Plan 2018.

Archaeology

- 65. The site is located in an area of high archaeological potential. The Archaeology Officer has commented on the proposal and raised no objections but requested inclusion of a planning condition as included on the outline consent (S/1433/16/OL) to require a written scheme of investigation. Given this condition is was required as part of the Outline consent, is it not considered necessary to require the inclusion of this condition on this Reserved Matters application.

Contamination

- 66. The site is within an area that is sensitive in terms of controlled groundwaters. The site and surrounding area are also subject to potential contaminants as a result of the former nurse use of the site and the proximity to the disused railway to the south. The Contaminated Land Officer has recommended a condition in regard to submission of a details scheme for investigation and recording of contamination. Given this condition was requested as part of the Outline Consent, it not considered

necessary to require the inclusion of this condition on this Reserved Matters application.

Permitted Development Rights

67. Given the potential for extensions and outbuildings to impact on the character of the area and the openness of the countryside, it is considered necessary to restrict permitted development rights which would usually apply to the dwellings in terms of extensions, roof extensions and the erection of outbuildings in their curtilage. Such a measure would ensure that no unacceptable impact on the character of the area would result, in accordance with Policy HQ/1.

Other Matters

68. The neighbours in their comments have raised concern regarding the proposed footpath to the rear of their property in terms of security, noise and privacy and requested that this be a gated access. This footpath is provided to link up with the public footpath to the west of the site to allow permeability of the site with footpaths in the area. Security is not a material planning consideration however it is noted that the Designing Out Crime Officer has raised no objection. Noise and privacy have been considered and it is considered that the proposed footpath with the mixed native hedge planting along the boundaries is acceptable and accords with Policy HQ/1 of the Local Plan.
69. The Parish Council and neighbours in their comments have raised concern regarding the grass strip at the west side of the site which gives rise to concerns that the applicant has ambitions to continue developments to the west in the future. They comment that this would be outside the village framework and not compliant with the Neighbourhood Plan. Only the development proposed in this application can be considered at this time.

Conclusions

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

Recommendation

71. Officers recommend that the Committee approve the application, subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan OS National Geographic Database, Proposed site layout – 19005-01, Plots 1 and 2 plans – 19038-02, Plots 1 and 2 elevations – 19038-03, Plot 4 Floor Plans – 19005-04, Plot 3 Elevations – 19038-05, Plot 3 Elevations (2) – 19038-06, Plot 4 Plans – 19038-07, Plot 4 Elevations – 19038-08, Plot 4 Elevations (2) – 19038-09, Plot 5 plans – 19038-10, Plot 5 Elevations – 19038-11, Plot 5 Elevations (2) – 19038-12, Plot 6 Plans – 19038-13, Plot 6 Elevations – 19038-14, Plot 7 Plans – 19039-15, Plot

7 Elevations – 19038-16, Plot 8 Plans & Elevations – 19038-17, Planting Schedule February 2018 Schedule 1 Rev C, General Landscape Plan LD00 rev C, Planting Plan LD01 rev C, Development Details LD02 rev B, Swept Path Assessment – Fire Tender & Supermarket Delivery Van - 4160124-sk1411 rev i5, Internal Carriageway Arrangement - 4160124-sk1414 rev i3, Consented Site Access - 4160124-sk1413 rev i4 & Visibility Assessment - 4160124-sk1412 rev i5.

- (b) No development above foundation level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (c) 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 HQ/1 and NE/6 of the South Cambridgeshire Local Plan 2018).
- (d) All ecological measures and/or works shall be carried out in accordance with the Landscape and Environmental Management Plan (Richard Morrish Associates Ltd and Applied Ecology Ltd, September 2019) as submitted with the planning application and agreed in principle with the local planning authority prior to determination. This shall include mitigation measures for reptiles, badger setts and the adjacent County Wildlife Site. If any amendments are required to the recommendations, the revised approach shall be submitted in writing to the Local Planning Authority and implemented in accordance with the agreed measures.
(Reason: To comply with the requirements of the Protection of Badgers Act 1992, Wildlife and Countryside Act 1981 (as amended) and adopted South Cambridgeshire District Council Local Plan Policy NH/4.)
- (e) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F and Part 2, Class A of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (f) No development above slab level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until

such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

(Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)

- (g) Two 2.0 x 2.0 metres visibility splays shall be provided on either side of the curtilage of each new car parking space or block thereof that is to exit directly onto the proposed adopted public highway. One visibility splay is required on each side of the proposed access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and not as shown on drawing number: 4160124-Sk1414 Rev 13 as these splays have been shown partially within the proposed adopted public highway.

