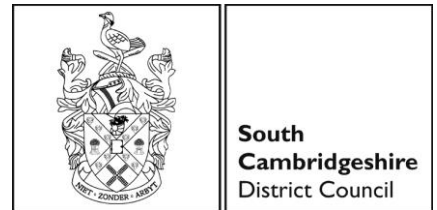


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Tuesday 02 August 2022

To: Chair – Councillor Henry Batchelor
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Dr. Martin Cahn, Bill Handley, Geoff Harvey, Dr. Tumi Hawkins,
William Jackson-Wood, Peter Sandford, Heather Williams and
Dr. Richard Williams

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Brian Milnes,
Richard Stobart, Paul Bearpark and Helene Leeming

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber, First Floor** on **Wednesday, 10 August 2022** at **10.00 a.m.** **A weblink 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.

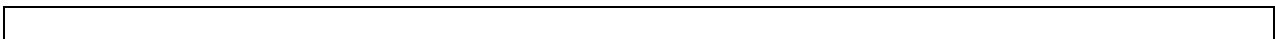
Yours faithfully
Liz Watts
Chief Executive

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. Chair's announcements | |
| 2. Apologies
To receive apologies for absence from committee members. | |

- 3. Declarations of Interest**
As a Councillor, you are reminded of the requirements under the Council's Code of Conduct to register interests and to disclose interests in a meeting. You should refer to the requirements set out in the Code of Conduct which are summarised in the notes at the end of this agenda frontsheet.
- 4. Minutes of Previous Meeting** **1 - 10**
To authorise the Chairman to sign the Minutes of the meetings held on 29 June 2022 and 13 July 2022 as a correct record.
- 5. 21/04088/FUL - Former Barrington Cement Works, Haslingfield Road, Barrington** **11 - 72**
Erection of 36 dwellings (re-plan of south eastern parcel of development site for an increase of 3 dwellings above approved scheme ref: S/3485/18/RM)
- 6. S/3975/18/FL - Rectory Farm, Middle Street Thriplow** **73 - 116**
Part demolition of existing barns extensions alterations and conversion of three barns to dwellings and erection of four new dwellings and widening of access
- 7. S/3976/18/LB - Rectory Farm, Middle Street Thriplow** **117 - 132**
Part demolition of existing barns extensions alterations and conversion of three barns to dwellings
- 8. 21/03438/FUL - Land At 147 St Neots Road, Hardwick** **133 - 176**
Erection of nine self-contained residential flats and associated infrastructure and works
- 9. S/3626/19/LB - 61 Streetly End, West Wickham** **177 - 188**
Replacement of the existing single glazed softwood windows with double glazed units in the original openings
- 10. 21/04742/HFUL - 2 Duck End, Girton** **189 - 202**
Demolition of existing garage and store, erection of single storey side and rear extension, and rear dormer and 3 front dormers (Retrospective)
- 11. 22/01332/HFUL - 34 Hereward Close, Impington** **203 - 210**
Single storey rear and side extension, porch to frontage, loft extension with rood extension to rear and associated works to internal layouts
- 12. Enforcement Report** **211 - 218**
- 13. Planning Appeal (3287502) - Land to the North and South of Bartlow Road** **219 - 222**
Information Item
- 14. Appeals against Planning Decisions and Enforcement Action** **223 - 240**



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'.

Declarations of interest

Disclosable pecuniary interests

A "disclosable pecuniary interest" is an interest of you or your partner (which means spouse or civil partner, a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners) which falls within the categories in [Table 1 of the code of conduct, which is set out in Part 5 of the Constitution](#). Where a committee member or their partner has any kind of beneficial interest in the land under consideration at the meeting, this would be a disclosable pecuniary interest.

Where a matter arises at a meeting which directly relates to one of your disclosable pecuniary interests you must:

- disclose the interest;
- not participate in any discussion or vote on the matter; and
- must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

It is a criminal offence to:

- fail to notify the monitoring officer of any disclosable pecuniary interest within 28 days of election
- fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register
- fail to notify the Monitoring Officer within 28 days of a disclosable pecuniary interest that is not on the register that you have disclosed to a meeting
- participate in any discussion or vote on a matter in which you have a disclosable pecuniary interest
- knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a disclosable pecuniary interest or in disclosing such interest to a meeting.

Other registerable interests

These are categories of interest which apply to the Councillor only (not to their partner) and which should be registered. Categories are listed in [Table 2 of the code of conduct, which is set out in Part 5 of the Constitution](#). Where a matter arises at a meeting which directly relates to the financial interest or wellbeing of one of your Other Registerable Interests, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter; and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of non-registerable interests

Where a matter arises at a meeting which directly relates to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Where a matter arises at a meeting which affects – a. your own financial interest or well-being; b. a financial interest or well-being of a relative or close associate; or c. a financial interest or wellbeing of a body included under Other Registrable Interests as set out in Table 2 you must disclose the interest.

In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied. Where a matter (referred to in the paragraph above) affects the financial interest or well-being: a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and; b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

[Where you have an Other Registerable Interest or Non-Registerable Interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it]

Agenda Item 4

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 29 June 2022 at 10.00 a.m.

PRESENT: Councillor Henry Batchelor – Chair
Councillor Peter Fane – Vice-Chair

Councillors: Ariel Cahn Bill Handley
Dr. Tumi Hawkins Peter Sandford
Dr. Richard Williams Sue Ellington
Anna Bradnam

Officers in attendance for all or part of the meeting:

Laurence Damary-Homan (Democratic Services Officer), Michael Sexton (Area Development Manager), Vanessa Blane (Senior Planning Lawyer), Phil McIntosh (Interim Delivery Manager), Paul Hunt (Planning Officer), Kate Poyser (Principal Planning Officer), Alice Young (Senior Planning Officer) and Tom Chenery (Senior Planning Officer)

1. Chair's announcements

The Chair made several brief housekeeping announcements.

2. Apologies

Councillors Dr Martin Cahn, Geoff Harvey, William Jackson-Wood and Heather Williams sent apologies for absence. Councillors Anna Bradnam and Sue Ellington were present as substitutes.

Councillor Peter Sandford was not present at the start of the meeting and had sent apologies for lateness. The Committee was informed that he was due to join them later.

3. Declarations of Interest

With respect to Minute 6 (21/00915/REM – Willingham), Councillor Bill Handley declared that he was a local Member for Willingham, had discussed the application with the Parish Council and residents but was coming to the matter afresh.

With respect to Minute 7 (20/01687/S73 – Caldecote), Councillor Dr Tumi Hawkins declared that she was the local Member for Caldecote and had discussed the application with members of the Parish Council but was coming to the matter afresh.

With respect to Minutes 8 & 9 (21/02476/REM and 21/02477/FUL – Whittlesford), Councillor Dr Richard Williams declared that, as the local Member and a member of the Parish Council, he had been present when the applications had been discussed and had given residents updates on the procedural progress of the applications but was coming to the matters afresh.

4. Minutes of Previous Meeting

The Committee noted that the Minutes of the meeting held on 16 June 2022 would be presented at the next meeting.

5. S/3854/19/OL - Northstowe / Longstanton (Digital Park)

The Principal Planning Officer informed the Committee that the wording of condition 46 was to be changed to “all future Reserved Matters applications shall undertake overheating analysis of a sample of units to ensure that homes are not at risk of overheating and submit a Part O Assessment as part of the proposal. In order to design out the risk of overheating, the cooling hierarchy should be employed, prioritising architectural responses to minimise risk before considering mechanical ventilation”. The reason for condition 46 remained unchanged. The Principal Planning Officer also informed the Committee of changes to some of the dates listed in the Indexation section of the Heads of Terms (4, 5, 6, 10 and 13 were changed to tbc). The Committee was also informed that the figure of 33 dwellings per hectare for the average density across the site was the correct figure and the Principal Planning Officer then presented the report.

In the debate, the Committee discussed a number of matters. Members sought clarity on the response of the Healthy Development Officer, The Construction Management Plan and the impact of works vehicles travelling through Willingham was discussed- officers referenced condition 17 in response. Members raised concerns over the adoptability of some of the roads on site but noted that the Reserved Matters stage of the development would present the precise details on Highways. The Reserved Matters stage was also referenced in regard to the drainage scheme; Members raised concerns over drainage and flooding but noted both the response of the Lead Local Flood Authority and the submission of details that would come with a Reserved Matters application. The Delivery Manager reminded the Committee that Councillors could call-in the Reserved Matters application when it was submitted.

Councillor Peter Sandford joined the Committee during the debate and thus did not vote on the application

The Committee agreed to the changes presented in the updates from the Principal Planning Officer. By 8 votes to 0, the Committee unanimously voted to **approve** the application in accordance with the officer’s recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

6. 21/00915/REM - Willingham (Land to the rear of 1B Over Road)

The Senior Planning Officer presented the report and updated the Committee of the addition of an informative regarding stating:

“The granting of a planning permission does not constitute a permission or licence to a developer to carry out works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.”

Members asked questions of clarity on:

- Flooding and the Lead Local Flood Authorities (LLFA) response in the report
- Biodiversity net gain
- Car parking and Highways concerns
- Urban Design

The Committee was addressed by a public objector, Chris Thornhill, who raised a number of concerns and responded to questions on flooding. Matt Hare, the agent of the applicant, spoke in support of the application and answered questions on drainage, design and Highways.

In the debate, Members raised a number of concerns over:

- The comments from some of the statutory consultees
- The design of the scheme, residential amenity and the location of the Local Area of Play
- Issues around Highways and access
- Biodiversity net gain
- The lack of consultation with the Design Enabling Panel

Councillor Dr Tumi Hawkins, seconded by Councillor Anna Bradnam, proposed the deferral of the application. The Committee agreed that, if it were minded to defer the application, the reasons for deferral would be:

- Clarity on the comments from the LLFA
- The layout of the proposed road and the concerns from the Highways Authority
- Design, the location of the open space and the impact on residential amenity.

By 7 votes to 2 (Councillors Ariel Cahn and Peter Fane), the Committee voted to **defer** the application.

7. 20/01687/S73 - Caldecote (Land to the rear of 18 - 28 Highfields Road)

The Area Development Manager presented the report with no updates. The Committee was addressed by the applicant, Neil Farnsworth, who explained why the application was being brought forward and responded to Member's questions.

In the debate, Councillor Dr Tumi Hawkins expressed her views as local Member and explained that the development which the application pertained to had already been built and occupied. Cambridgeshire County Council's Principal Transport Officer, Tam Parry, offered context on the Transport Assessment Team's comments and detailed the merits of the application.

By affirmation, the Committee unanimously **approved** the application in accordance with the officer's recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

8. 21/02476/REM - Whittlesford (Lion Works, Station Road West)

The Area Development Manager explained the link between the two applications on the site, informed the Committee of an objection received and presented the report. The Committee was addressed by Councillor Arthur Greaves, Chair of Whittlesford Parish Council, who presented the objections of Whittlesford Parish Council and responded to Members' questions.

In the debate, Members discussed concerns over the application and highlighted issues of design, dominance, lack of affordable housing provision and overdevelopment. The numerous objections from statutory consultees were noted by the Committee. As local Member, Councillor Dr Richard Williams stated that he felt the report summarised the situation well and that he supported the recommendation of refusal.

By affirmation, the Committee unanimously **refused** the application in accordance with the officer's recommendation and the reasons for refusal laid out in the report from the Joint Director of Planning and Economic Development.

9. 21/02477/FUL - Whittlesford (Lion Works, Station Road West)

The Area Development Manager presented the report. The Committee was addressed by Councillor Arthur Greaves, Chair of Whittlesford Parish Council, who presented the objections of Whittlesford Parish Council. Councillor Dr Richard Williams, as local Member, reiterated his comments from the previous application (Minute 8- 21/02477/FUL) and expressed support for the officer recommendation of refusal. Members noted the objections from statutory consultees laid out in the report and raised concerns over parking and drainage.

By affirmation, the Committee unanimously **refused** the application in accordance with the officer's recommendation and the reasons for refusal laid out in the report from the Joint Director of Planning and Economic Development.

10. 22/00473/LBC - Balsham (4 West Wratting Road)

The Senior Planning Officer, Tom Chenery, presented the report and offered updates on an objection received and the addition of a condition which stated:

"The annexe hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwelling house known as 4 West Wratting Road, Balsham. It shall at no time be separately occupied or let and no trade or business shall be carried out therefrom."

The Committee discussed the nature of use of the building, the building's listed status and the added condition. Members also discussed the objection received and the impact on the neighbouring property.

By affirmation, the Committee unanimously **approved** the application subject to conditions, including the additional condition reported by officers, in accordance with the officer's recommendation laid out in the report from the Joint Director of Planning and Economic Development.

11. 22/00472/HFUL - Balsham (4 West Wratting Road)

The Senior Planning Officer, Tom Chenery, presented the report and, as in Minute 10 (22/00483/LBC), offered updates on an objection received and the addition of a condition which stated:

"The annexe hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwelling house known as 4 West Wratting Road, Balsham. It shall at no time be separately occupied or let and no trade or business shall be carried out therefrom."

Members noted the concerns of the objection received and discussed the impact of the construction on neighbouring properties. The Committee also discussed the use of the building and the new condition.

By affirmation, the Committee unanimously **approved** the application subject to conditions, including the additional condition reported by officers, in accordance with the officer's recommendation laid out in the report from the Joint Director of Planning and Economic Development.

12. 22/00302/HFUL - Arrington (83 Ermine Way)

The Planning Officer presented the report and informed the Committee that the use of the word “pre-commencement” in paragraph 9.15 was incorrect and required removal to be concurrent with condition 4. The Committee discussed condition 5 and the relocation of the bollard.

By affirmation, the Committee unanimously **approved** the application in accordance with the officer’s recommendation, and subject to the conditions, laid out in the report from the Joint Director of Planning and Economic Development.

The Meeting ended at 2.45 p.m.

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South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 July 2022 at 10.00 a.m.

PRESENT: Councillor Henry Batchelor – Chair
Councillor Peter Fane – Vice-Chair

Councillors: Bill Handley Dr. Tumi Hawkins
Peter Sandford Dr. Richard Williams
Mark Howell Richard Stobart

Officers in attendance for all or part of the meeting:
Vanessa Blane (Senior Planning Lawyer), Mary Collins (Senior Planning Officer), Laurence Damary-Homan (Democratic Services Officer), Phil McIntosh (Interim Delivery Manager) and Michael Sexton (Area Development Manager)

Councillor Richard Stobart was in attendance remotely.

1. Chair's announcements

The Chair made several brief housekeeping announcements. It was noted that Councillor Richard Stobart was attending remotely, and whilst he could take part in debate he could not vote on any applications.

The Chair invited the Interim Delivery Manager to provide an update on Minute 6 (22/00116/FUL – Milton) who informed the Committee that there was an issue with the ownership certificate submitted by the application, thus a resubmission of the certificate was required and a further round of consultation was necessary. The Chair, seconded by the Vice-Chair, proposed the deferral of the application and the Committee agreed to the deferral by affirmation.

2. Apologies

Councillors Ariel Cahn, Dr Martin Cahn, Geoff Harvey, William Jackson-Wood and Heather Williams sent apologies for absence. Councillor Mark Howell was present as a substitute and Councillor Richard Stobart was present virtually as a substitute.

3. Declarations of Interest

With respect to Minute 5 (21/00953/FUL – Girton), the returning Members (Councillors Batchelor, Fane, Handley, Hawkins, Howell and Williams) declared that they knew the objecting public speaker, Tom Bygott, from his time as a Councillor in the previous administration.

4. Minutes of Previous Meeting

Councillor Peter Fane stated that he was listed as the Vice-Chair for the meeting despite sending apologies for absence and requested that this was corrected. With the correction,

the Committee authorised the Chair to sign the Minutes of the meeting held on Wednesday 16 June 2022 as correct record by affirmation.

5. **21/00953/FUL - Former Hotel Felix, Whitehouse Lane, Girton**

The Senior Planning Officer informed the Committee of an objection received, an updated response from consultees regarding contaminated land and then presented the report. Members asked questions of clarity on the non-designated heritage asset (Howe House) and the comments from the Conservation Team, as well as the assessments of need for care in the area and the differing responses from the County Council and District officers.

The Committee was addressed by a public objector, Tom Bygott, and the agent of the applicant, David Roe. Members asked the agent questions of clarity on the impact on the trees on site, the need for care in the area and the potential occupants, as well as the condition of the existing buildings. Councillor Corinne Garvie, a local Member, had apologised for not being able to attend to speak on the application but had submitted a written submission. The Committee noted Councillor Garvie's submission.

In the debate, Members discussed a number of points. The impact of the development on trees onsite and the energy efficiency of the proposed buildings were examined by the Committee. The demand for care homes was further discussed and the necessity of a dementia research centre was explored in order to establish if the proposed development would satisfy the criteria to allow for development in the Cambridge Green Belt. Members raised concerns around the loss of the non-designated heritage asset and the comments of the Conservation Team. The concerns raised by the NHS Cambridgeshire and Peterborough Clinical Commissioning Group was discussed by Members who felt that, whilst GP provision was not a material consideration, it was important to recognise the comments of local healthcare providers.

The Committee agreed, by affirmation, to the following reasons for refusal if it were minded to refuse the application:

- 1- Harm to the Green Belt, contrary to Policy S/4 of the South Cambridgeshire Local Plan 2018 and failing to satisfy paragraphs 147, 148, 149 and 150 of the National Planning Policy Framework 2021 (NPPF)
- 2- The loss of a non-designated heritage asset, contrary to policy NH/14 of the Local Plan and failing to satisfy paragraph 203 of the NPPF
- 3- Failure to provide the very special circumstances, including need for specialist housing, which outweigh the harms identified (to the Green Belt and heritage asset), therefore failing to satisfy paragraphs 147 and 148 of the NPPF

The Committee agreed to delegate authority to officers to provide the precise wording of the reasons for refusal in conjunction with the Chair and Vice-Chair.

The Committee unanimously voted to **refuse** the application.

6. **22/00116/FUL - Car Park, Walkling Way, Milton**

For the reasons stated by the Interim Delivery Manager in Minute 1 (Chair's Announcements), the Chair, seconded by the Vice-Chair, proposed to defer the application.

By affirmation, the Committee agreed to **defer** the application.

7. Enforcement Report

The Chair referred Members to the report. The Interim Delivery Manager provided updates on personnel in the Enforcement Team and highlighted some of the updates provided in the report. Members raised points on the cases at Haden Way (Willingham), Burwash Manor Farm and Smithy Fen and requested further details on personnel in the Enforcement team.

The Committee **noted** the report.

8. Appeals against Planning Decisions and Enforcement Action

The Interim Delivery Manager offered comment to the Committee and the Senior Planning Lawyer presented a brief update on a judicial review regarding decisions made on an application in Northstowe. A request was made for an update on the case in Harston, which was provided by the Interim Delivery Manager, and the Committee discussed the decision at Land East Of Teversham Road, Fulbourn.

The Committee **noted** the report.

The Meeting ended at 12.40 p.m.

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Agenda Item 5



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/04088/FUL
Site	Former Barrington Cement Works, Haslingfield Road, Barrington, Cambridgeshire
Ward / Parish	Barrington
Proposal	Erection of 36 dwellings (re-plan of south eastern parcel of development site for an increase of 3 dwellings above approved scheme ref: S/3485/18/RM).
Applicant	Redrow (South Midlands)
Presenting Officer	Michael Hammond
Reason Reported to Committee	Departure Application Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	1. Principle of Development 2. Landscape and Open Space Provision 3. Layout and Design
Recommendation	APPROVE subject to conditions and S106

1.0 Executive Summary

- 1.1 Outline planning permission (S/2365/14/OL) including the reserved matter of access was granted on 27 October 2016 for the redevelopment of part of the former Cemex site adjacent to Haslingfield Road and Chapel Hill, Barrington to provide 220 dwellings. A Section 73 permission (S/0057/17/VC) seeking to vary condition no.1 (drawings) of the outline permission was granted on 13 April 2017.
- 1.2 Reserved matters consent (S/3485/18/RM) for the approval of appearance, landscaping, layout, and scale of the outline planning permission S/0057/17/VC was appealed under grounds of non-determination and allowed at appeal (APP/W0530/W/19/3227393) on 29 November 2019. A Section 73 application (20/02528/S73) which included a phasing plan and boundary treatment details, was approved in January 2021. Phase 1 of the development on the site has commenced.
- 1.3 Following the approval of reserved matters and commencement of development, the applicant now seeks to amend and re-configure the south-eastern parcel of the site. This full application relates to the south-east parcel (1.12ha) of the former Barrington Cement Works Site only.
- 1.4 The development as proposed would increase the number of residential dwellings on this part of the site from 33no. dwellings (as approved) to 36no. dwellings (as proposed). This would bring the total number of dwellings on the wider site up from 220no. dwellings (as approved) to 223no. dwellings (as proposed).
- 1.5 In terms of comparing the proposed drawings against those that were approved, the most significant changes are the replacement of two three-storey apartment blocks with two-storey houses and the expansion of the footprint of development into what was previously approved as open space and a footpath on land immediately west of the Haslingfield Road tree belt frontage. The layout of other parts of the development has also been reconfigured to reflect these changes.
- 1.6 The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given the extant permission that exists on the site for residential development and the lack of visual intrusion from the development of the formerly approved open space.
- 1.7 The provision of 36 dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.