(Reason - In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- (h) All accesses and driveways shall be constructed to ensure that their falls and levels are such that no water from individual residential properties drains across or onto the adopted public highway and be constructed using a bound material to prevent debris spreading onto the adopted public highway..

(Reason: For the safe and effective operation of the public highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)

- (i) 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 SC/9 of the South Cambridgeshire Local Plan 2018).

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.

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 Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: S/1433/16/OL

Report Author:

Michael Sexton
Telephone Number:

Principal Planner
07704 018467

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

26 May 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/4081/19/FL

Parish(es): Fowlmere

Proposal: Single storey rear extension

Site address: Hideaway Lynch Lane Fowlmere Royston
Cambridgeshire SG8 7SX

Applicant(s): Mr and Mrs Biggs

Recommendation: Approval

Key material considerations: Character and Appearance of the Area
Neighbour Amenity

Committee Site Visit:

Departure Application: No

Presenting Officer: Jane Rodens, Senior Planning Officer

Application brought to Committee because: This application has been referred to the Committee due to the request from Fowlmere Parish Council.

Date by which decision due: 19 March 2020

Executive Summary

1. This application seeks householder planning permission for a single storey rear extension to Hideaway Lynch Lane Fowlmere Royston Cambridgeshire SG8 7SX.
2. This planning application has been brought before the Planning Committee due to the comments from the Parish Council, there has been one neighbouring objection to the application.
3. Officers consider, subject to conditions, the development is not considered to adversely affect the character and appearance of the proposal site nor the street scene and there is no harm to the amenity of the neighbouring dwellings.
4. Members are therefore requested to support the application.

Planning History

S/0846/08/F – Extension - Approved

S/1360/15/FL - Two storey side extension - Approved

S/3560/18/FL - Two-storey side extension - Approved

National Guidance

5. National Planning Policy Framework (2019)
National Planning Practice Guidance
National Design Guide 2019

Development Plan Policies

6. **South Cambridgeshire Local Plan 2018**
S/1 Vision
S/2 Objectives of the Local Plan
S/7 Development Frameworks
HQ/1 Design Principles
NH/8 Mitigating the impact of Development in and adjoining the Green Belt
7. **South Cambridgeshire Supplementary Planning Documents**
Greater Cambridge Sustainable Design and Construction - Adopted January 2020
District Design Guide - Adopted March 2010
Development Affecting Conservation Areas SPD – Adopted January 2009

Consultations

8. **Fowlmere Parish Council** – “Fowlmere Parish Council recommends refusal due to the overshadowing of the neighbouring property. If the planning officers are minded to approve this application, then Fowlmere Parish Council request that it goes to the planning committee.”

Representations

9. One letter of objection has been received which is detailed below:

“The proposed development is hugely intrusive on Oakleigh House. The development overshadows our garden and leaves us facing a 6.8m x 3.3m brick wall. Unlike the application house Hideaway, Oakleigh house has a very small rear garden and so any raising of height of the neighbouring house has an exaggerated and detrimental effect. The proposed elevation has a parapet that rises 600mm above the roof level. This seems to be unnecessary and makes the extension more intrusive.”

Site and Surroundings

10. The proposal site is located within the Development Framework of Fowlmere as defined by the Local Plan. To the southern boundary of the site is the Green Belt however the application site is not within the Green Belt.
11. The proposal site contains a detached two storey dwelling that is east facing towards the main highway of Lynch Lane, there is an area of amenity space to the rear of the property and parking to the front of the dwelling. To the west of the site is The Grass Garden (Dwelling) and to the north is the dwelling of Oakleigh House (Dwelling).

Proposal

12. The proposal is for the development of a single storey rear extension to the western flank of the host dwelling and is to infill a previous extension to the rear of the host dwelling to create a level rear elevation.
13. The proposal is to extend by 6m, at the greatest depth, and 4.7m at its shallowest. The proposal is 7.1m wide. There is proposed to be a skylight on the roof and patio doors into the rear garden. The height of the flat roof is to be 3.3m. The proposal is 2.2m way from the current boundary treatment which is a close boarded fence.
14. The materials of the proposed extension are to be facing brick and concrete tiles to match the host dwelling.