- 1.8 However, the 2017 extant permission is a material consideration and it has already been determined that the development of 33 dwellings, as part of the wider development of 220 dwellings, would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development. The proposed additional three dwellings to bring this parcel of the site up to 36 dwellings would not, in the view of officers, result in the level of development becoming unsustainable.
- 1.9 Two of the three additional dwellings proposed would be affordable dwellings that would contribute to an identified need. There would be a 11% net gain in biodiversity which would be secured by condition. Financial contributions towards the improvement of existing village facilities, education and libraries would be secured by way of a Section 106 Agreement. The proposed development would result in the removal of the previously approved three-storey apartment blocks on this parcel and replace them with two-storey houses which is considered an improvement in terms of character and appearance.
- 1.10 Officers acknowledged that there are concerns raised by the Urban Design Team regarding the proposal, including some conflict with guidance within the Council's District Design Guide SPD. However, the conflict must be weighed against the fact that there is an extant permission on this parcel of land which has a similar layout and design and therefore cannot be said to be entirely out of keeping with the character and appearance of the area. In addition, the specific conflicts with the District Design Guide SPD exist on the consented scheme for this parcel. The proposal would still provide a significant over-provision of informal open space despite the removal of part of this to accommodate the development.
- 1.11 The proposal represents a significant departure from the development plan and has been advertised as such. Given the extant permission on the site, officers consider that the proposed addition of three dwellings above what was previously approved on this parcel would be difficult to be considered to represent an unsustainable form of development. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
- 1.12 Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions and a Section 106 Agreement can secure appropriate detailing, technical information and financial contributions such that the proposal would accord with Local Plan policies in all other regards.
- 1.13 Therefore, taking into account the 2017 appeal decision and for the reasons set out in this report, the application is recommended for approval.

- 1.14 A Section 73 application has also been submitted to vary the outline permission, as amended by other Section 73 applications, to facilitate the potential delivery of this application (21/04088/FUL) alongside residual development already permitted on site by permission 21/01474/S73 and to ensure the permissions can come forward without any inconsistency.
- 1.15 In the event that there is a resolution to grant permission for the full application (21/04088/FUL), the full application will not be determined until the Section 73 application (21/04524/S73) has also been considered by the Planning Committee and has a resolution to grant permission. The Section 73 application will be presented at a future committee meeting.

2.0 Site Description and Context

- 2.1 The application site is a 1.12ha parcel of land situated on the south-east of the wider former Barrington Cement Works site, to the north of the village of Barrington. The site is accessed off Haslingfield Road which borders the eastern edge of the site and is reinforced by established hedgerows. To the north is the Cemex quarry which is in the process of being remediated. To the west and east are open fields and to the south is Barrington Village.
- 2.2 The wider mineral site is adjacent to Barrington Chalk Pit Site of Special Scientific Interest (SSSI), notified for its geological special features. The site is within 4.2km of Eversden and Wimpole Woods SSI and Special Area of Conservation (SAC).
- 2.3 The site lies outside the development framework boundary of Barrington.
- 2.4 Development on part of the wider site (not part of this application) has commenced.

3.0 The Proposal

- 3.1 Full planning permission is sought for the erection of 36 dwellings (re-plan of south eastern parcel of development site for an increase of 3 dwellings above approved scheme ref: S/3485/18/RM).
- 3.2 The application seeks to provide an alternative layout of the south-eastern parcel to what was originally approved as the wider Barrington Cement Works site and consequently increase the number of dwellings on this parcel from 33no. dwellings to 36no. dwellings.
- 3.3 The main differences between the approved plans and the proposed plans for this parcel are the removal of two apartment blocks and replacement with houses, and, the expansion of the development footprint over what was previously approved as open space and a footpath.
- 3.4 The application has been amended to address comments from consultees and further consultations have been carried out as appropriate. The application originally proposed 35no. dwellings (increase of 2no.

dwellings) but following amendments was increased to propose 36no. dwellings (increase of 3no. dwellings).

4.0 Relevant Site History

4.1 The site has an extensive planning history. Of most relevance to this application are:

Reference	Description	Outcome
21/04087/FUL	Erection of 114 dwellings (re-plan of northern parcel of development site for an increase of 38 dwellings above approved scheme ref: S/3485/18/RM).	Pending Consideration
21/04524/S73	S73 Variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (Boundary treatments), 8 (Refuse storage), 10 (Housing mix), 12 (Energy Statement), 13 (Contamination), 14 (Noise assessment), 17 (Drainage strategy), 19 (Access) and 23 (Fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28	Pending Consideration

	(Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC))	
20/02528/S73	Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC	Approved 20.01.2021
S/3485/18/RM	Application for approval of reserved matters for appearance landscaping layout and scale under planning permission S/0057/17/VC for development of 220 residential units	Not Determined – Appeal Allowed 29.11.2019
S/0057/17/VC	Variation of conditions S/2365/14/OL - S73 application to vary condition 1 pursuant to outline planning permission (S.2365.14.OL) relating to the development of 220 residential units	Approved 13.04.2017
S/2365/14/OL	Outline application for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units formal and informal open space including allotments car parking for Barrington Primary School new pedestrian and cycle links to Barrington village and Foxton	Approved 27.10.2016

	Station and associated works - details of vehicular site access arrangements are submitted for approval with all other matters (layout scale appearance and landscaping) reserved for future approval.	
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5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 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/10 – Group Villages
CC/1 – Mitigation and Adaption 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/4 – Biodiversity
NH/6 – Green Infrastructure
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality

SC/14 – Odour and Other Fugitive Emissions to Air
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/4 – Rail Freight and Interchanges
TI/8 – Infrastructure and New Developments
TI/9 – Education Facilities
TI/10 – Broadband

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

- 5.6 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Barrington Parish Council –No Objection

- 6.2 This is a marginal change to the currently approved housing numbers. However, it was noted that the southern application brings the development further into the green space previously separating the site from Haslingfield Road which was not desirable. It was noted that an apartment block appeared to have been removed from the plan and this was welcomed.

6.3 County Highways Development Management – No Objection

June 2022 Comments:

- 6.4 No objection subject to inclusion of all provisions within current S106 agreement for wider site into any new S106 and the following conditions:

- Management and Maintenance of Streets;
- Traffic Management Plan; and
- Highways Informative

October 2021 and April 2022 Comments:

6.5 Further information regarding access dimensions and junctions required.

6.6 County Transport Assessment Team – No Objection

June 2022 Comments (informal)

6.7 Based on solely 21/04088/FUL (increase of 3no. dwellings) the proportionate amount required for the below contributions would be:

- Revised contribution towards improved crossing over Haslingfield Road = £1,463 (3/41x£20,000); and
- Revised contribution towards traffic calming on Barrington Road = £366 (3/41 x £5000).

May 2022 Comments:

6.8 No objection subject to following mitigation:

- Travel Plan with welcome pack;
- Contribution of £20,000 (based on both 21/04087/FUL (increase of 38no. dwellings) & 21/04088/FUL (increase of 3no. dwellings) towards the implementation of an improved crossing over Haslingfield Road in the vicinity of Barrington Primary School; and
- Contribution of £5,000 (based on both 21/04087/FUL (increase of 38no. dwellings) & 21/04088/FUL (increase of 3no. dwellings) towards the implementation of traffic calming on Barrington Road within Foxton.

November 2021 Comments:

6.9 Insufficient detail has been presented to make a sound assessment. The issues (cycle parking, footpaths, trip generation, distribution and assignment, junction modelling and mitigation) related to the Transport Assessment will need to be addressed before the transport implications of the development can be fully assessed.

6.10 County Education, Library and Strategic Waste – No Objection

July 2022 Comments:

6.11 No objection subject to contributions towards early years education, secondary education, library enhancement and monitoring.

6.12 Sustainable Drainage Officer – No Objection

April 2022 Comments:

- 6.13 No objection as long as the revisions to the layout and plans have not increased the impermeable area of the site.

October 2021 Comments:

- 6.14 No objection subject to the following conditions:

- Surface Water Drainage Scheme;
- Long term maintenance of surface water drainage;
- Foul water drainage; and
- Informatives

6.15 Lead Local Flood Authority – No Objection

April 2022 Comments:

- 6.16 No objection subject to the following conditions:

- Surface Water Drainage;
- Surface Water Drainage during construction; and
- Informatives.

October 2021 Comments:

- 6.17 Object due to insufficient information.

6.18 Environment Agency – No Objection

- 6.19 No objection subject to following conditions:

- Contaminated Land Remediation Strategy;
- Contamination Verification Report;
- Contamination Monitoring and Maintenance Plan;
- Unexpected Contamination;
- Drainage Strategy Compliance; and
- Piling.

6.20 Anglian Water – No Objection

- 6.21 No objection subject to informatives.

6.22 Urban Design Team – Object

- 6.23 Officers alert the case officer that the proposals are for extending residential development to an area at the south-east of the overall 34ha former cement works site classed as 'existing tree belt and vegetation within which pedestrian and cycle links to Barrington to be introduced –

located tbc' in the parameter plan (drawing ref. 00462_PP_01 rev P2) of consented application ref. S/0057/17/VC. Pages 12 and 15 of the submitted planning statement do acknowledge this and that the proposal does extend beyond the area of the site identified as previously developed land.

- 6.24 Officers raise concerns and make recommendations and request further information. Officers have particular concerns that the residential car parking arrangements in terms of the outlook to the east of two rows of parked cars for residents at dwelling numbers 45-46, some short front of plot parking distances to the front elevations of dwellings and the lengthy parking drives would not be fully meeting policy HQ/1(h) of the 'South Cambridgeshire District Local Plan' (2018).
- 6.25 Three additional dwellings are proposed beyond the consented scheme in what will be quite a tightly packed arrangement of dwellings, particularly around the parking court. Officers raise concerns that there are several indications (please see below) of overdevelopment at the site.
- 6.26 Officers have concerns that the siting of the several house numbers (containing windows to first floor habitable rooms on their first floors) would not be fully meeting the guidance about minimum back to back distances to ensure privacy and avoid overlooking in paragraph 6.68 of the 'District Design Guide' (2010) SPD.
- 6.27 In the floor plan drawings, officers calculate that several house types are not meeting the guidance for minimum bedroom sizes for several double (minimum 11.5m²) bed bedrooms to comply with the minimum space standards in policy H/12 of the District Local Plan.
- 6.28 The revised site layout drawing (ref. 8502-22-02-01 rev B) indicates that the rear garden of plot 26 (two-bedroom house type 'Tavy') is an area of only 45m² which would not be in compliance with guidance in paragraph 6.75 of the 'District Design Guide' (2010) where it writes that "each one or two bedroom house should have private garden space of 50m² in rural settings".
- 6.29 Officers also estimate that for this number (36) and mix of dwellings, the minimum amounts of formal children's play space, informal Children's play space and informal open space are not being provided to comply with policy SC/7 in the District Local Plan.
- 6.30 Should the principle of development be supported, considering particularly the conflict of the proposals with the parameter plan, it is recommended that the detailed proposals are presented to the Council's Design Review Panel for an independent design review following a Design Workshop. This is due to the prominent location of the site and the scale of the proposals.
- 6.31 Conservation Officer – No Objection**

6.32 There are no material conservation issues with this proposal.

6.33 County Archaeology – No Objection

6.34 Previous minerals operations within this area will have removed any significant archaeological evidence and we do not consider archaeological investigations to be necessary in connection with this application.

6.35 Historic England – No Objection

6.36 No objection.

6.37 Senior Sustainability Officer – No Objection

6.38 No objection subject to the following conditions:

- Carbon Emissions; and
- Water Efficiency.

6.39 Landscape Officer

June 2022 Comments:

6.40 There has been a loss of open space and access in the south-east area compared to the consented scheme. If the landscape for the new layout is to be successful then the landscape concerns regarding tree planting, space for plants, plant species, plant densities, layout of garden plots and interaction with the existing woodland must be addressed by future landscape submissions, addressed through the following condition:

- Hard and Soft Landscaping

November 2021 and April 2022 Comments:

6.41 The amount of open space landscape character and connectivity has been removed or relocated compared to previous approved schemes, and the proposed planting will not work. Amendments are required.

6.42 Ecology Officer – No Objection

July 2022 Comments:

6.43 No objection subject to the following conditions:

- Construction Ecological Management Plan;
- Landscape and Ecological Management Plan;
- Biodiversity Net Gain Plan; and
- Scheme of ecological enhancement

November 2021 and May 2022 Comments:

6.44 Object as the following additional information is required:

- Evidence of the level of impact from the development on Eversden and Wimpole SAC together with any 'functionally linked' habitat;
- Evidence of assessment of recreational impact on the nearby SSSIs and any mitigation measures considered appropriate; and
- Submission of the Biodiversity Net Gain metric spreadsheet.

6.45 Natural England – No Objection

July 2022 Comments:

6.46 No objection following submission of further information.

October 2021 Comments:

6.47 Object as the following additional information is required:

- Consideration of recreational pressure impacts to the relevant SSSIs – refer to the appended letter the 'Amendment to NE SSSI IRZs' for further details; and
- Further consideration as to whether barbastelle bats associated with Eversden And Wimpole Woods SAC could be adversely impacted by the proposals.

6.48 Tree Officer – No Objection

6.49 No formal objections.

6.50 Environmental Health – No Objection

6.51 No objection subject to the following conditions:

- Demolition and Construction Environmental Management Plan;
- Bonfires/ burning of waste;
- Noise for future occupiers;
- Noise Mitigation Compliance;
- Artificial Lighting;
- Noise impact of plant and renewable energy sources;
- Contaminated Land;
- Low Emissions Strategy; and
- Emissions Ratings.

6.52 Police Architectural Liaison Officer – No Objection

6.53 No objection.

6.54 Fire Authority – No Objection

6.55 No objection subject to fire hydrant condition or fire hydrant S106 clause.

6.56 Health and Safety Executive – No Objection

6.57 No objection.

6.58 Public Health England – No Objection

6.59 No objection.

6.60 Sport England – No Objection

6.61 No objection.

6.62 Housing Strategy – No Objection

July 2022 Comments:

6.63 No objection.

October 2021 and June 2022 Comments:

6.64 Further information including a table showing the tenure, size of the unit, plot number and phase the unit it coming forward in for all parcels on this scheme is required so it is clear that 40% is been provided across all sites so that the wider context is clear and can be considered appropriately.

6.65 County Minerals and Waste – No Objection

6.66 No objection.

6.67 S106 Officer – No Objection

6.68 No objection subject to contributions towards public open space, indoor community space, community fee, pedestrian footpaths an river walk, monitoring fees and household waste. This is based on a pro-rata calculation in same approach as original 220 dwelling development.

7.0 Third Party Representations

7.1 6no. representations in objection have been received. The objections have raised the following issues:

- Impact on local road network from increased car movements;
- Local cycle paths are poor;
- Water supply in area is struggling to meet demand;
- Sewage plant unable to cope with present demand;
- Will overwhelm the village and adding extra housing will add to this;

- Cemex assured local residents there would be a maximum of 220no. houses. Piecemeal addition of extra dwellings and sub-dividing the applications into two areas is cynical.
- Pressure on local infrastructure and facilities;
- Roads in surrounding area are not wide enough;
- The rural character of the village would be lost and should be retained;
- There are plenty of other brownfield sites available that should be used to meet housing demand;
- Environmental impact;
- Houses are already being built and sold without any of the S106 criteria being met (no footpaths, no cycle way, no traffic calming).
- There were trees on the site which have since been felled. This new application should not be granted if more trees need to be felled.
- Impact from noise, construction traffic, pollution and rubbish.
- Were told that a scout hut could not be built on the open space area as no further buildings were allowed. However this application contravenes this.
- A timber scout hut should be built on the open space to unite the two halves of the village.

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Member Representations

8.1 None.

9.0 Local Groups / Petition

9.1 None.

10.0 Assessment

Principle of Development

Five Year Housing Land Supply

10.1 The Council is currently able to demonstrate a five year housing land supply, as required by the National Planning Policy Framework.

10.2 The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2021) sets out that together, as Greater Cambridge the two planning authorities (South Cambridgeshire and Cambridge City) can demonstrate a five year housing land supply. The trajectory sets out that Councils jointly have 6.1 years of housing land supply for the 2021-2026 five year period.

- 10.3 The Council's five year land supply position was recently examined at appeal following a non-determination appeal and appeal hearing against planning application 20/03254/OUT for the development of 44 residential units on New Road, Over. Although the appeal was allowed on 14 January 2022 the Inspector found that the Council was able to demonstrate a five year land supply, concluding that although a total of 978 dwellings should be excluded from the Council's five year supply, using a 5% buffer and the adopted Local Plans housing requirement of 33,500 dwellings, the Council's housing land supply for 2021-2026 was 5.6 years.
- 10.4 Therefore, unlike the 2014 outline permission on the wider Barrington Cement Works site, the titled balance is not engaged and the adopted Local Plan Policies are up to date and carry full weight.

Development Framework Boundary

- 10.5 The site is located outside of the development framework boundary of Barrington and does not abut the framework boundary.
- 10.6 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 10.7 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
- 10.8 Barrington does not have a Neighbourhood Plan and there are no other policies within the Local Plan that would support the principle of the proposed development in its countryside location.
- 10.9 The proposal would therefore be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary.
- 10.10 However, consideration must be given to the extent of the proposals conflict with Policy S/7 in terms of encroachment into the countryside and the sustainability of the location, with reference to the planning history for the site.

Countryside Encroachment

- 10.11 It is relevant to again note that there is an extant planning permission on this land for residential development as part of the wider Barrington Cement Works site. Therefore, in terms of countryside encroachment, the

key consideration is whether the proposed expansion of the built footprint of the development into what was previously approved as open space would represent significant countryside encroachment.

- 10.12 The proposed development would result in the removal of a 0.53ha rectangular area of informal open space that was originally approved in the south-east corner. This would bring the total quantum of open space across the entire site down from 18.6ha to 18.07ha.
- 10.13 The space in question, as approved, would be bordered by the built footprint of the wider development on the western and northern boundaries. To the east of this land is a dense tree belt which runs parallel to Haslingfield road and to the south is further open space which extends out to the south.
- 10.14 The proposed expansion of the built footprint into this space would read as though it is part of the wider development. This would be by virtue of its siting adjacent to the approved built footprint to the west and north and being physically attached to the approved layout. In addition, the layout, pattern of development and housing types would accord with what has been approved on the wider site, helping it to be enabled to be read coherently, rather than something that has been incrementally added to.
- 10.15 A dense tree belt would be retained along the Haslingfield Road boundary and there would be a substantial level of open space to the south of the development. The Haslingfield Road boundary of the proposed development would come forward to a comparable distance to that of the approved footprint immediately to the north. It also does not extend significantly beyond the southern boundary of the approved footprint. Collectively, taking into account the site's context above, it is not considered that this open space, as approved, serves a critical function in preventing the wider development from being perceived as countryside encroachment.
- 10.16 Taking into account the site history and context of the site, it is considered that the expansion of the built footprint into this open space to accommodate an additional three dwellings would not constitute significant countryside encroachment. As such officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment.

Settlement Strategy

- 10.17 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).

- 10.18 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.
- 10.19 Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.
- 10.20 Barrington is identified as a Group Village under Policy S/10 of the Local Plan, which states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.
- 10.21 The supporting text to Policy S/10 details that Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.
- 10.22 Whilst the proposal lies outside of the development framework boundary, officers acknowledge that the proposal of 36 dwellings significantly exceeds the limit set out for development at Group Villages (i.e., within the framework). It is also noted that the level of development exceeds that attributed to a Minor Rural Centre, which sets a limit of 30 dwellings.
- 10.23 The proposal therefore conflicts with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
- 10.24 The Council's Services and Facilities Study (March 2014) sets out that Barrington has a primary school, village store (post office), village hall/community centre and other services including a public house and recreation ground. There is no secondary school or general practitioner with limited opportunities for employment.
- 10.25 The 75 bus service, which offers bus service every 30-minutes between Wrestlingworth and Cambridge, runs along Barrington High Street in the centre of the village with the nearest stop being Childerley, Highfields Road, approximately 820 metres from the entrance to the site. However, it

is pertinent to note that under the approved development on the wider site, there is a requirement to deliver a northbound and a southbound bus stop on Haslingfield Road near to the site.

- 10.26 Although no weight can be afforded to the Greater Cambridge Local Plan – First Proposals given its early stage of development, officers note that the Development Strategy Topic Paper which sets out the Council's proposed revised settlement hierarchy, retains Barrington as a Group Village.
- 10.27 Appendix 5 (village services and facilities including food stores) does not indicate that the services and facilities as referenced in the 2014 Study have changed in any significant manner.
- 10.28 Officers therefore conclude that Barrington has a reasonable but limited range of services and facilities, placing a potential need for residents to travel outside of the village by car for shopping and employment, although the increased emphasis and ability to work from home and shopping deliveries is acknowledged.
- 10.29 However, in considering the outline application S/2365/14/OL at appeal in 2015, the Council would have considered the same issue, albeit the Council was unable to demonstrate a five year housing land supply at the time. In terms of the range of services and facilities available the position has not changed significantly since that time.
- 10.30 Officers therefore consider that, as a matter of course, the development of 36no. dwellings in Barrington as a Group Village would be contrary to the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.
- 10.31 Again, it is also pertinent to note that as the outline and reserved matters on the wider Barrington Cement Work site has been implemented, there is a significant material consideration in terms of the fall-back position. As approved, this parcel of the site contained 33no. dwellings, which formed part of the wider 220no. dwellings approved. As proposed, this parcel of the site would contain 36no. dwellings, which would result in the wider site accommodating 223no. dwellings, a net increase of three dwellings.
- 10.32 As set out in the 'developer contributions' section of this report, it is considered that the impact of a further three dwellings on local services and infrastructure can be compensated by planning obligations where appropriate.
- 10.33 Having due regard to the recent planning history to the site, which is materially relevant to the determination of the current application, it becomes difficult to conclude that the proposal would not represent sustainable development given previous conclusions and the fact that the services and facilities available have not changed significantly.