Planning Assessment

15. The key issues to consider in the determination of this application relate to the impact of the development upon the character and appearance of the area and neighbour amenity.

Principle of Development

16. Policy S/2 of the Local Plan states that development should protect the character of South Cambridgeshire including its built and natural heritage. The proposal site is located within the Development Framework of Duxford as identified by Policy S/7. Therefore, it is considered that the principle of development is acceptable in this location and will be considered under Material Planning Considerations and other applicable Policies in the Local Plan.

Character and Appearance of the Area

17. It is considered that the design of the dwelling would not create a dominant addition to the host dwelling. The proposal does not protrude past the northern flank elevation of the host dwelling and will be kept in the building line of the host dwelling, therefore not making it visible from the main street scene and only in the rear garden.
18. The proposal is to be clad in the same facing material as the host dwelling and the ridge height of the flat roof would be no higher than the existing rear extension on the property.
19. The proposal is not considered to result in significant harm to the character and appearance of the area. It will not create a bulky or dominant addition to the host dwelling. The proposal is therefore considered to be in accordance with policy H/Q1 of the Local Plan.

Neighbour Amenity and Amenity of Future Occupiers

20. The proposed development has been considered in terms of loss of privacy, loss of light and overbearing impact.
21. Concerns have been raised by the neighbouring property and the Parish Council in regards of the impact that the development would have on the amenity of the neighbouring property, mainly Oakleigh House, Lynch Lane, which is to the north of

the host dwelling. Their comments are in regards of the impact that would be caused on their garden. This is to the south of their dwelling and the only amenity area that they have started that they have access to.

22. The proposed extension is set at 2.2m away from the flank common boundary with Oakleigh House, which is a close board fence. The height of the proposal is 3.2m and will have a flat roof.
23. There will be some over shadowing to the neighbouring property as this extension is to the south of the neighbouring dwelling. There will be some dominating impact on the amenity of the neighbouring property as this proposal will be along the flank boundary
24. This a finely balanced application in regards of the amount of harm that would be caused to the amenity space of the neighbouring property. It is considered that in balance this application is acceptable and the amount of harm that would be caused to the amenity of the neighbouring property is minimal. Due to the separation distance stated above to the common flank boundary this has moved the proposed extension away from the boundary. Therefore reducing the amount of extension that would be visible over the current boundary treatment and reducing the potential for the dominance of the extension and the overshadowing that would be caused.
25. There would be no overlooking from the proposal to the neighbouring dwelling as there are no windows on the flank elevation that look onto Oakleigh House's rear amenity space.
26. The proposed development is therefore considered to accord with policy HQ/1 of the Local Plan.

Recommendation

27. Approval subject to the following conditions and informatives

Conditions

Time limit

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).

Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

1303C.P.01.A, 1303C.SU.01 D and 1303C.SU.00 A

(Reason – to facilitate any future application to the Local Planning Authority under Section 72 of the Town and Country Planning Act 1990).

Materials

The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed with the local planning authority.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

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 Plan 2018
- South Cambridgeshire Supplementary Planning Documents

Report Author:

Jane Rodens
Telephone Number:

Senior Planning Officer
07704 018 433

This page is left blank intentionally.

Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

26 May 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/3858/19/FL

Parish(es): Whittlesford

Proposal: Single storey rear extension

Site address: 2 Whiskins Whittlesford Cambridge Cambridgeshire
CB22 4UG

Applicant(s): Mr Robin Harper

Recommendation: Approval

Key material considerations: Visual amenity;
Residential amenity;
Setting of adjacent listed buildings;
Tree Matters

Committee Site Visit: None

Departure Application: No

Presenting Officers: Charlotte Peet (Planning Officer)

Application brought to Committee because: Councillor Richard Williams requests the application be determined by Planning Committee.