10.34 Nonetheless, the proposal would conflict with the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.

Conclusion

10.35 Being a major residential development for 36no. dwellings outside of the development framework boundary of a Group Village, the proposal would conflict with the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.

10.36 However, the degree of conflict with Policy S/7 is lessened in terms of countryside encroachment by virtue of the additional built footprint extending into an area not seen as critical to preventing the perception of significant countryside encroachment and following the adjacent boundaries of approved development within the context of the consented built form of development.

10.37 The wider site, and quantum of development of 220no. dwellings, has been previously considered to represent a sustainable form of development, albeit at a time when the Council could not demonstrate a five year housing land supply. The proposal would increase the total number of dwellings on the wider site to 223no. dwellings but this net increase of three dwellings is not considered to be so great as to warrant the scale of development becoming unsustainable.

10.38 The recent planning history is a material consideration and therefore, having been found to represent a suitable form of development previously, given that the range of services and facilities available has not changed significantly the degree of conflict with the Council's housing strategy is lessened.

10.39 The proposal would be contrary to Policies S/2(e), S/6, S/7 and S/10 as a matter of principle, but there are material considerations that suggest the conflict is limited and that the proposal would represent a sustainable form of development, the purpose of the planning system being to contribute to the achievement of sustainable development (NPPF paragraph 7).

Housing Provision

Density

10.40 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

- 10.41 The site measures approximately 1.12 hectares in area. The provision of 36 dwellings on the site would equate to a density of approximately 32 dwellings per hectare.
- 10.42 The density of development is comparable to the other development areas of the wider site and only slightly higher than the average requirement. The density is considered to respond to its context and not appear out of scale to the character in which it will sit.
- 10.43 The proposed density accords with Policy H/8 of the Local Plan.

Market Housing Mix

- 10.44 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence.
- 10.45 Looking at the south-east parcel of the site in isolation, the mix of housing is more balanced than what was previously approved.

South-Eastern Parcel (approved)

Policy Requirement	Market	Affordable
30% 1 or 2-bedroom homes	21 (96%)	11 (100%)
30% 3-bedroom homes	1 (4%)	
30% 4-bedroom homes		
10% flexibility allowance		

South-Eastern Parcel (proposed)

Policy Requirement	Market	Affordable
30% 1 or 2-bedroom homes	4 (17%)	13 (100%)
30% 3-bedroom homes	14 (61%)	
30% 4-bedroom homes	5 (22%)	
10% flexibility allowance		

- 10.46 Therefore, although not strictly in compliance with the requirements of Policy H/9, compared to what was previously approved on this part of the site, the proposal represents a more balanced mix of market housing. It is important to also note that the reduction in the provision of 1 or 2-bed units arises largely from the loss of the two approved apartment buildings and their replacement with more typical residential dwellings. This in turn provides an improved design response as apartment buildings are not characteristic of Barrington, forming part of the balancing exercise when

considering the mix. The mix of affordable housing is supported by the Council's Housing Team.

- 10.47 For context, when considering the contribution of this application to the wider Barrington Cement Works site, the breakdown of housing mix is comparable to what was approved.

Housing Mix Across Wider Site (Approved vs Proposed)

Policy Requirement	Market Approved	Market Proposed	Affordable Approved	Affordable Proposed
30% 1 or 2-bedroom homes	17 (13%)	4 (3%)	43 (49%)	45 (50%)
30% 3-bedroom homes	49 (37%)	58 (44%)	35 (40%)	35 (39%)
30% 4-bedroom homes	66 (50%)	71 (53%)	10 (11%)	10 (11%)
Total	132	133	88	90

- 10.48 Therefore, in this case, the mix of market housing is considered acceptable.
- 10.49 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.
- 10.50 Two of the maisonettes (plots 23 and 45) which are affordable units have been identified as M4(2) units which represents over 5%. The proposal would therefore meet the requirements of Policy H/9(4).
- 10.51 In terms of self and custom build plots, the policy does not set criteria for how many self or custom build units are to be provided within a development. Although officers would usually seek a proportion of self-build and custom-build on an application of this size, it is pertinent to note that the extant permission did not include either of these housing types on this parcel, nor the wider site. Given that the proposal is effectively a reconfiguration of the south-east parcel of what was previously approved and is extant, officers are of the view that it would not be reasonable to impose either of these requirements in this case.
- 10.52 Overall, while strictly not in accordance with all aspects of Policy H/9 of the Local Plan, it is considered given the nature of the application and the material consideration of the extant permission on this part of the site, the proposal is acceptable in respect of housing mix.

Affordable Housing

- 10.53 Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site.
- 10.54 The application proposes the development of 13no. affordable properties (36%) in the form of 4 x one-bedroom maisonettes and 7 x 2-bed houses for affordable rent and 2 x 2-bed houses for shared ownership, creating a tenure split of 85/15 in favour of affordable rent.
- 10.55 Considering the application in isolation, the proposal fails to meet the 40% affordable housing requirement and the tenure mix is unbalanced compared to the typical 70/30 split sought.
- 10.56 In terms of the amount of affordable housing, when considered in the context of the wider site, the 13no. affordable properties would contribute towards an affordable housing provision of 40.3%. This would represent an increase of two additional affordable properties compared to what was secured on this specific parcel where 11no. affordable dwellings were previously secured.
- 10.57 With respect to tenure, the applicant has confirmed that while this parcel is weighted towards affordable rent, the 70/30 tenure split will be secured on the wider site to which this application will contribute to. A section 106 agreement would ensure that this mix across the site is met.
- 10.58 The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
- 10.59 The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for medium mixed tenure residential developments of 30 to 200 units, there should be maximum clusters of 15 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development. The Policy also notes that ground floor flats should have their own entrances, if possible, as they are likely to be allocated to older or disabled residents or families with children.
- 10.60 The layout of the site creates two separate groups of affordable units dispersed within the site:
- Plots 23 – 27, 43 – 47 & 147: a group of 11 affordable units comprising a terraced row of five two-storey properties, two semi-detached properties and four maisonettes, focussed on the centre of the site.
 - Plots 13 – 14: a pair of semi-detached two-storey properties which will be read in the context of the cluster approved on the land outside parcel immediately to the north. As a result, it will be read within a cluster of 18 units.

10.61 Officers, in consultation with the Council’s Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

Residential Space Standards

10.62 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.

10.63 The table below demonstrates that all of the dwellings would meet the nationally described space standard:

Unit Type	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
Letchworth	2	3	2	70	91	+21
Warwick	3	4	2	84	100	+16
Stratford Q	3	4	2	84	111	+27
Oxford Q	3	4	2	84	122	+38
Leamington Q	3	4	2	84	132	+48
Harrogate	4	6	2	106	144	+42
Hampstead	4	7	2	115	172	+57
1b Maisonette (M4(2))	1	2	1	50	50	-
1B Maisonette	1	2	1	50	50	-
Tavy+	2	3	2	70	77	+7

10.64 The proposal would accord with Policy H/12 of the Local Plan.

Character / Visual Amenity

10.65 Policy HQ/1 ‘Design Principles’ provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

10.66 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.

- 10.67 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 10.68 The principle of developing the space formerly approved as open space and the impact of this in terms of countryside encroachment has been considered under the 'Principle of Development' section of this report.

Layout

- 10.69 As approved, this south-eastern parcel of the site was essentially bookended by two L-shaped apartment blocks with semi-detached properties sited in-between these blocks. The development was orientated towards the main street running parallel immediately to the west.
- 10.70 The proposed layout of this re-configured south-eastern parcel would draw from the approach taken immediately to the north, whereby larger semi-detached plots are spaced out adjacent to the main street and then the dwellings off the spur road behind this would have a more compact and tighter urban grain, made up of terraced properties and maisonettes. The larger areas of hardstanding car parking would be sited at the end of the spur road and largely obscured from the main streets running through the wider development.
- 10.71 It is acknowledged that a concern has been raised by the Urban Design Team that the parking court would be large, provide an unsatisfactory approach to dwellings and weakens the street scene. In addition, a concern has been raised regarding the length of driveways proposed (12.5m to 16m) and it was requested that they are more divisible by 5m and have a maximum length of 10m. It is the opinion of officers though that it would not be reasonable for these to justify a reason for refusal in this case given that these arrangements mirror what has been approved elsewhere on the wider site.
- 10.72 The spacing between buildings, garden sizes, layout and orientation of buildings on the plot would broadly follow those styles employed on the wider site. Spatially, it is therefore considered that the layout of the built form would not appear out of character with the wider site and it would read as a part of the comprehensive development of the wider site.
- 10.73 There is a comment from the Urban Design Team that the provision of the taller blocks of flat as originally approved provided landmarks to mark the entrance to the site (from the south) and aid legibility for residents at the south parcel of what is a large site. While this comment is understood, it is considered that three-storey blocks of flats are less in keeping with the character and appearance of the wider site and that of the village in Barrington. The wider site includes three-storey blocks of flats near to the main entrance and railway line in the centre of the site, the benefits of which are understood as this helps wayfinding in terms of the centre of the

site. However, it is considered that a more domestic and sensitive scale of development of two-storey houses is better suited to reflecting the fact that this south-eastern parcel straddles the open space and countryside route through to the village to the south.

- 10.74 There is also a comment from the Urban Design Team regarding the concentrating of affordable housing near the parking court area. However this clustering complies with the Council's guidance (see paragraphs 10.59 – 10.60) and the Housing Strategy Team has raised no objection to this.
- 10.75 A request was also made by the Urban Design Team to relocate the front door of plot no.20 so that it faces the main street. However, this is not considered necessary and there are side windows at ground-floor and first-floor level facing this street which provide a means of natural surveillance and frontage that engages onto this street.
- 10.76 A comment was made by the Urban Design Team that the single-garages are not sufficient to accommodate a parked vehicle. However these garages do not form part of the parking strategy and are intended for storage only. A request was also made regarding the materials and colours of the proposed garages and a condition to that effect has been proposed accordingly.
- 10.77 Further information has been requested regarding the boundary treatment beyond the residential plots. A condition has been recommended to secure this information prior to occupation. A concern was raised that the proposal would lead to the loss of the pedestrian/ cycle link to the south to the village but it has since been confirmed that this would not be lost.
- 10.78 Overall, in terms of layout, it is acknowledged that the Urban Design Team have proposed several recommendations as to how the development could be improved. While these may be of benefit, officers do not consider that these amendments are necessary in order for the scheme to be acceptable in this instance, particularly in the context that the layout proposed largely mirrors what has been approved elsewhere on the site.

Scale

- 10.79 As approved, this parcel of the scheme had a mix of three-storey apartment blocks and two-storey houses. As explained above, it is considered that the three-storey blocks are not characteristic of Barrington and the removal of the two three-storey blocks, particularly in this edge of the wider site as it transitions into the open space and countryside beyond, is welcomed by officers.
- 10.80 The proposed two-storey houses and two-storey buildings containing the maisonettes are considered to better reflect both the wider site that the proposal would be read within and that of Barrington more generally. The house types reflect those approved on the wider site and the width and

length of these buildings would be reflective of its context. The proposed two-storey scale of development is therefore considered acceptable and compatible with its surroundings.

Appearance

- 10.81 The development comprises a range of building types with varying architectural detailing and external finishes that add variety and interest to the proposed development. The house types proposed mirror those approved on the wider site and therefore would not appear alien or contrast harmfully with the wider site it would be read within.
- 10.82 Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
- 10.83 Officers consider it reasonable and necessary to impose a condition requiring the submission of materials prior to development above slab level, notwithstanding the approved plans. This would ensure that the appearance of the development is satisfactory and compatible with its surroundings.
- 10.84 The overall appearance and detailing of the proposed development is considered acceptable and to include a variety of interest within the development, which draws on the context of the sites rural location. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness, although a condition is recommended to ensure appropriate finish.
- 10.85 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF (2021).

Landscaping

- 10.86 The application is supported by a Landscape and Visual Impact Assessment (August 2021) and various landscape plans.
- 10.87 The Assessment includes a methodology and appraisal of development on the site, indicating that in terms of visual amenity, the proposed intrusion into the approved open space and development would have an overall negligible adverse significance of effect. The south-east parcel of development would not be visible from the key viewpoints at either Winter Year 1 or Summer Year 15 due to the extensive tree belt adjacent.
- 10.88 The Landscape Team has identified concerns regarding proposed tree planting, space for plants, plant species, plant densities, layout of garden

plots and interaction with the woodland tree area immediately to the east. However, they have considered that these matters can be addressed by way of a landscape condition which has been recommended accordingly.

- 10.89 Subject to the recommended condition, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan (2018).

Trees

- 10.90 The application is supported by an Arboricultural Impact Assessment and Method Statement (August 2021).
- 10.91 The Assessment sets out that the removal of trees will be identical to what was approved under the relevant conditions discharge for the wider site.
- 10.92 The tree along the Haslingfield Road frontage will be retained and protected to relevant standards.
- 10.93 The application has been subject to formal consultation with the Council's Trees Officer who raises no objection.
- 10.94 Officers consider it reasonable and necessary to impose a condition requiring the tree protection methodology to be implemented to ensure appropriate protection of retained trees.
- 10.95 Subject to the recommended condition, which would work alongside conditions for boundary treatments and landscaping details as noted above, the proposal would accord with Policy NH/4 of the Local Plan.

Carbon Reduction and Sustainable Design

- 10.96 The application is supported by an Energy and Sustainability Statement (August 2021).
- 10.97 The Statement suggests a fabric first approach will be applied to the proposed development, incorporating measures including efficient levels of insulation above those required by Approved Document L1A of the Building Regulations, improved thermal bridging standards, high efficiency combination boilers and solar PV systems to meet 10% carbon reduction.
- 10.98 The Statement also details that basic SAP calculations have been carried out on the proposed specification resulting in a total carbon emission reduction of 10.53%.
- 10.99 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions.
- 10.100 In consultation with the Council's Sustainability Officer, officers consider it reasonable and necessary to impose a condition to secure the carbon

energy technologies submitted in the Energy Statement and a water efficiency condition to ensure that the dwellings achieve a minimum water efficiency consumption of no more than 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016).

- 10.101 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 10.102 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.103 The application is accompanied by an Ecology Assessment (June 2021) and a Biodiversity Net Gain Assessment (July 2021) which sets out that there would be an estimated net gain of 11.41%.
- 10.104 The application has been subject to formal consultation with the Council's Ecology Officer, who initially requested more information. This was regarding the level of impact from the development on Eversden and Wimpole Special Area of Conservation (SAC), together with any 'functionally linked' habitat, and evidence of assessment of recreational impact on the nearby Site of Special Scientific Interest (SSSI). These same requests were also made by Natural England.
- 10.105 The applicant submitted a letter Barrington – Replan Applications (Southern Ecological Solutions, November 2021) in response to the above request. The letter provides evidence that there will be 14 ha of open space available for residents, which is well above the Strategic Accessible Natural Green Space (SANGS) calculations of 8 ha (based on a 2.4 person per household average).
- 10.106 The letter also provides analysis of the wider effects of the development on barbastelle bats associated with the Eversden and Wimpole Woods SAC. The letter states that the effect of the development is likely to be low and that residual impact should be controlled through sensitive lighting scheme along the plantation woodland. The central area of development had the least bat activity and have now been mostly cleared so further bat surveys were not deemed necessary.
- 10.107 Following receipt of the above, the Ecology Officer no longer raises objection to the application, subject to conditions for a Construction

Ecological management Plan (CEcMP), a Landscape and Ecological Management Plan (LEMP), a Biodiversity Net Gain (BNG) Plan and details of ecological enhancements such as bird and bat boxes.

- 10.108 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development complies with policy NH/4, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Water Management and Flood Risk

- 10.109 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.110 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.111 The applicants have submitted a Flood Risk Assessment and Drainage Strategy (September 2021) and a Technical Note (March 2022) responding to requests for clarification from the Lead Local Flood Authority.
- 10.112 The application has been subject to formal consultation with Anglian Water, the Environment Agency, The Lead Local Flood Authority and the Council's Sustainable Drainage Engineers. Following the submission of amended and additional information, no objection is raised by any of the technical consultees, subject to conditions.
- 10.113 Officers acknowledge that concerns have raised by local residents in respect of drainage, several of which have been addressed over the course of the application as further details have been submitted.
- 10.114 The information submitted demonstrates that surface water from the proposed development can be managed through the measures identified in the drainage strategy for the wider site. These measures include the discharge of surface water into the existing storage pond and connect to the same downstream ditch system provided as part of the approved development. There will be a controlled discharge into the adjacent watercourse network at a limited rate of 13.1 l/s to ensure the total off site flow does not exceed 18.19 l/s for the 100-year storm including an allowance for climate change (40%) and urban creep (10%). Ditches, French drains and wet swales have been proposed around the perimeter of the site and finished floor levels will also be set a minimum of 150mm above ground levels.
- 10.115 To ensure the development provides a suitable drainage strategy that complies with relevant local and national planning policy a range of conditions are considered necessary, as recommended by the technical consultees.

- 10.116 A condition requiring the submission of a detailed surface water drainage scheme for the site, based on the submitted Drainage Strategy and SuDS Report and Drainage Strategy Plan, prior to the commencement of development is considered reasonable and necessary as part of any consent to ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.
- 10.117 A condition requiring details of measures indicating how additional surface water run-off from the site will be avoided during construction works is also considered appropriate prior to the commencement of development, to ensure surface water is managed appropriately during the construction phase and does not increase flood risk to adjacent land or properties.
- 10.118 Officers also consider it reasonable and necessary to impose a condition to require details for the long term maintenance arrangements for the surface water drainage scheme prior to first occupation to ensure satisfactory maintenance of any approved system that are not publicly adopted.
- 10.119 It is important to note that the several of the recommended conditions are pre-commencement conditions. Therefore, no development can take place on the site before a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with relevant technical consultees).
- 10.120 In terms of foul water drainage, no objection has been raised by Anglian Water or the Council's Sustainable Drainage Engineer subject to a condition requiring a scheme for foul water drainage works, which is considered reasonable and necessary.
- 10.121 Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Highway Safety and Transport Impacts

- 10.122 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 10.123 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.

- 10.124 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.125 The application is supported by a Transport Assessment (July 2021) and a Transport Assessment Addendum (March 2022).
- 10.126 Access to the site would utilise the approved main access into the wider site from Haslingfield Road which the approved south-east parcel also utilised.
- 10.127 The Local Highways Authority has raised no objection to the continuation of this approach subject to conditions relating to the future management and maintenance of the proposed streets within the development and a traffic management plan, along with an informative relating to works to or within the public highway.
- 10.128 Officers consider it reasonable and necessary to impose conditions relating to the future management and maintenance of the proposed streets within the development and a traffic management plan. Officers also consider it reasonable to include an informative relating to works to or within the public highway for the attention of the applicant.
- 10.129 The Transport Assessment and addendum has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team, who raise no objection to the proposed development. The comments note that the development is required to provide off-site improvement works which would also benefit the future occupiers of the proposed site.
- 10.130 In consultation with the Transport Assessment Team, officers consider it reasonable and necessary to impose a condition requiring the provision and implementation of a Travel Plan in the interests of encouraging sustainable travel to and from the site.
- 10.131 Subject to the recommended conditions and S106 mitigation the proposal is considered acceptable and to accord with Policy TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF

Cycle and Car Parking Provision

- 10.132 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

Cycle Parking

- 10.133 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 10.134 Officers note that bike stores in the form of sheds are provided for the maisonettes while other plots within the site would benefit from garages and / or sheds in the garden. However, no clear plan has been provided to indicate the suitable provision of cycle parking. Officers therefore consider it reasonable and necessary to impose a condition to require the submission of appropriate secure and covered cycle parking prior to the occupation of any residential dwelling.

Car Parking

- 10.135 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 10.136 All dwellings aside from the four one-bedroom maisonettes (Plot nos.23, 45, 46 and 147) all have access to two or more off street car parking spaces. The four maisonettes are one bedroom properties which have provision for one parking space each. Whilst this is below that stipulated in policy TI/3, these are indicative standards and do not differentiate between provision for one-bedroom properties and larger 4 bedroom dwellings which are more likely to be occupied by a family. Paragraph 2 of policy TI/3 states that provision should take into consideration various factors such as car ownership levels, local services, facilities and public transport. The maisonettes are one-bedroom properties and are therefore least likely to own two vehicles or be inhabited by a family.
- 10.137 Given the size of the dwellings, the number of potential occupiers and the services within Barrington including shops, services and bus links to the city and the wider south cambs area, officers consider that it is much less likely that occupants of this house type would require two car parking spaces. It is considered that if there were additional cars resulting from more than one car per maisonette, that this would not result in a significant highway or amenity impact. Officers highlight that these are indicative car parking standards which should be responsive to factors such as car ownership levels and access to services and transport links, and policy promotes the use of sustainable travel. Accordingly, officers consider the proposed level of car parking is acceptable.