Date by which decision due: 29 May 2020

Executive Summary

1. This application seeks householder planning permission for a single storey rear extension to a semi-detached bungalow. The application site is located within the development framework and Conservation Area of Whittlesford. The proposal site is located within the setting of two Grade II Listed Buildings.
2. The proposed extension would be of a modest height and scale and of a coherent design so that it would preserve the character and appearance of the existing dwelling, the Conservation Area and the surrounding locality.
3. Therefore, the proposal is in accordance with Policies HQ/1, NH/14 and NH/4 of the Local Plan 2018.

Planning History

4. S/0856/93/O - Eight bungalows including road layout – Approved 07.09.1993

5. S/1177/94/F – 8 Bungalows and garages – Approved 10.11.1994
6. S/1089/95/F - 8 Bungalows and garages (modification of access and associated amendments) – Approved 20.10.1995

Planning Policy

7. National Guidance

National Planning Policy and Guidance
National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (NPPG)

8. South Cambridgeshire Local Plan September 2018

S/7: Development Frameworks
HQ/1: Design Principles
NH/14: Heritage Assets
NH/4: Biodiversity

9. South Cambridgeshire District Council Supplementary Planning Documents

District Design Guide SPD – Adopted March 2010
Development Affecting Conservation Areas SPD - Adopted January 2009
Listed Building SPD – Adopted January 2009
Biodiversity SPD - adopted July 2009
Trees & Development Sites SPD - adopted January 2009

Consultation

Whittlesford Parish Council

10. Object to the application due to potential loss of light to neighbouring dwelling.

Councillor Richard Williams

11. Objects to the application, raising concerns over:

- Overdevelopment of the plot
- Closeness to the boundary

Councillor Peter McDonald

12. Raises concerns regarding the scale of the development in the plot.

Trees Officer

13. Raises no arboricultural or hedgerow objections to this application. Trees adjacent to the site are protected due to the location of the site in a Conservation Area. Should the application be approved, the tree protection plan should be listed as an approved document.

14. The above are a summary of the comments that have been made on this application, the full comments can be found on the website.

Representations

15. Neighbours

16. Representations have been raising objections to:

- Overdevelopment of site
- Scale of the development
- Over-bearing impact
- Loss of light
- Character of the area
- Noise and disruption during construction
- Loss of open space
- Trees
- Impact to wildlife, especially Great Crested Newts
- Boundary inaccuracy
- Landscaping measures

Site and Surroundings

17. 2 Whiskins is a single storey, semi-detached property located within the development framework and Conservation Area of Whittlesford. The proposal site is located within the setting of two Grade II Listed Buildings.

Proposal

18. The proposal seeks permission for a single storey rear extension. The proposed would extend 5.80 metres at most from the rear wall of the dwelling house and would measure a width of 8.8 metres to match the existing dwelling. The proposal would have a height of 3.50 metres and an eaves height of 2.80 metres.

Planning Assessment

19. The key considerations are visual amenity, residential amenity, impact upon the setting of the listed building and tree matters.

Visual Impact and Impact upon the Conservation Area and Settings of Listed Buildings

20. Policy HQ/1 of the Local Plan states that development must be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.

21. The proposed development is a single storey rear extension. The proposal would involve the demolition of the existing rear element and it would extend approximately 5.80 metres from the rear wall of the existing dwelling. It would have a width that would match that of the existing dwelling at its widest point and a height of approximately 3.50 metres.

22. Whilst, the proposal may be considered sizeable in terms of footprint in the context of the relatively modest plot, given that the proposed development would remain subservient to the existing property in terms of overall height and scale, the proposed extension would be considered to be an appropriate and proportionate addition to the existing dwelling. The proposed materials would match the existing dwelling and would therefore be considered to preserve the character of the existing dwelling.

23. Whiskins comprises semi-detached and detached bungalows of reasonably modest but varied sizes and forms. The proposed extension would be partially visible from

the street scene and the Conservation Area, as whilst the proposed extension would be to the rear there may be potential views from the south west. Whilst, concerns have been raised regarding the potential adverse impact to the character of the area, given the cohesive design and modest height of the proposed extension the proposal would be considered to preserve the character and appearance of the Conservation Area and not cause significant adverse harm of the character and appearance of the Local Area.

24. The proposal is located within the setting of a Grade II Listed Building. Given the reasonable distance from the main house and the cohesive and modest design of the proposed extension it would not be considered to result in significant adverse harm to the character and appearance of the Listed Building.

25. Therefore, the proposed extension is considered to be in accordance with policies HQ/1 and NH/14 of the Local Plan 2018.

Residential amenity

26. Whilst concerns have been raised regarding loss of privacy, given that the proposed extension would be single storey, it is not considered that the additional ground floor windows would result in loss of privacy to the adjacent neighbouring dwellings.

27. Concerns have been raised with regard to loss of light. No.1 Whiskins is situated adjacent to the south west boundary of the site and is the closest property to the proposed extension. The closest window on this property is situated in the centre of the rear wall of the projecting gable element.

28. The District Design Guide provides a 45-degree rule of thumb for loss of light which states that buildings will not normally be allowed to protrude beyond a 45-degree line drawn horizontally from the nearest window of a neighbouring property. This also applies upwards from the top of a window.

29. Given the modest height, siting and hipped roof form of the proposed extension, it would not exceed either of these lines. Therefore, given this and taking into account the siting of the adjacent property, south west of the proposed extension, it would not be considered to result in a significant loss of light to the adjoining property.

30. Whilst, Officers acknowledge that the proposal would be situated adjacent to the boundary and that concerns have been raised in regard to overbearing, the proposal would not be considered to result in significant overbearing impact as by virtue of its low height, hipped roof and stepped form the proposal would not be considered to create an addition that would be dominating in appearance, height or bulk.

31. Therefore, the proposed extension would be in accordance with Policy HQ/1 of the Local Plan.

Tree Matters

32. In consultation with the Tree Officer, whilst the proposal would be sited within close proximity to important trees with a level of protection through the Conservation Area, the Tree Protection Plan would provide adequate protection to the trees during construction. The application would not seek to remove any trees and would not result in adverse harm to the trees or their roots therefore the proposal would be in accordance with Policy NH/4 of the Local Plan.

Other Matters

33. Concerns have been raised regarding the noise impact that may be caused during the period of construction. The proposal is a reasonably modest proposal, and the noise created from construction would not be expected to be above what would be usual for a similar development. An informative will be attached to any permission to ensure construction would only be undertaken at appropriate times.
34. Representations have been raised with concerns over harm to wildlife, especially to Great Crested Newts. In informal consultation with the Ecology Officer, given the modest scale of the proposed extension it would not be considered to cause significant adverse harm to the biodiversity on site. The Ecology Officer requested that an informative be attached to any permission to protect the local ecology and this is considered reasonable to attach.
35. A concern has been raised over the inaccuracy of the boundary shown. Boundary disputes are a civil matter and are not considered to be a material planning consideration.
36. A concern has been raised regarding the landscaping proposed in the submitted Heritage Statement. It would be considered unreasonable and unnecessary to request a scheme of landscaping on a scheme of this scale, that would be situated in a domestic rear garden. Officers are satisfied that no further landscaping would need to be requested.

Conclusion

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

Recommendation

38. Officers recommend that the Committee APPROVES the application, subject to the following recommended conditions:
 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permission for development, which have not been acted upon).
 2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Detail, dwg no. 664/19/01,
Proposed Details, dwg no. 664/19/02 Revision A
Proposed Elevations, dwg no. 664/19/04 Revision A
Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
 3. The trees beyond the rear boundary of the site shall be protected during the course of development in accordance with the details within drawing ref 664/19/02 Revision A.

Reason – To protect trees during the course of development in order to preserve the visual amenity of the area in accordance with Policy NH14 of the South Cambridgeshire Local Plan 2018.

Informative

1. The area of grass around the proposed development site should be mown/strimmed as short as possible before and during construction to ensure it remains/becomes unfavourable for great crested newts and reptiles;

Stored materials (that might act as temporary resting places) are raised off the ground eg on pallets or batons; and any rubbish is cleared away to minimise the risk of great crested newts or reptiles using the piles for shelter;

Trenches or excavations are backfilled before nightfall or a ramp left to allow great crested newts or reptiles to escape;

Building work should (ideally) be carried out during April-June, when great crested newts are more likely to be found in ponds and less likely to be found on site;

If great crested newts or reptiles being found, work must stop immediately and ecological advice taken on how to proceed lawfully from Natural England (0300 060 3900) or an ecological consultant.

2. No works should should be carried out and no construction related deliveries taken at the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays.

Report Authors:

Charlotte Peet

Telephone Number:

Planning Officer

07704 018421