- 10.138 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 10.139 The proposed drawings do not specify the precise locations of electric vehicle charging points. Nevertheless, it is considered that based on the proposed layout there is capacity to secure EV charging on plots with off-street parking and in the communal parking area. The Low Emissions Strategy condition recommended will secure this provision.
- 10.140 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

- 10.141 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.142 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

Neighbouring Properties

- 10.143 The proposed development would be over 100m from the nearest properties outside the site which are to the south of the site. Given this extensive separation distance, the proposed residential development would not give rise to any harmful residential amenity impacts such as loss of light, overlooking, visual enclosure, noise or disturbance.
- 10.144 The proposed development would be sited immediately to the south and east of the other phases of the wider site. The impact on the future occupants of these adjacent parcels therefore needs to be considered.
- 10.145 The properties approved opposite to the west would not be harmed by the proposed re-configuration of the south-eastern parcel of the site. As approved, these properties would have looked out onto the properties

running parallel to the street and this relationship is unchanged as a result of the proposed layout.

10.146 The properties approved to the north are largely unaffected by the proposed re-configuration of the south-eastern parcel. The views from the rearranged dwellings across gardens would be comparable to the relationship as approved on the original plans.

10.147 The most noticeable change would be to the outlook of plot nos. 9 and 10 of the approved area to the north. As approved, these properties have an open outlook to the south as this was where the area of open space was located. As proposed, plot no.21, a two-storey dwelling would be sited immediately south of these adjacent plots and situated approximately 11.5m from the rear window of these plots. Plot no.21 would be orientated side-on to these plots and the only window would be a first-floor landing window.

10.148 It is noted that the above window to wall distance falls marginally short of the 12m separation distance recommended by the District Design Guide. However, given that these plots would still have reasonable outlooks out to the south-east and south-west that are not interrupted, it is not considered that plot no.21 would result in the future occupants of plot nos. 9 and 10 being harmfully enclosed and having a poor quality living environment. In addition, there would be sufficient light from the south-east and south-west that would reach the rear gardens and windows of these plots. It is recommended that the first-floor landing window is conditioned to be obscure glazed and fixed opening to prevent any overlooking of these neighbours.

10.149 Overall, the proposed re-configuration of the south-eastern parcel is not considered to give rise to any harm to the future occupants of the adjacent parcels when occupied.

Future Occupants

10.150 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.

10.151 The gross internal floor space measurements for units in this application are shown in the table below:

Unit Type	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
Letchworth	2	3	2	70	91	+21
Warwick	3	4	2	84	100	+16
Stratford Q	3	4	2	84	111	+27

Oxford Q	3	4	2	84	122	+38
Leamington Q	3	4	2	84	132	+48
Harrogate	4	6	2	106	144	+42
Hampstead	4	7	2	115	172	+57
1b Maisonette (M4(2))	1	2	1	50	50	-
1B Maisonette	1	2	1	50	50	-
Tavy+	2	3	2	70	77	+7

10.152 The Urban Design Team have identified that the bedroom sizes for certain rooms within five of the house types proposed fall below the minimum bedroom size of 11.5m² for double bedrooms, as required by Policy H/12 of the Local Plan. However, it has since been confirmed that the bedrooms in question are only single bedspaces and the rooms in question are above the 7.5m² minimum size for single bedrooms.

10.153 A concern was raised by the Urban Design Team regarding the outlook for the two maisonettes for plot nos.45 and 46 facing onto the car park. While the car park would undoubtedly be visible from some of these future occupiers outlooks, there would still be greenery in the forms of trees and landscaping visible within the courtyard itself and beyond. This notwithstanding, the habitable rooms would not be harmfully enclosed or experience adverse levels of comings and goings in terms of noise and disturbance.

10.154 Paragraph 6.68 of the District Design Guide (2010) SPD states that for two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms. The Urban Design Team have identified that the following plots do not comply with this requirement:

- The rear elevation of house no 13 is only 23m from rear elevation of house no 16.
- The rear elevation of maisonette nos. 23/147 is only 23.5m from the rear elevation of house no 146.
- The rear elevation of house nos. 24-26 is only 23.5m from rear elevation of house no 145.
- The rear elevation of house no 47 is only 22m from rear elevation of house no 56.
- The rear elevation of house nos. 59/60 is only 23.5m from rear elevation of house nos. 27 and 43/44.

10.155 While officers appreciate that the separation distances are below the guidance recommended in the District Design Guide, the proposed distances between dwellings of over 22m is considered sufficient, taking into account the site layout and context. Future occupants would have a

high-quality living environment and acceptable level of amenity. Furthermore, it is pertinent to note that the approved layout on this parcel of the wider stie had separation distances equal and less than separation distances proposed on this parcel.

Garden Sizes

- 10.156 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.
- 10.157 Each property would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.
- 10.158 The exception to this is the two-bedroom house on plot no.26 which would have a garden of 45m², 5m² less than the 50m² standards in the District Design Guide. While it would be ideal for this dwelling to have a 50m² garden, it is not considered that this deficit is so significant as to result in the future occupants of this dwelling having a poor-quality living environment. There is also an excess of open space present on site.
- 10.159 Overall, each Plot within the development is considered to be provided with a reasonable degree of amenity that is not significantly compromised by the proposed layout or existing development adjacent to the site.

Conclusion

- 10.160 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010.

Third Party Representations

- 10.161 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Impact on local road network from increased car movements.	The Local Highway Authority and County Council Transport Assessment Team has raised no objection to the proposal subject to conditions and S106 contributions. The

Roads in surrounding area are not wide enough.	addition of three dwellings above what was approved on this parcel would not result in an unacceptable increase in traffic movements to and from the site.
Local cycle paths are poor	The approved application and S106 agreement attached to this requires improvements to cycle paths. This is not affected by the proposed increase of three dwellings on this parcel.
Water supply in area is struggling to meet demand	Anglian Water have been consulted and have raised no objection to the proposed works subject to condition. A condition is also recommended regarding water efficiency measures.
Sewage plant unable to cope with present demand	Anglian Water have been consulted and have raised no objection to the proposed works subject to a foul water drainage condition.
The rural character of the village would be lost and should be retained. Will overwhelm the village and adding extra housing will add to this. Pressure on local infrastructure and facilities.	The addition of the three proposed dwellings above what was approved is not considered to alter the character of the village. The additional dwellings would not have an unacceptable impact on local services and facilities. Contributions towards improvements to facilitate the extra dwellings towards education, open space and community facilities will be secured through a Section 106 agreement where appropriate.
Cemex assured local residents there would be a maximum of 220no. houses. Piecemeal addition of extra dwellings and sub-dividing the applications into two areas is cynical.	This is not a material planning consideration. Each application will be assessed on its own merits, taking into account the site planning history.
There are plenty of other brownfield sites available that should be used to meet housing demand.	The site is brownfield land.
Environmental impact.	The environmental impact (including ecology, flood risk, trees, sustainability etc) has been assessed and is considered acceptable. Conditions have been recommended where appropriate.
Houses are already being built and sold without any of the	The S106 criteria had various clauses (i.e. prior to occupation of a certain number of dwellings etc). Any allegation that the S106 is

S106 criteria being met (no footpaths, no cycle way, no traffic calming).	not being complied with should be addressed to Planning Enforcement to investigate.
There were trees on the site which have since been felled. This new application should not be granted if more trees need to be felled.	The trees on the site are not protected. The trees that need to be removed to accommodate development on the south-east parcel have been approved as part of the original Arboricultural Impact Assessment (September 2018) and there is no change in this respect.
Impact from noise, construction traffic, pollution and rubbish.	Conditions have been recommended to control noise, traffic and the management of the site during construction.
Were told that a scout hut could not be built on the open space area as no further buildings were allowed. However this application contravenes this. A timber scout hut should be built on the open space to unite the two halves of the village.	There is nothing to prevent an application being submitted and assessed for a revised development. It is not considered that the timber scout hut is necessary for the development to be acceptable in terms of its impact on community facilities. This notwithstanding, there is nothing to prevent a future application for a scout hut on the site which would be assessed on its own merits. However, this does not form part of the submission.

Open Space and Recreation

10.162 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.

- Outdoor sports – 1.6 ha per 1,000 people;
- Formal children's play space – 0.4 ha per 1,000 people;
- Informal children's play space – 0.4 ha per 1,000 people; and
- Informal open space – 0.4 ha per 1,000 people.
- Allotments and community orchards – 0.4 ha per 1,000 people.

10.163 Based on the mix of housing provided the following would be required:

- Outdoor sports space: 1,257m² (0.1257ha)
- Formal children's play space: 314m² (0.0314ha)
- Informal children's play space: 314m² (0.0314ha)
- Informal open space: 314m² (0.0314ha)
- Allotments and community orchards: 314m² (0.0314ha)

10.164 As explained in the landscape section of this report, the proposed development would result in the removal of the 0.53ha area of informal open space that was originally approved in the south-east corner under past permissions. This would bring the quantum of open space across the entire site down from 18.6ha to 18.07ha.

10.165 The 220 dwelling approved development had the following open space requirements and provision:

Bedrooms	1	2	3	4+	Total Required	Total Provided
No. of dwellings	6	54	84	76	N/A	220
Persons	8.04	94.5	203.28	252.32	N/A	558.14
Outdoor Sports (ha)	0.012	0.151	0.326	0.404	0.893	Contribution
Formal Children's Play Space (ha)	0.003	0.038	0.081	0.101	0.223	0.3278
Informal Children's Play Space (ha)	0.003	0.038	0.081	0.101	0.223	0.619
Informal Open Space (ha)	0.003	0.038	0.081	0.101	0.223	16.64
Allotments (ha)	0.003	0.038	0.081	0.101	0.223	1.02
Total Open Space (ha)	0.026	0.3	0.65	0.81	1.786	18.6

10.166 The total number of dwellings that would be accommodated on the wider site as a result of the proposed application and open space requirements would be as follows:

Bedrooms	1	2	3	4+	Total Required	Total Provided
No. of dwellings	10	35	97	81	N/A	223
Persons	13.4	61.25	234.74	268.92	N/A	578.31
Outdoor Sports (ha)	0.021	0.098	0.375	0.43	0.925	Contribution
Formal Children's Play Space (ha)	0.005	0.025	0.094	0.11	0.231	0.3278

Informal Children's Play Space (ha)	0.005	0.025	0.094	0.11	0.231	0.619
Informal Open Space (ha)	0.005	0.025	0.094	0.11	0.231	16.1
Allotments (ha)	0.005	0.025	0.094	0.11	0.231	1.02
Total Open Space (ha)	0.043	0.196	0.752	0.861	1.85	18.07

10.167 As demonstrated in the tables above, despite the loss of 0.53ha of informal open space and providing three extra dwellings, the proposal, when considered in the context of the wider site, would still contribute towards the delivery of circa 16.1ha of informal open space. In addition, the amounts of all type of open space proposed on the wider site significantly exceed the required levels.

10.168 A contribution towards formal sports provision in the form of contributions towards a football pitch, sports pavilion, tennis court and associated car parking is sought. Contributions towards formal childrens play space on Challis Green play area are also sought.

10.169 The proposal accords with policy SC/7 of the Local Plan.

Planning Obligations (S106)

10.170 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

10.171 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

10.172 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

- 10.173 The contributions have been based on the provision of the three additional dwellings and the population that this proposed development would generate above the 33no. dwellings that were previously approved on this parcel of the site.
- 10.174 In consultation with the Council's Section 106 Officer a range of contributions are required as part of the proposed development.
- 10.175 For outdoor sports space a contribution of £6,027.26 is required to mitigate the impact of the proposed development, with the funds directed towards football pitch, sports pavilion, tennis court and the associated car park.
- 10.176 In terms of formal children's play space, an offsite contribution of £1,500 for the provision of new and maintenance/ replacement of existing play equipment at the Challis Green Play area is required.
- 10.177 Indoor community space is to be addressed through an offsite contribution of £17,454.55 towards the extension to the Barrington Village Hall. An offsite contribution of £681.82 towards improvements to pedestrian footpaths and improvements to the river walks within the Parish of Barrington is required.
- 10.178 A community fee of £477.27 is sought, as are £500 towards monitoring fees and £255 towards household waste receptacles.
- 10.179 Contributions are also sought by Cambridgeshire County Council in respect of education who have commented formally on the application.
- 10.180 An early years education contribution of £8,721 towards new early years place in Barrington is required. A secondary education contribution of £3,602 towards the expansion of Melbourn Village College is required. A library contribution of £113 towards the enhancement of facilities in Barrington is required, as well as a monitoring fee of £150.
- 10.181 Cambridgeshire County Council has also sought contributions in respect of transport mitigation. A contribution of £1,463 is sought towards the implementation of an improved crossing over Haslingfield Road in the vicinity of Barrington Primary School. A contribution of £366 towards the implementation of traffic calming on barring Road within Foxton is also sought. The Travel Plan (including Travel Welcome Pack) sought has been recommended to be secured by way of condition.
- 10.182 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

Other Matters

Broadband

- 10.183 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A condition is proposed to ensure this provision.

Air Quality

- 10.184 The Council's Air Quality Officer has raised no objection to the proposal subject to conditions regarding EV charging points and emissions ratings being met. These conditions have been recommended and are necessary to ensure compliance with Local Plan (2018) Policy SC/12.

Lighting

- 10.185 Officers consider it reasonable and necessary to impose a condition restricting the installation of lighting unless a scheme is agreed in writing prior to installation to protect the amenities of neighbouring properties and to protect biodiversity, in accordance with Policies HQ/1 and NH/4 of the Local Plan.

Refuse/ Waste

- 10.186 A refuse strategy has been submitted with the application which demonstrates that there is adequate space for bin storage on each plot and that there is a bin collection point or communal bin collection point for all properties.

Cambridgeshire Fire and Rescue

- 10.187 The comments of Cambridgeshire Fire and Rescue are noted. Officers consider it reasonable and necessary to impose a condition to secure the adequate provision of fire hydrants.

Noise

- 10.188 Noting the comments of the Council's Environmental Health Officer, officers consider it reasonable and necessary to impose a condition requiring the submission of a Demolition Construction Environment Management Plan, a noise assessment for future occupiers and noise mitigation measures as recommended by the Council's Environmental Health Team to ensure compliance with Policy CC/6 of the Local Plan, alongside the informatives for disturbance, air source heat pumps and statutory noise nuisance.

Contaminated Land

- 10.189 The application is supported by a Phase I Geo Environmental Study and Walkover Report (September 2021).
- 10.190 The application has been subject to formal consultation with the Council's Contaminated Land Officer and the Environment Agency who raise no objection to the proposed development, subject to conditions regarding land contamination, surface water run off during construction and piling. These are considered necessary and reasonable to ensure compliance with Policy SC/11 of the Local Plan.

Conditions

- 10.191 Pre-commencement conditions have been agreed in advance with the agent/applicant.

Planning Balance

- 10.192 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.193 The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given the extant permission that exists on the site for residential development and the lack of visual intrusion from the development of the formerly approved open space.
- 10.194 The provision of 36 dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
- 10.195 However, the 2017 extant permission is a material consideration and it has already been determined that the development of 33 dwellings, as part of the wider development of 220 dwellings, would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development. The proposed additional three dwellings to bring this parcel of the site up to 36 dwellings would not in the view of officers result in the level of development becoming unsustainable.
- 10.196 Two of the three additional dwellings proposed would be affordable dwellings that would contribute to an identified need. There would be a 11% net gain in biodiversity which would be secured by condition. Financial contributions towards the improvement of existing village

facilities, education and libraries would be secured by way of a Section 106 Agreement. The proposed development would result in the removal of the previously approved three-storey apartment blocks on this parcel and replace them with two-storey houses which is considered an improvement in terms of character and appearance.

- 10.197 Officers acknowledged that there are concerns raised by the Urban Design Team regarding the proposal, including some conflict with guidance within the Council's District Design Guide SPD. However, the conflict must be weighed against the fact that there is an extant permission on this parcel of land which has a similar layout and design and therefore cannot be said to be entirely out of keeping with the character and appearance of the area. In addition, the specific conflicts with the District Design Guide SPD exist on the consented scheme for this parcel. The proposal would still provide a significant over-provision of informal open space despite the removal of part of this to accommodate the development.
- 10.198 The proposal clearly represents a significant departure from the development plan and has been advertised as such. Given the extant permission on the site, officers consider that the proposed addition of three dwellings above what was previously approved on this parcel would be difficult to be considered to represent an unsustainable form of development. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
- 10.199 Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions can secure appropriate detailing and technical information such that the proposal would accord with Local Plan policies in all other regards.
- 10.200 Therefore, taking into account the 2017 appeal decision and for the reasons set out in this report, the application is recommended for approval.

Recommendation

- 10.201 Officers recommend that the Planning Committee grants delegated approval subject to the Planning Committee's future resolution regarding application 21/04524/S73, completion of a Section 106 Agreement and the conditions and informatives set out in the report with minor amendments to the conditions and Heads of Terms as drafted delegated to officers.

11.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of

the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Plans to be listed:

8502-22-02-101B (Location Plan)

8502-22-02-01D (SE Planning Layout)

8502-22-02-02B (SE Materials Plan)

8502-22-02-05B (SE Affordable Housing Plan)

8502-22-02-06B (SE Refuse Strategy)

8502-22-02-07B (SE Parking Plan)

8502-22-02-10A (SE Street Scenes)

8502-22-02-521B (Tenure Plan Phase 1 & SE Parcel)

8502-22-02-150A (Hampstead Floor Plans)

8502-22-02-151A (Hampstead Brick Elevations)

8502-22-02-160A (Harrogate Floor Plans)

8502-22-02-161B (Harrogate Brick Elevations)

8502-22-02-190A (Leamington Lifestyle Floor Plans)

8502-22-02-191A (Leamington Lifestyle Brick Elevations)

8502-22-02-220A (Oxford Lifestyle Floor Plans)

8502-22-02-221A (Oxford Lifestyle Brick Elevations)

8502-22-02-260A (Warwick Floor Plans)

8502-22-02-261A (Warwick Brick Elevations)

8502-22-02-270A (Letchworth Floor Plans)

8502-22-02-271A (Letchworth Brick Elevations)

8502-22-02-280A (Maisonette Ground Floor Plan M4(2))

8502-22-02-281A (Maisonette First Floor Plan)

8502-22-02-282A (Maisonette Brick Elevations M4(2))

8502-22-02-290A (Tavy End Floor Plans)

8502-22-02-291A (Tavy End Elevations)

8502-22-02-300 (Tavy Mid Floor Plans)

8502-22-02-301 (Tavy Mid Elevations)

8502-22-02-310A (Stratford Lifestyle Floor Plans)

8502-22-02-311A (Stratford Lifestyle Brick Elevation)

GAR_DGT2_M.1 (Double Garage Twin 002)

GAR_SGS2_M.1 (Single Garage 002)

Vehicle Tracking Layout (190436-RGL-ZZ-XX-DR-D-105-0001_S4-P02)

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Prior to the first occupation of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to

and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved 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: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

4. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- a. Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- b. Contractor parking, with all such parking to be within the curtilage of the site where possible
- c. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d. Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

5. No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy (ref 190436-RGL-ZZ-XX-RP-C-0004) prepared by Rolton Group, dated September 2021 and shall include where appropriate:

- a. Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus

climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

- c. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

6. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

7. No building hereby permitted shall be occupied until foul water drainage works 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 thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with South Cambridgeshire Local Plan (2018) Policies CC/7 and CC/9.

8. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with South Cambridgeshire Local Plan (2018) Policy CC/9.

9. No development shall commence until a further scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority. Detailed proposal for the removal, containment or otherwise rendering harmless any contamination (the remediation strategy) for that phase have been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include the following components:
 - a. A preliminary risk assessment which has identified:
 - i. all previous uses;
 - ii. potential contaminants associated with those uses;
 - iii. a conceptual model of the site indicating sources, pathways and receptors; and
 - iv. potentially unacceptable risks arising from contamination at the site
 - b. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - c. The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

10. Prior to each phase of development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

11. The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

13. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

14. The materials to be used in the external construction of the development hereby permitted, except the garages, shall follow the

specifications in accordance with the details specified within drawing no. 8502-22-02-02 Revision B unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

15. No development of the garages of the development hereby approved shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the garages have been submitted to and approved in writing by the Local Planning Authority. Development of the garages shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

16. No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a. Demolition, construction and phasing programme.
- b. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c. Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d. Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority.
- e. Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.

- f. Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g. Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h. Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i. Use of concrete crushers.
- j. Prohibition of the burning of waste on site during demolition/construction.
- k. Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l. Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m. Screening and hoarding details.
- n. Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o. Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p. External safety and information signing and notices.
- q. Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r. Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 17. During demolition or construction there shall be no bonfires or burning of waste on site.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 18. The development shall be constructed in strict accordance with the noise mitigation measures recommended in the Redrow Homes South Midlands Limited, Former Cemex Cement Works, Barrington,

Southern Parcel, Noise Assessment (dated 16th July 2021) prepared by Accon UK Environmental Consultants.

Reason: To provide an acceptable living environment for future occupants in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

19. Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the amenity of nearby residential properties and provide an acceptable living environment for future occupants in accordance with Policies CC/6 and HQ/1 of the South Cambridgeshire Local Plan 2018.

20. No development shall commence until a site-based Low Emission Strategy (LES) is submitted to and approved in writing by the Local Planning Authority. The LES shall include the following:
 - a. Provision of Electric Vehicle Charging Points for all dwellings with on-site parking
 - b. An implementation plan for each of the above measures. The details to be provided shall include location of charging unit, capacity, charge rate, details of model, location of cabling and electric infrastructure drawings.

The development shall be carried out in accordance with the approved LES and retained as such thereafter.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge

Sustainable Design and Construction SPD 2020.

21. No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 540\text{mg/kWh}$), have been submitted to and approved in writing by the local planning authority. If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:
- Spark ignition engine: less than or equal to 150 mg NOx/Nm^3
 - Compression ignition engine: less than 400 mg NOx/Nm^3
 - Gas turbine: less than 50 mg NOx/Nm^3

The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.

The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

22. The approved renewable/low carbon energy technologies (as set out in the Energy & Sustainability Statement - August 2021) shall be fully installed and operational prior to the occupation of each dwelling hereby approved.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented development and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (South Cambridgeshire Local Plan 2018, policy CC/3 and Greater Cambridge Sustainable Design and Construction SPD).

23. No dwellings shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that

all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire District Council Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

24. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a. proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
 - b. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
 - c. boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.
 - d. a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1

and NH/4 of the South Cambridgeshire Local Plan 2018.

25. Prior to the occupation of the development hereby permitted, details of the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

26. The approved tree protection methodology (Arboricultural Impact Assessment and Method Statement August 2021, SES) shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and section 197 of the Town and Country Planning Act 1990.

27. No development shall commence (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).
 - d. The location and timings of sensitive works to avoid harm to biodiversity features.
 - e. The times during 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.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

28. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority 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 mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form 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 will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

29. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site, on-the wider site and / or off-site mitigation. The BNG Plan shall include:
- a. A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - b. Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
 - c. Identification of the existing habitats and their condition on-site and within receptor site(s);
 - d. Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
 - e. An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

30. Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

31. Plot no.21 of the development, hereby permitted, shall not be occupied until the proposed first-floor window in the northern elevation of the development of plot no.21 have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall.

The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

12.0 Planning Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated <INSERT DATES>
2. The granting of 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.
3. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance.
4. The standard default setting of many surface water computer modelling programmes assumes a freely discharging outfall. Careful consideration is required and evidence provided to demonstrate that this assumption is correct. In many circumstances an outfall maybe surcharged affecting its hydraulic capacity and impacting on the surface water network. A surcharged outfall is likely to occur if discharging into a watercourse or surface water network near capacity. In these scenarios, and with the absence of supporting information to the contrary, it is expected the surface water calculations will assume a surcharged outfall.
5. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
6. For any noise attenuation scheme proposed due regard should be given to current government / industry standards, best practice and

guidance and 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020' - Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 -113) and appendix 8 : Further technical guidance related to noise pollution.

7. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
8. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
9. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
10. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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 SPDs
- Planning File References: 21/04087/FUL, 21/04524/S73, 20/02528/S73, S/3485/18/RM, S/0057/17/VC, S/2365/14/OL

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Agenda Item 6



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	S/3975/18/FL
Site	Rectory Farm, Middle Street, Thriplow
Ward / Parish	Whittlesford/ Thriplow
Proposal	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings and erection of four new dwellings and widening of access
Applicant	Laragh Homes
Presenting Officer	Karen Pell-Coggins
Reason Reported to Committee	Departure Application
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of development2. Housing density and mix3. Character and appearance of the area4. Heritage assets5. Trees and landscaping6. Biodiversity7. Highway safety8. Flood risk9. Neighbour amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks part demolition of the existing barns, extensions alterations, and conversion of three barns to dwellings (Plots 1, 2 and 4) and the erection of four new dwellings (plots 3, 5, 6 and 7) together with widening of the existing access.
- 1.2 The works to the grade II listed Tithe Barn in the development framework to create two dwellings and the conversion of a barn in the countryside to create one dwelling are acceptable in policy terms. However, the erection of four new dwellings outside the Thriplow development framework and in the countryside would be contrary to Policies S/7 and S/10 of the Local Plan.
- 1.3 The development would also result in some visual harm to the rural character and appearance of the countryside and less than substantial harm from the change from an agricultural to more domestic character to the significance of the Tithe Barn as a designated heritage asset.
- 1.4 However, a viability appraisal has been submitted to demonstrate that the provision of five dwellings in addition to conversion of the Tithe Barn to two dwellings is the required to enable the Tithe Barn to be repaired. This residential development would be the optimum viable use of the building and provide a public benefit which would outweigh the limited harm to the significance of the heritage asset. The proposal would therefore represent enabling development which would also justify a departure from the conflict with the development plan in relation to the principle of development and impact upon the character and appearance of the area.
- 1.5 The housing density and housing mix of the scheme together with the impacts of the development upon trees and landscaping, biodiversity, highway safety, and impact upon highway safety, flood risk, and the amenities of neighbours and future occupiers is acceptable.
- 1.6 Officers consequently recommend that the Planning Committee approves the application subject to conditions.

2.0 Site Description and Context

- 2.1 The site is located on the western side of Middle Street, partly within the Thriplow development framework and partly in the countryside. It measures approximately 0.72 of a hectare in area and currently comprises a group of agricultural buildings including a grade II listed, seven bay, render/ timber weatherboarding and tin, Tithe Barn on the road frontage to the east, a single storey traditional building to the west, and modern buildings and the ruins buildings further west. Some of the buildings are in a poor condition. The site is situated in the conservation area.
- 2.2 There is a render wall along the boundary with Middle Street, a flint wall along the boundary with No. 20 Middle Street, a low fence along the

boundary with No. 22 Middle Street, and a post and wire fence along the rear boundary.

- 2.3 Vehicular access to the site is in the north eastern corner from Middle Street.
- 2.4 There is a mature pine tree within the garden of No. 20 Middle Street close to the access and some mature trees close to the modern open sided barn and the barn to the south of the site.
- 2.5 The site lies within flood zone 1 (low risk). Green Belt land lies to the north and west. The Manor House is a grade II* listed building that is situated on the east on the opposite side of Middle Street. It has a grade II listed garden boundary wall and three grade II listed garden ornaments. A public right of way runs along the northern boundary of the land to the west from Middle Street to Lower Street. Residential development lies to the north, east and south.

3.0 The Proposal

- 3.1 The proposal seeks part demolition of the existing barns, extensions alterations, and conversion of three barns to dwellings (Plots 1, 2 and 4) and the erection of four new dwellings (plots 3, 5, 6 and 7) together with widening of the existing access. The housing mix would comprise 1 x two bed dwellings (Plot 4), 4 x three bed dwellings (Plots 1, 3, 6 and 7), and 2 x four/five bed dwellings (Plots 2 and 5).
- 3.2 Plots 1 and 2 would consist of the retention, alteration and conversion of the existing one and half storey element of the Tithe Barn, the retention of the wall to the east but demolition of the single storey element and replacement with a new cartshed, and the demolition of the single storey element to the west and its replacement with a new extension' cartshed. The alterations to the retained building include the reinstatement of the original dual pitched roof, insertion of glazing to existing openings and the creation of new openings, repair of the existing timber frame, insertion of floors, and partial enclosure of the bays at ground and first floor. The materials of construction would be bricks/ render/ dark timber boarding for the walls and clay plain tiles and natural slate for the roofs.
- 3.3 Plot 3 would consist of the retention, alteration and conversion of the existing single storey agricultural building to the west to form an outbuilding with a glazed link to a new two and a half storey dwelling. The materials of construction would be buff bricks/flint/render/dark timber boarding for the walls and natural slate and pantiles for the roofs.
- 3.4 Plot 4 would consist of the retention, alteration, extension and conversion of the existing barn. The extension would project to the front. The materials of construction would be dark timber boarding for the walls and natural slate for the roof.

- 3.5 Plots 5, 6 and 7 would consists of new dwellings with cartsheds to Plots 5 and 7 and a garage to Plot 6. Plot 5 would be two storeys in height and be constructed from buff bricks/ flint /render/ dark timber boarding for the walls and slate and zinc sheeting for the roof. Plots 6 and 7 would be one and half storeys and constructed from brick/render/natural boarding for the walls and natural slate and zinc sheeting for the roof.
- 3.6 The vehicular access on to Middle Street would be altered to create an opening which is 5.5 metres in width.
- 3.7 The group of trees to the west of the site would be removed. A new landscaping scheme would increase the amount of trees and landscaping on the site.
- 3.8 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1 Reference	Description	Outcome
S/3976/18/LB	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings	Parallel application

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 **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/10 Group Villages
H/8 Housing Density
H/9 Housing Mix
H/12 Residential Space Standards
H/17 Reuse of Buildings in the Countryside for Residential Use
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt
NH/14 Heritage Assets
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Water Efficiency
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 **Other Supplementary Planning Documents**

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010

5.5 Other Guidance

Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Thriplow Parish Council – Objects to the application.

Latest comments

“One parish councillor analysed the application and his comments are set out below.

Drawing No.

788/A1/305U	The home office has been removed from the site layout.
788/U3/A3/320E	I can't see any difference
788/U3/A3/321D	A minor consequential drawing alteration
788/U3/A3/322D	Dormers replaced by roof windows- no comment
788/U3/A3/323C	A roof window has been omitted- no comment
788/U3/A3/324E	Projecting midstrey omitted- no comment
788/U3/A3/325D	I can't see any difference
788/U3/A3/326B	Minor reduction in width- no comment required
788/U3/A3/340E	Annexe removed and internal layout revised- is anything an improvement
788/U5/A3/341D	Whilst the annexe has been removed from the ground floor on the previous drawing, it has not been removed from the 1 st floor. This drawing should be revised to be consistent.
788/U5/A3/344E	The annexe has been removed.
788/U5/A3/345E	The ridge height has been reduced.
788/U5/A3/346A	The ridge height has been reduced.
788/CL/A3/380B	The home office has been removed.
788/CL/A3/380B	The home office has been removed.
788/A1/392A	The ridge line has been lowered and the home office removed.
788/A1/393A	The revisions says the ridges have been lowered but I can see no difference between this and the original drawing submitted.
788/A1/394D	On this drawing the ridges have been lowered and I have no comments.

Landscape drawing

MMX/202/2A Changes reflect alterations referred to above- no comment.

Perspective drawing-I do not know what alterations have been made here.

Having been through the revised house drawings and site layout I have no comment except that I believe one of the elevations has not been referred to above has not been altered and this should be rectified.

The letter from the District Council advising of the changes also referred to amended planning statements, viability report, and heritage statements and an updated transport statement. Having struggled through the drawings without a clearer indication of what these other amendments referred to might be I'm afraid I cannot spare any more time for this. I had previously taken a quick look at the revised transport statement and this is still incorrect in several places (reference to Draft local plan after it has been adopted, street names that don't exist etc.)

In my view, the District Council should have received from the applicant a note of all the revisions made and it would have been a great help if this was forwarded to the parish council in order to make our proper scrutiny of the documents possible. As the application stands, scrutiny is just not possible.

A majority of parish councillors have commented that they object to the proposals for plots 5, 6 and 7 as they are outside the village envelope.

A general comment is that the drawings are hard to decipher.

A minority of parish councillors do not object."

Original comments

"Looking at the existing village plan, the rear of the site covering plots 4-7 and part of plot 3 is outside of the village envelope. As more than 75% of plot 3 is within the village envelope, this is acceptable. Parish Councillors are pleased to see the listed building will be converted ensuring its survival in the future.

One parish councillor especially referred to plot 4 which has been controversial because of its proximity to neighbouring property and traffic movements associated with it. It is understood that one resident in particular has raised her concerns with the planning department and developer.

If approval is given to the application for 7 dwellinghouses or if not then a subsequent application for 3 approved, the pond to the rear of the 3 will still need to be dealt with. It is believed that the solution of swales acting as soakaways would be a satisfactory method of dealing with the pond but this would only be the case if the watercourses that lead off from the pond are properly maintained.

One parish councillor is expressly concerned about the effect of the development upon natural drainage and the increase in water flow from the site. The watercourses in the village are not well maintained. Any significant increase in water flow might lead to flooding.

It is noted that the transport statement has inaccuracies which make it evident that the author may not have visited the village before its preparation. Mention is made of Green Lane, School Road and Manor House Road. No such roads exist. It was also noted that the sheer volume of paper was daunting.

Thriplow Parish Council by a majority are opposed to S/3975/18/FL for seven houses principally because some of the houses are outside the village envelope.”

6.2 **Conservation Officer** – Has no objections, as amended.

Comments 01 August

The relevant heritage assets are the Rectory Farm Title Barn Grade II and Thriplow Conservation Area.

Following detailed conservation comments provided on 13/01/2021 it was concluded that there would be less than substantial harm associated with the development proposed within the setting of the barn. Whilst changes had been made in response to earlier comments it was considered that the cumulative domestic effect of the new dwellings, particularly Units 3 and 5, would alter the agricultural nature of the site, detracting from the Tithe Barn’s setting as a contributor to its significance.

The NPPF required that great weight is given to the asset’s conservation (199) and that any harm is to be clearly and convincingly justified, including from development within the setting (200). Less than substantial harm must be weighted against any public benefits of the proposal, including securing optimum viable use (202).

Enabling Development.

HEGPA Planning Note 4 Enabling development para 14 sets out that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long term future of the assets.

A previous BNP Paribas assessment concluded that the Applicant’s assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable and the conservation deficit could be addressed by building 3 units. The conclusion was that the existing use was the optimum viable use and there is no case for enabling development and so NPPF para 208 was not engaged.

A new BNP Paribas report has been produced in response to updated information from the applicant and their agent. This report undertook a new appraisal assuming 7 residential units (2 conversion units and 5 new build units taking into account amendments). They conclude that the Applicant's assertion that the repairs and refurbishment of the Grade II Tithe Barn can only be facilitated through the development of 5 new residential units is reasonable.

This new information suggests that the proposed development is the minimum required to address the conservation deficit and therefore the development meets the case for enabling development.

Taking the above into account whilst there is less than substantial harm arising from this proposal the benefit of repairing and refurbishing the Tithe Barn which would secure its optimum viable use would outweigh this harm. NPPF paras 202 and 208 would apply.

Recommend conditions:

Conservation Area

- Window details
- Sample panel of facing materials
- Non-masonry walling system
- Render details

Listed Building

- Joinery Details
- Timber frame repairs
- Window details
- Roof details
- New walls
- Mortar and render details
- Precise details of fixing and type of internal insulation.
- Precise details of internal floor and wall finishes.

Previous Comments (summary)

The proposals relating to the conversion and restoration of the Tithe Barn remain welcome and considered to result in a net enhancement to the listed building and conservation area. The conversion proposed is acceptable, with honest intervention and enhancements in the restoration of the lost roof form and height which will have a positive impact on both the character and appearance of the listed building, and that of the conservation area with the reintroduction of the dominant role the building would historically have had within the street scene. The conversion will provide a viable future use for the listed building in a manner considered to be consistent with its conservation.

However, it is considered that there will be harm associated with the development proposed within the setting of the barn. The proposed dwellings

are considered to follow an appropriate aesthetic, and their scale, heights, and massing have been revised to mitigate the sense of dominance in relation to the barn. Nevertheless, the cumulative domestic effect of the new dwellings remains a factor, particularly the effect of Units 3 and 5 seen together in relation to the barn. This cumulative domestic effect will alter the agricultural character of the site, detracting from the Tithe Barn's setting as a contributor to its significance.

When the elements of enhancement and harm are taken together, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.

The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).

The applicant puts forward that residential conversion of the Tithe Barn is the only viable use and therefore the optimum viable use (PPG). In this case, the public benefits of the scheme would be considered to outweigh the harm identified.

Enabling Development

HEGPA Planning Note 4: Enabling Development (June 2020) offers relevant guidance. Paragraph 19 sets out that Ideally enabling development would not harm the heritage asset it is intended to conserve. In some circumstances it may be necessary to accept some harm if there are no reasonable alternative means of delivering or designing the scheme with less or no harm. Paragraph 14 set outs that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long-term future of the assets.

More fundamentally, per paragraph 7, A typical example of enabling development may be a proposal for houses near a listed building that would not normally be given planning permission (for example because it would be in breach of countryside policies), but where the listed building's long term future can only be secured by using the uplift in value of the land resulting from that development. Some enabling development might result in an adverse impact on the asset even though if possible, it should be sited so as to avoid doing so.

The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.

Given the above assessment, the proposed development is considered to result in the optimum viable use for the site

The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.

The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.

6.3 **Landscape Officer** – Has concerns in relation to a lack of private amenity space for Plot 6.

The proposed development will not result in material harm to the surrounding local landscape character and views from the local area and a native mixed hedgerow upon the western boundary adjacent to the meadow which will be consistent with the local landscape character and will result in limited harm to the adjoining Green Belt.

6.4 **Ecology Officer** – Has no objections.

The site comprises a collection of agricultural buildings, semi improved grassland, and hardstanding and the reports in relation to the constraints and mitigation measures are broadly agreed which will include the need for a low impact bat license. The development should provide a net gain in biodiversity.

The following conditions are recommended: -

- Ecology works to be carried out in accordance with the submitted reports.
- A scheme of biodiversity enhancement.

6.5 **Trees Officer** – No reply, as amended (out of time).

6.6 **Environmental Health Officer** – Has no objections.

The following conditions are recommended: -

- Hours of use of site machinery and construction related deliveries.
- Burning of waste.

6.7 **Contaminated Land Officer** – Has no objections.

The following conditions are recommended: -

- Detailed scheme for the investigation and recording of contamination and remediation objectives.
- Remediation method statement for the removal, containment etc. of contamination.
- Completion of remediation works and submission of a verification report.
- Any other contamination found during development.

6.8 **Drainage Officer** – Has no objections.

6.9 **County Highways Development Management** – Has no objections, as amended.

With the inclusion of visibility splays on drawing 788/A1/305 W the proposal is unlikely to have any adverse effect on the public highway.

The following conditions are recommended: -

- Provision of vehicular visibility splays measuring 2.4 metres along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m along the channel line of the highway carriageway from the centre line of the proposed access and kept clear from obstruction over a height of 600mm.
- Access to be of bound construction 5 metres from the edge of the carriageway.
- Access to be constructed with adequate drainage measures.
- Letter advising the streets will not be adopted.
- Arrangements for future management and maintenance of streets.
- Traffic management Plan.

6.10 **Historic England** – Has no comments.

6.11 **County Archaeology** – Has no objections.

Comments that the site is in an area of high archaeological potential.

The following conditions are recommended: -

- A written scheme of archaeological investigation to include Historic Building Recording.

6.12 **Cambridge Past, Present and Future** – Lacks sufficient information in order to properly assess the harm from the works on the buildings, their significance and impact on the conservation area.

Several statements in the heritage statement are not accurate. Also, the part of the proposed development extends outside the village framework, which would be contrary to local plan policy.

6.13 **Environment Agency** – Has no objections.

The site overlies a principal aquifer but is not in a groundwater source protection zone. The existing use of the site is potentially contaminative.

The following conditions are recommended: -

- Contamination remediation strategy.
- Any other contamination found during development.
- Surface water drainage scheme.
- No piling or any other foundations or investigation boreholes using penetrative methods.
- Landscape and ecological management plan.

6.14 **Council's Viability Consultant** – We have undertaken an updated appraisal of the proposed Development assuming 7 residential units (2 conversion units and 5 new build units), taking into account the above amendments. The scheme generates a negative RLV of -£1,099,043. We therefore consider the Applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is reasonable.

6.15 Full copies of all consultation responses are available to view on the website.

7.0 Third Party Representations

7.1 Approximately 25 representations have been received.

7.2 Those in objection have raised the following issues:

- Principle- outside village envelope, Green Belt, loss of agricultural fields, no special circumstances.
- Character- visual impact on rural village character, development behind frontage dwellings disrupts the street rhythm, subdivision of listed barn, loss of part of listed wall, inappropriate materials, loss of tranquillity, plot 4 has new road, field access and precedent for future development.
- Land is of archaeological interest.
- Lack of maintenance and investment in farm buildings for other uses.
- Highway safety- increase in traffic, narrow road, lack of footways, public transport poor, speeding traffic, short cut
- Neighbour amenity- loss of privacy, outlook, noise and disturbance.
- Loss of wildlife habitats- existing buildings used by bats.
- Flood risk- drainage issues in the area and increase in impermeable surfaces.
- Sewerage system under capacity.
- School at capacity.
- No affordable housing.
- Loss of shelter and farm storage.

7.3 Those in support have raised the following issues:

- Tithe barn needs to be repaired.
- Disused farm and unattractive.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

Principle of Development

Location

- 8.1 Policy S/7 of the Local Plan supports development and redevelopment of unallocated land and buildings within development frameworks provided that:
- a. Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 - b. Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 - c. There is the necessary infrastructure capacity to support the development.
- 8.2 It continues to state that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 8.3 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
- 8.4 Policy H/17 of the Local Plan states that the change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where:
- a. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;
 - b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
 - c. There will be an enhancement to the immediate setting of the buildings;
 - d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;
 - e. There is a safe vehicular site access.

Scale

- 8.5 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).
- 8.6 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending

order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

- 8.7 Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.
- 8.8 Thriplow is designated as a Group Village under Policy S/10. Residential developments of up to eight dwellings are supported in development frameworks.

Conclusion

- 8.9 The site is located partly within the Thriplow development framework and partly outside the Thriplow development framework and in the countryside.
- 8.10 The conversion of the existing Tithe Barn and agricultural buildings together with the erection of a new dwelling within the development framework (Plots 1, 2 and 3) is considered acceptable in policy terms.
- 8.11 The conversion of an existing agricultural building outside the development framework and in the countryside (Plot 4) is also supported. The building is not suitable for employment purposes due to its isolated position and historic character; the building is structurally sound and capable of conversion; there will be an enhancement to the setting of the building through increased tree planting; the form, bulk, design, landscaping and materials used and limited extension would reflect the agricultural character and appearance of the building and rural setting of the locality; and there is safe vehicular access.
- 8.12 However, the erection of four new dwellings in the countryside is not considered acceptable in principle.
- 8.13 The principle of the development is therefore unacceptable and fails to comply with Policies S/7 and S/10 of the Local Plan.

Housing Provision

Density

- 8.14 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

- 8.15 The site measures approximately 0.72 of a hectare in area. The provision of seven dwellings on the site would equate to a density of approximately 10 dwellings per hectare.
- 8.16 Whilst the density would be lower than the average density in settlements, it is considered appropriate due to the location of part of the site in the countryside and the rural character and appearance of the area.
- 8.17 The proposed density therefore complies with Policy H/8 of the Local Plan.

Mix

- 8.18 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below.
- 8.19 It continues to state that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances
- 8.20 The development would provide 1 x two bed dwellings, 4 x three bed dwellings, and 2 x four/five bed dwellings. This mix is considered to provide a range of small, medium and large dwellings for different housing needs groups.
- 8.21 The proposed housing mix therefore complies with Policy H/9 of the Local Plan.

Design, Layout, Scale and Landscaping

- 8.22 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 8.23 Policies NH/2 and NH/8 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area and the rural character and openness of the Green Belt.
- 8.24 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 8.25 The site currently comprises Rectory Farm which consists of a Tithe Barn on the road frontage with a range of traditional and modern agricultural buildings to the west, some of which are in a dilapidated state. The site has a typical farmyard character there is open agricultural land to the west.

- 8.26 The Tithe Barn would be increased in height as a result of the alteration to its roof to take it back to its original height. This is considered to respect the heights of buildings in this part of the village and would not result in a visually intrusive development. The Tithe Barn would remain the dominant building on the site with the other dwellings remaining subservient in height.
- 8.27 The height of the new dwellings in the countryside would be materially greater than the height of the existing agricultural buildings and would result in some visual intrusion which would adversely affect the openness and rural character and appearance of the countryside. However, they are considered to be in keeping with the height of existing two storey buildings along Middle Street.
- 8.28 The scale of the new dwellings would also be materially greater than the existing buildings. However, they are considered to be in keeping with the size of existing buildings along Middle Street which comprises medium to large detached dwellings.
- 8.29 The layout of the development and siting of the dwellings has been set out to provide two courtyards to reflect the original farmyard and buildings. Whilst it is noted that dwellings would be provided to the rear of the site, the layout is considered to preserve the pattern of development and reflect the agricultural nature of the site and rural character and appearance of the village. The view from Middle Street to the agricultural land to the rear has been retained which is welcomed.
- 8.30 The plan form of the dwellings are simple and linear in nature with additions at right angles to replicate the original historic forms of agricultural buildings on the site.
- 8.31 The design of the converted Tithe Barn on Plots 1 and 2 would retain the original design of the building but include an alteration to the roof together with the additional of glazing and new windows. The external alterations are considered to reflect the traditional agricultural nature of the building whilst introducing contemporary features of the time.
- 8.32 The design of the converted barn on Plot 4 would have glazed panels to reflect the design of the existing open sided barn. Although the extension would result in additional element, it is considered appropriate.
- 8.33 The design of the new dwellings on Plots 3 and 5 would have barn style designs which would provide some respect to the Tithe Barn when viewed Middle Street. However, they would have a more domestic appearance which would detract from the agricultural character and appearance of the existing site.
- 8.34 The design of the new dwellings on Plots 6 and 7 would be more contemporary in style whilst being sympathetic to the rural character and appearance of the area. These would not be highly visible from Middle Street

but would be viewed within the context of the site from the public right of way to the north and they would be read with the other new dwellings on Plots 3 and 5. They are considered satisfactory given their lower height.

- 8.35 The use of materials such as buff bricks, render, dark timber boarding for the walls and clay plain tiles, natural slate, and clay pantiles for the roof are of high quality and traditional in nature. Although the use of natural timber cladding and cladding in a vertical pattern for the walls and metal zinc roofs is not so traditional, they are considered to provide a high quality contemporary contrast and are supported.
- 8.36 Hard landscaping on the site would consist of permeable bound gravel for the main access and driveways. This is considered appropriate to the rural character and appearance of the area.
- 8.37 Soft landscaping on the site would include a group of trees at the entrance to the development from Middle Street and between the Tithe Barn and main access, grass amenity areas and trees to the front of the dwellings, trees alongside the access to plot 4, a hedge and trees along the northern and western boundaries of the site adjacent to the Green Belt. The hedge and trees along the boundary adjacent to 20 Middle Street would be retained. The landscaping would consist of native species and fruit trees and is considered acceptable subject to a condition to provide precise details. The landscaping and would soften the impact of the development upon countryside and surrounding Green Belt.
- 8.38 This development would not set a precedent for any future developments on the adjacent site as each application site is different and each application is determined upon its own merits.
- 8.39 Overall, the proposed development, as amended, is not considered to contribute positively to its surroundings given that the site is in the countryside.
- 8.40 The proposal would therefore be contrary to Policies NH/2, NH/8 and HQ/1 of the Local Plan and the NPPF.

Heritage Assets

- 8.41 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 8.42 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.43 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset,

great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

- 8.44 Policy NH/14 of the Local Plan requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets.
- 8.45 The application is accompanied by a Heritage Statement (amended), Structural Report, and Demolition Plan.
- 8.46 The site comprises the Tithe Barn, a grade II listed building. It is situated in the Conservation Area and within the of a grade II* listed dwelling at The Manor House, 27 Middle Street and grade II listed wall and garden ornaments at The Manor House, 27 Middle Street.
- 8.47 The Tithe Barn was listed in 2017. The listing description is as follows: -

Summary

A substantial timber-framed aisled barn, thought to have C14 origins as part of a significant medieval ecclesiastical estate, and later owned by a notable Cambridge College. Now (2017) in use for agricultural storage purposes.

Reasons for Designation

The Tithe Barn at Rectory Farm Thriplow, in Cambridgeshire, a timber-framed aisled barn believed to have C14 origins as part of an important ecclesiastical estate, and later becoming the property of a notable Cambridge college, is listed at Grade II for the following principal reasons:

* Architectural interest: as a legible example of aisled construction, one of England's most significant and influential vernacular building construction traditions, represented in high-status domestic and agricultural buildings throughout the medieval period and beyond, and as a complex example of a timber-framed structure, displaying many aspects of the development of important regional historic carpentry techniques;

* Historic interest: for its original function as a key component of an important medieval ecclesiastical estate, built to receive agricultural tithes and later becoming part of the landholding of a notable Cambridge college;

* Degree of survival: despite the loss of the upper section of the roof structure, the proportion of surviving historic fabric is sufficient to provide clear evidence of the building's original form, function and constructional detailing, and to confirm the claim to special interest in a national context.

History

The building known as the Tithe Barn at Rectory Farm, Thriplow, is believed to have its origins in the early C14, and to have been built as a tithe barn for the Bishop of Ely's landholding in Thriplow. It subsequently passed into the ownership of Peterhouse College in Cambridge, and in 1780 was recorded as forming part of a large group of farm buildings associated with the Rectory (now Rectory Farm) in a survey of the Rectory landholding. The tithe barn is identified as the 'Wheat Barn' on the survey drawing, which shows other farm buildings, including a barley barn and attached cowhouse, a stable, hogsties, and a cart shed, with the Rectory located to the north-west of the tithe barn. The Rectory and the other buildings have since been demolished, although all were present on an 1840 plan of the site, which also showed the site surrounded by what is referred to as a moat, but which also might be drainage ditches. A 1930's photograph shows the tithe barn with a thatch roof covering to what is presumed to be the original roof structure. The building was subsequently altered, with the replacement of the original roof pitches above tie beam level with metal trusses. The building is no longer in active agricultural use (2017), but is used for storage purposes.

Details

An aisled barn, thought to have been built as a tithe barn for the Bishop of Ely in the C14, and altered in the late C19 or early C20.

MATERIALS: the barn is timber-framed, the framing set upon low, clunch side walls, replaced in some areas with weatherboarded stud work on low brick plinths. The roof is covered with corrugated metal sheeting, replacing earlier thatch.

PLAN: the building is linear, aligned east-west on the southern boundary of the farmyard, and of double aisle form.

EXTERIOR: the building is formed of seven bays, with a double doorway forming the principal entrance on the north wall in the central bay. The doorway has double-ledged and braced, boarded doors. The low, aisle side walls extend on both sides of the double doorway with the pitch of their metal-sheet roof coverings possibly reflecting the line of the original or earlier roof slope prior to the replacement of the upper part of the roof structure. There is a single door opening to the west side of the main entrance to the barn, and sections of a low brick plinth. The east gable wall is largely plastered, with an inserted double doorway to the south side, and weatherboarding to the gable apex above a narrow band of glazed stud work. The west gable is similarly covered with a mixture of wide weatherboarding and plastered stud work, and has an inserted doorway to the centre, enclosed within a lower attached outbuilding (does not form part of this assessment). The rear (south) elevation has a single, small off-centre window opening.

INTERIOR: the building's timber frame is largely intact, and is clearly legible within the building's interior, which is a single, undivided space. The frame is formed around two arcades of substantial aisle posts, each arcade supporting an arcade plate. These plates, some formed with splayed scarf joints, extend the full length of the barn interior. The aisle posts support longitudinal and transverse braces which extend upwards to meet the aisle plates and the tie beams of the aisle trusses respectively. Some braces are curved, others straight, the original members pegged, whilst some later replacements are face-nailed. Empty mortices indicate the location of missing braces. In most bays, the aisle posts are connected to the aisle walls by short horizontal beams, but a number of aisle bays are now separated by low walls. Evidence of incremental repair and adaptation can be seen throughout the interior, including what appear to be a number of replacement aisle posts which do not feature the jewelled heads of the original frame members. A number of the original aisle posts have narrow diagonal trenches on one side face, possibly suggesting the presence of passing braces as part of an earlier roof structure, or of re-used timber. Sections of the building's aisle roofs retain early rafters and riven laths, but the roof pitch above tie-beam level has been lowered, and the upper section of the roof trusses replaced by slender, iron truss members.

- 8.48 The significance of the listed building is its 14th century origins and historic association with an ecclesiastical estate.
- 8.49 The main significance of the Conservation Area is the development around the church and three original manors still remaining together with the lanes that form the historic core of the village which are separated by open meadows.
- 8.50 The significance of The Manor House is its 16 century origins and historic association with Barrington's Manor, which was one of the three original manors in the village.
- 8.51 The Conservation Officer has advised that the works to the listed Tithe Barn would enhance the character and appearance of the listed building and conservation area through appropriate alterations and the reinstatement of the original roof which would reintroduce the dominant role that the building would have originally had when viewed from Middle Street.
- 8.52 However, there would be some harm from the development to the setting of the barn through the cumulative domestic effect of new dwellings seen in relation to the barn which would alter the agricultural character of the site.
- 8.53 Overall, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.
- 8.54 The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including

from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).

- 8.55 The works to the listed Tithe Barn would result in costs of £106,267. Therefore, the scheme has been developed with number of additional dwellings as enabling development to allow for improvements to the listed barn.
- 8.56 A Viability Report was submitted with the application which included an appraisal which set out the costs of the scheme and the likely income generated as a result of the development.
- 8.57 The Council's Viability Consultant assessed the appraisal and had concerns in relation to the construction costs, contingency, disposal fees, programme timetable and viability benchmark. It was advised that if applicants value of the existing buildings at £300,000 was correct, the existing use is the optimum viable use and there is no case for enabling development.
- 8.58 An appraisal was subsequently undertaken to establish the quantum of enabling development that would be required mitigate the conservation deficit. The development of 3 new build units (in addition to the conversion of the existing building to two units) mitigated the conservation deficit in full, leaving a surplus of £34,193.
- 8.59 In summary, the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable.
- 8.60 Since that time, the developers and the Council have jointly instructed a Quantity Surveyor to establish reasonable construction costs for the proposed development and the other costs have been updated.
- 8.61 The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.
- 8.62 Given the above assessment, the proposed development is considered to result in the optimum viable use for the site.
- 8.63 The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.
- 8.64 The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.
- 8.65 The application is accompanied by a Written Scheme of Investigation for an Archaeological Evaluation.

- 8.66 The site is in an area of high archaeological potential and the County Archaeology Team has advised that the development is not considered to result in harm to these undesignated heritage assets providing any remains found are preserved as necessary.
- 8.67 A condition is recommended in relation to a written scheme of investigation, archaeological evaluation, and recording of the remains to include the historic buildings on the site.
- 8.68 The proposal would not give rise to any harmful impact on the significance of designated or undesignated heritage assets subject to conditions. The comments of the Council's Conservation Officer are noted and relevant conditions recommended as part of the parallel listed building consent.
- 8.69 The proposal would comply with the provisions of the Planning (LBCA) Act 1990, the NPPF and Policy NH/14 of the Local Plan.

Trees

- 8.70 Policies NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.71 The application is accompanied by a Tree Survey Plan and a Landscape and Tree Protection Plan including an Arboricultural implications statement and Arboricultural Method statement for tree protection.
- 8.72 The existing trees on the site are protected by the conservation area.
- 8.73 The development would result in the removal of the following trees: - G5 (Cypress trees), T1 and T2 (Ash), and T3 (Willow) and T4 (Ash). The group of trees are category C and the individual trees are categories C and U and in poor structural condition and in decline. The development would also result in a crown reduction to an Ash tree off site adjacent to Plot 4 which is category C.
- 8.74 The access adjacent to T6 Pine which is category B will be of hand dug construction and a protected with ground guards during construction to ensure the roots are not damaged. The existing wall would also provide some protection to the tree.
- 8.75 The development is not considered to result in the loss of any trees which are important to the visual amenity of the area. The development would provide a significant amount of new trees and landscaping to compensate for the trees lost and assimilate the development into the area.
- 8.76 Conditions are recommended in relation to a detailed Arboricultural Method Statement and Tree Protection Plan and a detailed scheme of soft landscaping.

8.77 The proposal would comply with Policies NH/4 and HQ/1 of the Local Plan.

Biodiversity

8.78 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

8.79 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that (set out estimated net gain)...

8.80 The application is accompanied by an Ecological Impact Assessment and Ecological Impact Assessment: Bats.

8.81 The site comprises habitats in the form of existing buildings, hard surfacing, grassland, trees and landscaping, and a pond. The site has been assessed for protected species such as bats, nesting birds, reptiles, Great Crested Newts, and badgers.

8.82 A day bat roost was found within the Tithe Barn and evidence of bats was found outside the site in a building within the garden of the existing dwelling at No. 20 Middle Street. Follow up surveys were undertaken. Mitigation measures required include a bat licence, pre-works inspection and hand removal of timbers, roofing materials and other features suitable for bats in the Tithe Barn as well as sensitive lighting

8.83 No barn owls were found but the site is suitable for this species. There are opportunities for nesting birds in the trees and hedges. Mitigation measures include the removal of vegetation outside the bird breeding season.

8.84 The site has low potential to support reptiles but it is a possibility. Mitigation measures include a search prior to clearance of the site.

8.85 The pond was assessed as unsuitable for Great Crested Newts due to habitat conditions and a negative DNA result. Nearby ponds are separated from the site or have better habitats closer to them. Mitigation measures include a search prior to clearance of the site.

8.86 There was no evidence of badgers but they may use the site for foraging or commuting. Mitigation measures include covering trenches at night.

8.87 Hedgehogs currently use the site for foraging and commuting. Mitigation measures include a search and gaps in fencing.

- 8.88 Ecological enhancement measures to achieve a net increase in biodiversity are bat and bird boxes and native planting.
- 8.89 The Ecology Officer has no objections to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.90 The development complies with Policies NH/4 and HQ/1 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Agricultural Land Quality and Soils

- 8.91 Local plan policy NH/3 'states that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
- a) Land is allocated for development in the Local Plan;
 - b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...'
- 8.92 The NPPF para. 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- 8.93 The site is situated on grade 2 (very good quality) agricultural land.
- 8.94 The development would result in the loss of part of the agricultural yard and a meadow but would not result in the loss of any arable land.
- 8.95 The need for the development to ensure the improvement of the listed building is considered to outweigh the harm to the loss of a small proportion of high quality agricultural land.
- 8.96 The proposal is compliant with Policy NH/3 of the Local Plan and NPPF advice.

Water Management and Flood Risk

- 8.97 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.98 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. There is a pond on the site.

- 8.99 The application is accompanied by a Drainage Design Statement.
- 8.100 The pond will be infilled and replaced by swales with soakaway crates adjacent to Plots 4 and 5 with pipes to direct any water from the pond area to the swales.
- 8.101 Surface water from the site will be through infiltration methods to the western area such as permeable paving and via an existing pipe to a ditch to the eastern area at a rate of 5 litres/second. The scheme would be maintained for the lifetime of the development.
- 8.102 The Drainage Engineer has no objections to the drainage scheme. A condition is recommended to ensure the works are carried out in accordance with the submitted information.
- 8.103 The applicants have suitably addressed the issues of water management and flood risk.
- 8.104 A condition is recommended in relation to foul drainage.
- 8.105 The proposal complies with Policies CC/7, CC/8 and CC/9 of the Local Plan and NPPF advice.

Highway Safety and Transport Impacts

- 8.106 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 8.107 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 8.108 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.109 Middle Street is a busy, narrow and bendy road through the village from the A505 to Fowlmere.
- 8.110 The application is accompanied by a Transport Statement.
- 8.111 The development would result in 9 two way movements in the am peak and 5 two way movements in the pm peak based on TRICS calculations for residential developments. This figure includes all modes of transport. The development is not considered to significantly increase traffic generation which would have an adverse effect upon the capacity of the public highway.

- 8.112 The access to the site would be widened to 5.5 metres and incorporate vehicular visibility splays measuring 2.4 metre from the centrepoint of the access x 43 metres along the edge of the carriageway in both directions. The design of the access, as amended, is considered acceptable and would not be detrimental to highway safety.
- 8.113 There is adequate space on site for the turning of refuse and emergency vehicles.
- 8.114 The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposal subject to conditions. Recommended conditions include the provision of visibility splays, bound access within 5 metres of the carriageway, surface water drainage measures for the access, a Traffic Management Plan, and arrangements for future management and maintenance of streets. A condition is not required in relation to a letter to advise that the development will not be adopted.
- 8.115 The development is not considered to justify the provision of mitigation measures such as footpaths, junction improvements, or speed restrictions to make it acceptable in planning terms.
- 8.116 Thriplow has a reasonable amount of services and facilities including a primary school, shop, public house, village hall, church etc. which are accessible by walking and cycling. There is public transport in the form of a bus service (31) for journeys to and from Cambridge or Addenbrookes and some of the surrounding villages. These are approximately every 1.5 to 2 hours on weekdays. The development would not result in sole reliance upon private modes of transport.
- 8.117 The proposal complies with Policy TI/2 of the Local Plan and NPPF advice.

Cycle and Car Parking Provision

- 8.118 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards. Cycle parking should be provided to at least the minimum standards.

Car Parking

- 8.119 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.

- 8.120 Each dwelling would have two vehicle parking spaces within a cart shed or on the driveway which would accord with the recommended standards.
- 8.121 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 8.122 No details of electric charging points have been provided. A condition is recommended to ensure the provision of a charging point for each dwelling.

Cycle Parking

- 8.123 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 8.124 Cycle parking will be in accordance with the standards but no precise details have been provided. A condition is recommended to ensure the appropriate provision of cycle parking.
- 8.125 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

- 8.126 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 8.127 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

Neighbouring Properties

Impact on No. 20 Middle Street

- 8.128 No. 20 Middle Street faces south towards the front elevations of Plots 1 and 2 and west towards Plot 6. It has a number of ground and first floor windows in south and west elevations.
- 8.129 The dwelling on Plot 7 is not considered to be unduly overbearing in mass or result in a significant loss of light to this property. Whilst it is acknowledged that there would be a two storey, single storey element and cartshed close to the boundary, they would be set approximately 21 metres from the dwelling and orientated to the west. The main sitting out area and windows are orientated to the south.
- 8.130 There are no first floor windows in the side elevation of Plot 7 which would result in a loss of privacy and the first floor window in the rear elevation has an acceptable relationship in terms of overlooking.
- 8.131 The windows in the front elevation of Plot 1 would serve the stairs and the ground floor and the rooflights in the front elevation would serve the stairs and gallery to Plot 2 and be high level. Given the distance of 33 metres to the boundary of this property and nature of the windows, the separation distance is appropriate.
- 8.132 No. 20 Middle Street faces towards the main farm access road. Given the distance to the access track, that it was formerly used for agricultural purposes, there is a wall along part of the boundary, and that the development would generate a low level of traffic, it is not considered to result in an unacceptable increase in the level of noise and disturbance or a severe loss of privacy which would adversely affect the amenities of this property.

Impact on No. 22 Middle Street

- 8.133 No. 22 Middle Street faces north towards the rear elevations of Plots 1 and 2 and west towards the access to Plot 4.
- 8.134 The dwellings on Plots 1 and 2 are not considered to be unduly overbearing in mass or result in a significant loss of light to this property. Although it is noted that there are ground and first floor windows in the side elevation of the property in close proximity to the boundary, they appear to serve non-habitable rooms and the main sitting out area appears to be on the other side of the garden. It should also be observed that the building is currently existing albeit that changes would be made to the height of the roof and design of the extension.
- 8.135 The low level first floor rooflights in the rear elevation would serve the ground floor and a galleried area to Plot 1 and face towards the front of the property. This is not considered to result in a severe loss of privacy. The other rooflights serving the gallery to Plot 1 and the ground floor and ensuite to Plot 2 are high level.

8.136 The first floor windows in the side elevation of Plot 2 would have an acceptable relationship with the neighbour in terms of overlooking.

Impact on No. 24 Middle Street

8.137 No. 24 Middle Street faces west towards Plot 4. It has a number of windows in its rear elevation and a patio to the rear.

8.138 The dwelling on Plot 4 is not considered to result in an unduly overbearing mass of significant loss of light to this property, given that the building is existing, single storey in height, and orientated to the west.

8.139 There are no windows in the side elevation closest to the boundary and the main sitting out area would be screened by a fence.

8.140 The turning area to Plot 4 is not considered to result in an unacceptable level of noise and disturbance given the low level of traffic movements and previous agricultural use of the site.

8.141 Nos. 22, 22a and 24 Middle Street face west towards the access to Plot 4. Given the distance to the access track, that it was formerly used for agricultural purposes, and that this dwelling would generate a low level of traffic, it is not considered to result in an unacceptable increase in the level of noise and disturbance or a severe loss of privacy which would adversely affect the amenities of those properties.

Future Occupants

8.142 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.

8.143 The gross internal floor space measurements for the new units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit
3	3	6	3	108	287
5	5	8	2	128	285
6	3	6	2	102	169
7	3	6	2	102	149

8.144 Plots 1, 2 and 4 are converted buildings where the space standards do not apply.

- 8.145 All double bedrooms measure at least 11.5 square metres except for bedrooms 3 and 4 in Plot 5 which have been counted as single bedrooms. Adequate storage would be provided.

Garden Size(s)

- 8.146 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.
- 8.147 Plots 2, 3, 4, 5 and 7 would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide. However, Plot 1 is a three bedroom dwelling which would have a rear garden measuring approximately 55 square metres and Plot 6 is a three bedroom dwelling which would have a rear garden measuring approximately 65 square metres.
- 8.148 Given that the Design Guide is guidance only, Plot 1 comprises the listed building, the private amenity spaces do not fall significantly short of the spaces required, and also has some amenity space to the front, the amenity spaces are considered satisfactory and would not warrant refusal of the application on these grounds alone.

Construction and Environmental Health Impacts

- 8.149 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 8.150 The Council's Environmental Health Team have assessed the application and recommended a condition in relation to the hours of use of site machinery and construction to protect the amenities of neighbours. A Construction Environmental Management Plan condition is also recommended.
- 8.151 The Contaminated Land Officer and Environment Agency have no objections subject to conditions in relation to contamination investigation and remediation to protect the health of future occupiers and groundwaters.

Summary

- 8.152 The proposal adequately respects the amenity of its neighbours and of future occupants.
- 8.153 The proposal complies with Policies HQ/1 and H/12 of the Local Plan and the District Design Guide 2010.
- 8.154 The associated construction and environmental impacts would be acceptable in accordance with Policies CC/7, SC/10 and SC/11 of the Local Plan.

Carbon Reduction and Sustainable Design

- 8.155 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.
- 8.156 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 8.157 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.
- 8.158 The application is supported by a Planning Statement. It states that the development will provide renewable energy measures to reduce carbon emissions by 10% but no details have been provided. There are also not any details in relation to water efficiency measures
- 8.159 Conditions are recommended to be attached to any consent to secure precise details for the renewable energy and water conservation measures.
- 8.160 The proposal would comply with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Other Matters

- 8.161 Adequate bin storage has been provided for each dwelling on the site and the access is suitable for refuse vehicles.
- 8.162 Local Plan policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A condition is proposed to ensure this provision.
- 8.163 Local Plan policy TI/8 in relation to infrastructure only requires developer contributions towards education for schemes of more than 10 dwellings.

8.164 A list of the amendments in July 2019 was requested and sent to Thriplow Parish Council.

Planning Balance

8.165 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.166 The works to the grade II listed Tithe Barn in the development framework to create two dwellings and the conversion of a barn in the countryside to create one dwelling are acceptable in policy terms. However, the erection of four new dwellings outside the Thriplow development framework and in the countryside would be contrary to Policies S/7 and S/10 of the Local Plan.

8.167 The development would also result in some visual harm to the rural character and appearance of the countryside and less than substantial harm from the change from an agricultural to more domestic character to the significance of the Tithe Barn as a designated heritage asset.

8.168 However, a viability appraisal has been submitted to demonstrate that the provision of five dwellings in addition to conversion of the Tithe Barn to two dwellings is the required to enable the Tithe Barn to be repaired. This residential development would be the optimum viable use of the building and provide a public benefit which would outweigh the limited harm to the significance of the heritage asset. The proposal would therefore represent enabling development which would also justify a departure from the conflict with the development plan in relation to the principle of development and impact upon the character and appearance of the area.

8.169 The housing density and housing mix of the scheme together with the impacts of the development upon trees and landscaping, biodiversity, highway safety, and impact upon highway safety, flood risk, and the amenities of neighbours and future occupiers is acceptable.

8.170 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

788/A3/100B	Location Plan
788/A3/101	Demolition Plan
788/A1/305W	Site Plan
788/U1-2/A2/310E	Units 1 and 2 Ground Floor Plan
788/U1-2/A2/311E	Units 1 and 2 First Floor Plan
788/U1-2/A2/312C	Units 1 and 2 Roof Plan
788/U1-2/A2/313C	Units 1 and 2 Front and Rear Elevations
788/U1-2/A2/314B	Units 1 and 2 Side Elevations
788/U1-2/A3/315B	Units 1 and 2 Sections AA and BB
788/U1-2/A2/316B	Units 1 and 2 Sections CC, DD and EE
788/CL/A3/384A	Unit 1 Cartlodge Plans and Elevations
788/U3/A3/320E	Unit 3 Ground Floor Plan
788/U3/A3/321D	Unit 3 First Floor Plan
788/U3/A3/322D	Unit 3 Second Floor Plan
788/U3/A3/323C	Unit 3 Roof Plan
788/U3/A3/324E	Unit 3 Front and Rear Elevations
788/U3/A3/325D	Unit 3 Side Elevations
788/U3/A3/326B	Unit 3 Sections
788/CL/A3/382	Units 3 and 7 Cartlodge Plans
788/CL/382/A3B	Units 3 and 7 Cartlodge Elevations
788/U4/A3/330E	Unit 4 Ground Floor Plan
788/U4/A3/331D	Unit 4 Roof Plan
788/U4/A3/332F	Unit 4 Front and Rear Elevations
788/U4/A3/333B	Unit 4 Side Elevations
788/U5/A3/340E	Unit 5 Ground Floor Plan
788/U5/A3/341D	Unit 5 First Floor Plan
788/U5/A3/343B	Unit 5 Roof Plan
788/U5/A3/344E	Unit 5 Front and Rear Elevations
788/U5/A3/345E	Unit 5 Side Elevations
788/U5/A3/346A	Unit 5 Sections
788/CL/A3/380B	Unit 5 Cartlodge Plans
788/CL/A3/381C	Unit 5 Cartlodge Elevations
788/U6/A3/350E	Unit 6 Ground Floor Plan
788/U6/A3/351G	Unit 6 First Floor Plan
788/U6/A3/352D	Unit 6 Roof Plan

788/U6/A3/353E	Unit 6 Front and Rear Elevations
788/U6/A3/354D	Unit 6 Side Elevations
788/U6/A3/355D	Unit 6 Sections
788/U7/A3/360B	Unit 7 Ground Floor Plan
788/U7/A3/36B	Unit 7 First Floor Plan
788/U7/A3/362A	Unit 7 Roof Plan
788/U7/A3/363C	Unit 7 Front and Rear Elevations
788/U7/A3/364C	Unit 7 Side Elevations
788/U7/A3/365B	Unit 7 Sections

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place above ground level, except for demolition, until samples of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and the significance of heritage assets in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

4. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the Local Planning Authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990.

5. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the

ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the Local Planning Authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the Local Planning Authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990.

6. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a. proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
 - b. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
 - c. boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.
 - d. a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and

NH/4 of the South Cambridgeshire Local Plan 2018.

7. All hard and soft landscape works shall be carried out and maintained 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 as soon as is reasonably practicable, 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 NH/4 of the South Cambridgeshire Local Plan 2018.

8. All ecological measures and/or works shall be carried out in accordance with the details contained in the (Greenwillows Associates, November 2017) and Ecological Assessment: Bats (Greenwillows Associates, October 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

9. Prior to the commencement of any development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall include all recommendations made within the (Greenwillows Associates, November 2017) and Ecological Assessment: Bats (Greenwillows Associates, October 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. No demolition/development shall take place until a written scheme of investigation (WSI) for a scheme of archaeological investigation, to include Historic Building Recording, 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 post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

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

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16.

- 11. No development shall commence, unless otherwise agreed, until:
 - a. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - b. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

- 12. No development shall be occupied unless otherwise agreed, until the works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

- 13. If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

14. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

15. The surface water drainage of the site shall be implemented and maintained in accordance with details contained within agreed Drainage Strategy dated April 2018 by Andrew Firebrace Partnership Ltd.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

16. Prior to commencement of development a scheme for the disposal of foul water drainage that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

17. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the 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 adopted highway).
 - b. Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
 - c. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
 - d. Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

18. Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the

highway carriageway, and 43m, measured along the channel line of the highway carriageway from the centre line of the proposed access as per drawing 788/A1/305 W. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

Reason: In the interests of highway safety.

19. The proposed driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the public highway and physical measures to prevent the same must be provided).

Reason: In the interests of highway safety.

20. The proposed drive shall 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 public highway.

Reason: In the interests of highway safety.

21. No development shall be occupied 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.

22. The development, hereby permitted, shall not be occupied until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

23. Prior to occupation of the development, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local

Planning Authority. The scheme shall make provision for one active charge point(s) for each dwelling. The active charge points should have a minimum power rating output of 3.5kW.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

24. No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:
- a. full details of any piling technique to be employed, if relevant
 - b. contact details for site manager, including how these details will be displayed on site.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

25. No construction site machinery or plant shall be operated and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

26. No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised

Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

27. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

28. Prior to the first occupation of the/any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

29. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, AA, B, C, and E 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), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: To safeguard the character and appearance of the area and the significance of heritage assets, and the privacy of adjoining occupiers in accordance with Policies NH/14 and 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 Local Development Framework SPDs

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Agenda Item 7



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	S/3976/18/LB
Site	Rectory Farm, Middle Street, Thriplow
Ward / Parish	Whittlesford/ Thriplow
Proposal	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings
Applicant	Laragh Homes
Presenting Officer	Karen Pell-Coggins
Reason Reported to Committee	Departure application
Member Site Visit Date	N/A
Key Issues	Heritage assets
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks part demolition of existing barns, extensions, alterations and conversion of three barns to dwellings.
- 1.2 The development would also result in less than substantial harm from the change from an agricultural to more domestic character to the significance of the Tithe Barn as a designated heritage asset.
- 1.3 However, a viability appraisal has been submitted to demonstrate that the provision of five dwellings in addition to conversion of the Tithe Barn to two dwellings is the required to enable the Tithe Barn to be repaired. This residential development would be the optimum viable use of the building and provide a public benefit which would outweigh the limited harm to the significance of the heritage asset.
- 1.4 Officers consequently recommend that the Planning Committee approves the application subject to conditions.

2.0 Site Description and Context

- 2.1 The site is located on the western side of Middle Street, partly within the Thriplow development framework and partly in the countryside. It measures approximately 0.72 of a hectare in area and currently comprises a group of agricultural buildings including a grade II listed, seven bay, render/ timber weatherboarding and tin, Tithe Barn on the road frontage to the east, a single storey traditional building to the west, and modern buildings and the ruins buildings further west. Some of the buildings are in a poor condition. The site is situated in the conservation area.
- 2.2 There is a render wall along the boundary with Middle Street, a flint wall along the boundary with No. 20 Middle Street, a low fence along the boundary with No. 22 Middle Street, and a post and wire fence along the rear boundary.
- 2.3 Vehicular access to the site is in the north eastern corner from Middle Street.
- 2.4 There is a mature pine tree within the garden of No. 20 Middle Street close to the access and some mature trees close to the modern open sided barn and the barn to the south of the site.
- 2.5 The site lies within flood zone 1 (low risk). Green Belt land lies to the north and west. The Manor House is a grade II* listed building that is situated on the east on the opposite side of Middle Street. It has a grade II listed garden boundary wall and three grade II listed garden ornaments. A public right of way runs along the northern boundary of the land to the west from Middle Street to Lower Street. Residential development lies to the north, east and south.

3.0 The Proposal

- 3.1 The application seeks part demolition of existing barns, extensions, alterations and conversion of three barns to dwellings.
- 3.2 Plots 1 and 2 would consist of the retention, alteration and conversion of the existing one and half storey element of the Tithe Barn, the retention of the wall to the east but demolition of the single storey element and replacement with a new cartshed, and the demolition of the single storey element to the west and its replacement with a new extension' cartshed. The alterations to the retained building include the reinstatement of the original dual pitched roof, insertion of glazing to existing openings and the creation of new openings, repair of the existing timber frame, insertion of floors, and partial enclosure of the bays at ground and first floor. The materials of construction would be bricks/ render/ dark timber boarding for the walls and clay plain tiles and natural slate for the roofs.
- 3.3 Plot 4 would consist of the retention, alteration, extension and conversion of the existing barn. The extension would project to the front. The materials of construction would be dark timber boarding for the walls and natural slate for the roof.
- 3.4 The remainder of the existing agricultural buildings on the site would be demolished apart from the outbuilding which forms part of a new dwelling.
- 3.5 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1 Reference	Description	Outcome
S/3975/18/FL	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings	Parallel application

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

5.2 South Cambridgeshire Local Plan 2018

NH/14 Heritage Assets

5.3 Other Supplementary Planning Documents

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009
Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 **Thriplow Parish Council** – Supports the application.

6.2 **Conservation Officer** – Has no objections, as amended.

Comments 01 August

The relevant heritage assets are the Rectory Farm Title Barn Grade II and Thriplow Conservation Area.

Following detailed conservation comments provided on 13/01/2021 it was concluded that there would be less than substantial harm associated with the development proposed within the setting of the barn. Whilst changes had been made in response to earlier comments it was considered that the cumulative domestic effect of the new dwellings, particularly Units 3 and 5, would alter the agricultural nature of the site, detracting from the Tithe Barn's setting as a contributor to its significance.

The NPPF required that great weight is given to the asset's conservation (199) and that any harm is to be clearly and convincingly justified, including from development within the setting (200). Less than substantial harm must be weighted against any public benefits of the proposal, including securing optimum viable use (202).

Enabling Development.

HEGPA Planning Note 4 Enabling development para 14 sets out that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long term future of the assets.

A previous BNP Paribas assessment concluded that the Applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable and the conservation deficit could be addressed by building 3 units. The conclusion was that the existing use was the optimum viable use and there is no case for enabling development and so NPPF para 208 was not engaged.

A new BNP Paribas report has been produced in response to updated information from the applicant and their agent. This report undertook a new appraisal assuming 7 residential units (2 conversion units and 5 new build units taking into account amendments). They conclude that the Applicant's assertion that the repairs and refurbishment of the Grade II Tithe Barn can only be facilitated through the development of 5 new residential units is reasonable.

This new information suggests that the proposed development is the minimum required to address the conservation deficit and therefore the development meets the case for enabling development.

Taking the above into account whilst there is less than substantial harm arising from this proposal the benefit of repairing and refurbishing the Tithe Barn which would secure its optimum viable use would outweigh this harm. NPPF paras 202 and 208 would apply.

Recommend conditions:

Conservation Area

- Window details
- Sample panel of facing materials
- Non-masonry walling system
- Render details

Listed Building

- Joinery Details
- Timber frame repairs
- Window details
- Roof details
- New walls
- Mortar and render details
- Precise details of fixing and type of internal insulation.
- Precise details of internal floor and wall finishes.

Previous Comments (summary)

The proposals relating to the conversion and restoration of the Tithe Barn remain welcome and considered to result in a net enhancement to the listed building and conservation area. The conversion proposed is acceptable, with honest intervention and enhancements in the restoration of the lost roof form and height which will have a positive impact on both the character and appearance of the listed building, and that of the conservation area with the reintroduction of the dominant role the building would historically have had within the street scene. The conversion will provide a viable future use for the listed building in a manner considered to be consistent with its conservation.

However, it is considered that there will be harm associated with the development proposed within the setting of the barn. The proposed dwellings are considered to follow an appropriate aesthetic, and their scale, heights,

and massing have been revised to mitigate the sense of dominance in relation to the barn. Nevertheless, the cumulative domestic effect of the new dwellings remains a factor, particularly the effect of Units 3 and 5 seen together in relation to the barn. This cumulative domestic effect will alter the agricultural character of the site, detracting from the Tithe Barn's setting as a contributor to its significance.

When the elements of enhancement and harm are taken together, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.

The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).

The applicant puts forward that residential conversion of the Tithe Barn is the only viable use and therefore the optimum viable use (PPG). In this case, the public benefits of the scheme would be considered to outweigh the harm identified.

Enabling Development

HEGPA Planning Note 4: Enabling Development (June 2020) offers relevant guidance. Paragraph 19 sets out that Ideally enabling development would not harm the heritage asset it is intended to conserve. In some circumstances it may be necessary to accept some harm if there are no reasonable alternative means of delivering or designing the scheme with less or no harm. Paragraph 14 set outs that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long-term future of the assets.

More fundamentally, per paragraph 7, A typical example of enabling development may be a proposal for houses near a listed building that would not normally be given planning permission (for example because it would be in breach of countryside policies), but where the listed building's long term future can only be secured by using the uplift in value of the land resulting from that development. Some enabling development might result in an adverse impact on the asset even though if possible, it should be sited so as to avoid doing so.

The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.

Given the above assessment, the proposed development is considered to result in the optimum viable use for the site

The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.

The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.

6.3 **Historic England** – Has no comments.

6.4 **Council's Viability Consultant** – We have undertaken an updated appraisal of the proposed Development assuming 7 residential units (2 conversion units and 5 new build units), taking into account the above amendments. The scheme generates a negative RLV of -£1,099,043. We therefore consider the Applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is reasonable.

6.5 Full copies of all consultation responses are available to view on the website.

7.0 **Assessment**

Heritage Assets

7.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.

7.2 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

7.3 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

7.4 Policy NH/14 of the Local Plan requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets.

7.5 The application is accompanied by a Heritage Statement (amended), Structural Report, and Demolition Plan.

7.6 The site comprises the Tithe Barn, a grade II listed building. It is situated in the Conservation Area and within the of a grade II* listed dwelling at The

Manor House, 27 Middle Street and grade II listed wall and garden ornaments at The Manor House, 27 Middle Street.

7.7 The Tithe Barn was listed in 2017. The listing description is as follows: -

Summary

A substantial timber-framed aisled barn, thought to have C14 origins as part of a significant medieval ecclesiastical estate, and later owned by a notable Cambridge College. Now (2017) in use for agricultural storage purposes.

Reasons for Designation

The Tithe Barn at Rectory Farm Thriplow, in Cambridgeshire, a timber-framed aisled barn believed to have C14 origins as part of an important ecclesiastical estate, and later becoming the property of a notable Cambridge college, is listed at Grade II for the following principal reasons:

* Architectural interest: as a legible example of aisled construction, one of England's most significant and influential vernacular building construction traditions, represented in high-status domestic and agricultural buildings throughout the medieval period and beyond, and as a complex example of a timber-framed structure, displaying many aspects of the development of important regional historic carpentry techniques;

* Historic interest: for its original function as a key component of an important medieval ecclesiastical estate, built to receive agricultural tithes and later becoming part of the landholding of a notable Cambridge college;

* Degree of survival: despite the loss of the upper section of the roof structure, the proportion of surviving historic fabric is sufficient to provide clear evidence of the building's original form, function and constructional detailing, and to confirm the claim to special interest in a national context.

History

The building known as the Tithe Barn at Rectory Farm, Thriplow, is believed to have its origins in the early C14, and to have been built as a tithe barn for the Bishop of Ely's landholding in Thriplow. It subsequently passed into the ownership of Peterhouse College in Cambridge, and in 1780 was recorded as forming part of a large group of farm buildings associated with the Rectory (now Rectory Farm) in a survey of the Rectory landholding. The tithe barn is identified as the 'Wheat Barn' on the survey drawing, which shows other farm buildings, including a barley barn and attached cowhouse, a stable, hogsties, and a cart shed, with the Rectory located to the north-west of the tithe barn. The Rectory and the other buildings have since been demolished, although all were present on an 1840 plan of the site, which also showed the site surrounded by what is

referred to as a moat, but which also might be drainage ditches. A 1930's photograph shows the tithe barn with a thatch roof covering to what is presumed to be the original roof structure. The building was subsequently altered, with the replacement of the original roof pitches above tie beam level with metal trusses. The building is no longer in active agricultural use (2017), but is used for storage purposes.

Details

An aisled barn, thought to have been built as a tithe barn for the Bishop of Ely in the C14 , and altered in the late C19 or early C20.

MATERIALS: the barn is timber-framed, the framing set upon low, clunch side walls, replaced in some areas with weatherboarded stud work on low brick plinths. The roof is covered with corrugated metal sheeting, replacing earlier thatch.

PLAN: the building is linear, aligned east-west on the southern boundary of the farmyard, and of double aisle form.

EXTERIOR: the building is formed of seven bays, with a double doorway forming the principal entrance on the north wall in the central bay. The doorway has double-ledged and braced, boarded doors. The low, aisle side walls extend on both sides of the double doorway with the pitch of their metal-sheet roof coverings possibly reflecting the line of the original or earlier roof slope prior to the replacement of the upper part of the roof structure. There is a single door opening to the west side of the main entrance to the barn, and sections of a low brick plinth. The east gable wall is largely plastered, with an inserted double doorway to the south side, and weatherboarding to the gable apex above a narrow band of glazed stud work. The west gable is similarly covered with a mixture of wide weatherboarding and plastered stud work, and has an inserted doorway to the centre, enclosed within a lower attached outbuilding (does not form part of this assessment). The rear (south) elevation has a single, small off-centre window opening.

INTERIOR: the building's timber frame is largely intact, and is clearly legible within the building's interior, which is a single, undivided space. The frame is formed around two arcades of substantial aisle posts, each arcade supporting an arcade plate. These plates, some formed with splayed scarf joints, extend the full length of the barn interior. The aisle posts support longitudinal and transverse braces which extend upwards to meet the aisle plates and the tie beams of the aisle trusses respectively. Some braces are curved, others straight, the original members pegged, whilst some later replacements are face-nailed. Empty mortices indicate the location of missing braces. In most bays, the aisle posts are connected to the aisle walls by short horizontal beams, but a number of aisle bays are now separated by low walls. Evidence of incremental repair and adaptation can be seen throughout the interior, including what appear to be a number of replacement aisle posts which do not feature the

jowelled heads of the original frame members. A number of the original aisle posts have narrow diagonal trenches on one side face, possibly suggesting the presence of passing braces as part of an earlier roof structure, or of re-used timber. Sections of the building's aisle roofs retain early rafters and riven laths, but the roof pitch above tie-beam level has been lowered, and the upper section of the roof trusses replaced by slender, iron truss members.

- 7.8 The significance of the listed building is its 14th century origins and historic association with an ecclesiastical estate.
- 7.9 The main significance of the Conservation Area is the development around the church and three original manors still remaining together with the lanes that form the historic core of the village which are separated by open meadows.
- 7.10 The significance of The Manor House is its 16 century origins and historic association with Barrington's Manor, which was one of the three original manors in the village.
- 7.11 The Conservation Officer has advised that the works to the listed Tithe Barn would enhance the character and appearance of the listed building and conservation area through appropriate alterations and the reinstatement of the original roof which would reintroduce the dominant role that the building would have originally had when viewed from Middle Street.
- 7.12 However, there would be some harm from the development to the setting of the barn through the cumulative domestic effect of new dwellings seen in relation to the barn which would alter the agricultural character of the site.
- 7.13 Overall, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.
- 7.14 The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).
- 7.15 The works to the listed Tithe Barn would result in costs of £106,267. Therefore, the scheme has been developed with number of additional dwellings as enabling development to allow for improvements to the listed barn.
- 7.16 A Viability Report was submitted with the application which included an appraisal which set out the costs of the scheme and the likely income generated as a result of the development.

- 7.17 The Council's Viability Consultant assessed the appraisal and had concerns in relation to the constriction costs, contingency, disposal fees, programme timetable and viability benchmark. It was advised that if applicants value of the existing buildings at £300,000 was correct, the existing use is the optimum viable use and there is no case for enabling development.
- 7.18 An appraisal was subsequently undertaken to establish the quantum of enabling development that would be required mitigate the conservation deficit. The development of 3 new build units (in addition to the conversion of the existing building to two units) mitigated the conservation deficit in full, leaving a surplus of £34,193.
- 7.19 In summary, the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable.
- 7.20 Since that time, the developers and the Council have jointly instructed a Quantity Surveyor to establish reasonable construction costs for the proposed development and the other costs have been updated.
- 7.21 The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.
- 7.22 Given the above assessment, the proposed development is considered to result in the optimum viable use for the site
- 7.23 The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.
- 7.24 The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.
- 7.25 The proposal would not give rise to any harmful impact on the significance of designated heritage assets subject to conditions as recommended by the Council's Conservation Officer, which officers consider reasonable and necessary as part of any listed building consent.
- 7.26 The proposal would comply with the provisions of the Planning (LBCA) Act 1990, the NPPF and Policy NH/14 of the Local Plan.

8.0 Recommendation

- 8.1 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

Planning Conditions

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The works hereby permitted shall be carried out in accordance with the approved plans and specification of works as listed on this decision notice.

788/A3/100B	Location Plan
788/A3/101	Demolition Plan
788/A1/305W	Site Plan
788/U1-2/A2/310E	Units 1 and 2 Ground Floor Plan
788/U1-2/A2/311E	Units 1 and 2 First Floor Plan
788/U1-2/A2/312C	Units 1 and 2 Roof Plan
788/U1-2/A2/313C	Units 1 and 2 Front and Rear Elevations
788/U1-2/A2/314B	Units 1 and 2 Side Elevations
788/U1-2/A3/315B	Units 1 and 2 Sections AA and BB
788/U1-2/A2/316B	Units 1 and 2 Sections CC, DD and EE
788/CL/A3/384A	Unit 1 Cartlodge Plans and Elevations
788/U3/A3/320E	Unit 3 Ground Floor Plan
788/U3/A3/321D	Unit 3 First Floor Plan
788/U3/A3/322D	Unit 3 Second Floor Plan
788/U3/A3/323C	Unit 3 Roof Plan
788/U3/A3/324E	Unit 3 Front and Rear Elevations
788/U3/A3/325D	Unit 3 Side Elevations
788/U3/A3/326B	Unit 3 Sections
788/CL/A3/382	Units 3 and 7 Cartlodge Plans
788/CL/382/A3B	Units 3 and 7 Cartlodge Elevations
788/U4/A3/330E	Unit 4 Ground Floor Plan
788/U4/A3/331D	Unit 4 Roof Plan
788/U4/A3/332F	Unit 4 Front and Rear Elevations
788/U4/A3/333B	Unit 4 Side Elevations
788/U5/A3/340E	Unit 5 Ground Floor Plan
788/U5/A3/341D	Unit 5 First Floor Plan
788/U5/A3/343B	Unit 5 Roof Plan
788/U5/A3/344E	Unit 5 Front and Rear Elevations
788/U5/A3/345E	Unit 5 Side Elevations
788/U5/A3/346A	Unit 5 Sections
788/CL/A3/380B	Unit 5 Cartlodge Plans
788/CL/A3/381C	Unit 5 Cartlodge Elevations
788/U6/A3/350E	Unit 6 Ground Floor Plan
788/U6/A3/351G	Unit 6 First Floor Plan

788/U6/A3/352D Unit 6 Roof Plan
788/U6/A3/353E Unit 6 Front and Rear Elevations
788/U6/A3/354D Unit 6 Side Elevations
788/U6/A3/355D Unit 6 Sections

788/U7/A3/360B Unit 7 Ground Floor Plan
788/U7/A3/36B Unit 7 First Floor Plan
788/U7/A3/362A Unit 7 Roof Plan
788/U7/A3/363C Unit 7 Front and Rear Elevations
788/U7/A3/364C Unit 7 Side Elevations
788/U7/A3/365B Unit 7 Sections

Reason: In the interests of good planning and for the avoidance of doubt.

3. No proposed new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

4. No brick or stonework above ground level shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

5. No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing 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 avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

6. No external render and any self or applied-colour shall be applied until details of the type and finish of render/colour has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the agreed details.

Reason: To avoid harm to the special interest of the building and the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

7. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

8. No works to install new or alter existing timber framing, or remove any member or part member of the timber frame, floor joists or roof timber, shall commence until details including a justification, methodology of repair and drawings at a scale of 1:20 showing the extent of any repairs to the timber frame (including jointing, pegging, junctions, chamfering, moulding, weathering, etc.) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

9. No proposed new windows shall be constructed in the existing listed building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

10. No roofs shall be constructed until a sample of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the Local Planning Authority. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To ensure detailing and materials appropriate to this listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

11. No new walls shall be constructed until the drawings to a scale of 1:20 providing details of the roof/wall junctions, including eaves, fascias and soffits, wall/floor junctions and wall/wall junctions have been submitted to and agreed in writing by the Local Planning Authority. This includes junctions between historic and new work. Construction of walls shall thereafter take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

12. All mortars, plasters and render shall be lime rich to specifications submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

13. No work shall commence on the relevant part of the works, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:
 - a. Precise details of fixing and type of internal insulation
 - b. Precise details of internal floor and wall finishes

The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 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 Local Development Framework SPDs

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Agenda Item 8

Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/03438/FUL
Site	Land At 147 St Neots Road, Hardwick
Ward / Parish	Hardwick
Proposal	Erection of nine self-contained residential flats and associated infrastructure and works
Applicant	Axis Estates Ltd
Presenting Officer	Nick Westlake
Reason Reported to Committee	Referred by officers and Hardwick Parish Council
Member Site Visit Date	n/a
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Housing Provision3. Character and Visual Amenity4. Landscape and adjacent Green Belt5. Biodiversity6. Flood Risk and Drainage7. Highway Safety and Parking8. Residential Amenity9. Renewables / Climate Change10. Noise11. Contamination12. Developer Contributions13. Other Matters
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the erection of a three-storey building to provide 9 flats (4 one beds and 5 two beds), together with car and cycle parking and landscaping, with access via an existing access off St Neots Road and a new access via Cambridge Road.
- 1.2 Officers are of the view that the design of the proposed development would make a positive contribution to its immediate and wider context, while the proposed landscaping would appropriately integrate the development within its surroundings.
- 1.3 Furthermore, Officers consider that the proposed development makes adequate provision of car parking spaces, with one space per apartment building. Although this is below parking standards, the area is well served by existing services and facilities, and nearby bus stops and cycle lanes. Overall, it is not considered to give rise to unacceptable levels of on-street car parking, and no harm to Highway Safety is expected as a result of the proposed accesses.
- 1.4 Officers recommend that the Planning Committee approve the application for the reasons set out in this report.

2.0 Site Description and Context

- 2.1 The host site is located within the development framework boundary of Hardwick and comprises a brownfield land with an area of approximately 0.08 hectares. The land is generally flat, access to the site is currently achieved via the existing access off St Neots Road only. Excluding the shared access across the north of the site, the development plot is some 33m deep and 21m wide.
- 2.2 The site is bound to the east by Cambridge Road and to the North by St Neots Road. The site comprises a vacant grassed area that was last used as a commercial space, over 10 years ago. To the immediate west of the host site is a two-storey building that was last used as a restaurant though has been damaged by fire.
- 2.3 Historically, the site was undeveloped until 1983 when a single two-storey building was erected which contained a restaurant, take-away and offices. A fire in November 2006 made the building unusable. Aerial photographs in 2003 show the building extending across to the application site and the neighbouring site to the west. However, the 2008 photographs show only a building on the neighbouring site remaining. The land has remained vacant ever since. The Environmental Health Officer has provided evidence that the neighbouring site once contained a Petrol Filling Station.

- 2.4 The site lies within but adjacent to the boundary of Hardwick's Development Framework, beyond which is the wider countryside and the Cambridge Green Belt. To the north some 50m away, is the A428. While to the immediate east of the host site there is a cluster of mature trees on the eastern side of Cambridge Road at the junction with St Neots Road. These trees are within the grounds of 122 Cambridge Road, they are not currently protected however, they help screen the site from views from the east. To the immediate south of the site, is a Telephone Exchange building set within a wide plot of some 33m wide. This commercial building has the appearance of a two-storey building with a pitched roof. The eaves height is approximately 5m and ridge height is approximately 7m. Essentially, the building is taller than a typical residential bungalow. The remainder of this part of Cambridge Road is residential in nature with the nearest buildings to the host site being a series of residential bungalows, the closest some 35m away to the south.
- 2.5 The historic fire damaged restaurant known as 'Newton House', is located to the immediate west of the host site. This neighbouring site has recently been the beneficiary of Planning approval 21/01345/FUL, that involves the creation of 5 apartments with associated car parking, cycle storage and bin storage, via the demolition of Newton House. This development is not built out and the construction work has not started. Beyond this development to the west, there are a series of two storey commercial buildings within a block known as 149 -151 St Neots Road. This is split into separate offices and retail units; the uses have and do include a hairdresser, church, estate agents, website developments and pneumatics retail outlet. Beyond this block to the west is a detached two storey building used as an education / learning centre. The remainder of street scene along St Neots Road is a mixture of most single storey or 1 ½ storey commercial buildings and two storey residential buildings interspersed with bungalows of various designs.
- 2.6 The site is not located in or near to a Conservation Area. There are no Listed Buildings within the vicinity of the site. Also, there are no TPO's on the site, although the area to the immediate north of the site, beyond St Neots Road, is cover by a blanket TPO known as Whitepits Plantation. There are no Public Rights of Way near the site that could be affected by the development or that overlook the site.
- 2.7 The site is located in flood zone 1 (low risk). Surface water flooding is shown to be occurring on the Cambridge Road some 50m – 100m to the east of the site. However, the site itself is not affected by surface water flooding.

3.0 The Proposal

- 3.1 This application seeks full planning permission for the erection of a three-storey building to provide 9 flats, together with parking and landscaping. The development is in the form of 3no. studio flats, 1no. one bed flat, and 5no. two bed flats. For

reference, a studio apartment is a self-contained unit and includes everything in the single room space except the bathroom. The schedule is given below.

- Flat 1 – 45sqm – 1 Bed Studio
- Flat 2 – 65sqm – 2 Bed Flat
- Flat 3 – 60sqm – 1 Bed Flat
- Flat 4 – 45sqm – 1 Bed Studio
- Flat 5 – 65sqm – 2 Bed Flat
- Flat 6 – 96sqm – 2 Bed Flat
- Flat 7 – 39sqm – 1 Bed Studio
- Flat 8 – 65sq – 2 Bed Flat
- Flat 9 – 96sqm – 2 Bed Flat

- 3.2 Overall, the proposed building provides a floor area of 280m² and is located towards the southern portion of the site. Seven of the residential carparking spaces are located to the north side of the site, where there is an existing access from St Neots Road. The access road runs parallel with the northern boundary behind the site frontage hedge. The proposed access road comprises a right of way across the adjacent property curtilage. Certificate B was served to the immediate neighbours to the west during the application process as required in such instances. A secondary access is proposed from Cambridge Road to service two residential parking spaces in the southeast portion of the site. Two of the ground floor flats have private gardens with the other flats serviced by private balconies and a communal open space area, and all have access to a roof top terrace.
- 3.3 There is a dedicated path, leading from the northern entrance, through the car park, to the communal garden to provide safer access for residents. A footpath is also provided on the east side of the site, connecting the south side of the site to the communal garden. Cycle and bins stores are located internally within the main building.
- 3.4 Following the withdrawal of the original application on the host site S/3849/19/FL, due in part to objections to the proposed design of the building, a series of Design workshops took place with the applicant via the pre application process 21/50087/PREAPP. The meetings included; Tom Davies (Urban Design Officer), Bonnie Kwok (Urban Design officer), Richard Fitzjohn (Original Case Officer), Matt Hare (Planning Agent, Carter Jonas), Chris Senior (PiP architects), Sean Vessey (Liz Lake Landscape Architects) and the applicants who attended the pre-application design workshops in April 2021 and May 2021. The current proposals have been informed from this process.

4.0 Relevant Site History

Application Site

21/50087/PREAPP - Erection of a new building containing nine self-contained flats, and associated infrastructure and works

S/3849/19/FL - Erection of nine self-contained residential flats and associated infrastructure and works (Withdrawn)

S/0274/07/F- Extension and Reconstruction of Fire Damaged Building. Change of Use of One Bay at First Floor from Office Use (Class B1) to Residential (Class C3) for Staff Accommodation for Restaurant Use and One Bay at First Floor from Office (Class B1) to Restaurant Function Room - Approved

S/0282/13/FL - Proposed mixed-use development of hotel restaurant & takeaway and associated works - Approved

Adjacent Site

22/01656/SCOP - Proposed Cambourne to Cambridge Transport Link Cambridge Cambridgeshire. Request for a Formal Scoping Opinion for transport and works act proposed for Cambourne to Cambridge – Awaiting outcome.

21/01345/FUL - Redevelopment to form 2 No. 1 bedroom & 3 No. 2 bedroom apartments with associated car parking, cycle storage and bin storage. – Approved

20/05220/FUL - Redevelopment to form 2no 1bed and 3no 2bed, apartments with associated car parking, cycle storage and bin storage – Withdrawn.

S/0282/13/FL - Proposed mixed-use development of hotel restaurant & takeaway and associated works - Approved

S/1503/07/F - Extension and Reconstruction of Fire Damaged Building. Change of Use of One Bay at First Floor from Office Use (Class B1) to Residential (Class C3) for Staff Accommodation for Restaurant Use and One Bay at First Floor from Office (Class B1) to Restaurant Function Room (Revised Proposal to that Permitted under ref. S/02740/07/F –Withdrawn

S/1822/07/F - Replacement of Fire Damaged Building with New Building for Office (Class B1) Restaurant Function Room and Staff Accommodation for Restaurant Use - Approved

S/0274/07/F - Extension and Reconstruction of Fire Damaged Building. Change of Use of One Bay at First Floor from Office Use (Class B1) to Residential (Class C3)

for Staff Accommodation for Restaurant Use and One Bay at First Floor from Office (Class B1) to Restaurant Function Room – Approved

S/1064/02/F - Change of use to Restaurant – Approved

S/1707/94/F – Change of use to Hot Food Takeaway and Home Delivery Service

S/0765/94/F – Change of use from B1 to Retail and Storage – Approved

S/1488/93/F – Change of use to Retail Unit and Car Sales - Refused

S/2115/90/F – Use as Offices/Showrooms for the purpose of selling Compute Software – Approved

S/1065/87/F – Change of use from car showroom to restaurant/live entertainments - Refused

S/0237/87/F – 5 Retail Units – Approved

S/0236/87/O – 6 Houses - Refused

S/0715/84/F – Change of use to Offices and Storage – Refused but Appeal Allowed

S/0154/80/F – New car showroom, hardstanding and extensions and alterations to service station.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/5 – Provision of New Jobs and Homes

S/6 – The Development Strategy to 2031

S/7 – Development Frameworks

S/10 – Group Villages

CC/1 – Mitigation and Adaption 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/4 – Biodiversity
 NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 E/14 – Loss of Employment Land to Non-Employment Uses
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 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

5.3 Neighbourhood Plan

5.4 None

5.5 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016

5.6 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.7 **Other Guidance**

5.8 Greater Cambridge Housing Strategy for 2019 to 2023

6.0 **Consultations**

6.1 **Hardwick Parish Council – Objection**

6.2 The 3 story with flat roof design is out of keeping with the nearby buildings in a focal point of the village. It should be a maximum of 2 stories with an apex roof. The access onto Cambridge Road is too close to the busy St Neots Road/Cambridge Road Junction. The proposed building is too close to Cambridge Road.

The Parish Council requested that the application be referred to the Planning Committee.

6.3 **Anglian Water – No Comments Received**

6.4 n/a

6.5 **Contaminated Land Officer – No Objection**

6.6 Recommend conditions requiring a detailed desk study and site walk over, a detailed scheme for the investigation and recording of contamination and remediation objectives, a remediation method statement, a verification report and the potential for previously unidentified contamination being found.

6.7 **Ecology Officer – No Objection**

6.8 Recommend conditions to secure a Construction Ecological Management Plan (CEcMP), a Biodiversity Mitigation Method Statement and a Biodiversity Enhancement Layout which would include a proposal for 10% net gain in biodiversity, both prior to works above slab level.

6.9 **Environmental Health Officer – No Objection**

- 6.10 Recommends an hours of use condition, a Construction Environmental Management Plan, a scheme to protect residential units from Nosie from the A428 and St Neots Road and that the development is constructed in strict accordance with the noise mitigation measures recommended in the Acoustic Assessment, 147 St Neots Road, Hardwick, Axis Estates Ltd, (Reference: RP01-18906REV1) dated 17th September 2019 prepared by Cass Allen Associates Ltd.
- 6.11 **Landscape Officer – No Objection**
- 6.12 No objection subject to the Hard and Soft Landscaping and Landscaping Implementation.
- 6.13 **Local Highways Authority – No Objection**
- 6.14 Recommend conditions for visibility splays, surface water drainage arrangements, traffic management plan, details of the surface materials used.
- 6.15 The Local Highways Authority will not seek to adopt any part of the development and the development does not take part on Highways land.
- 6.16 **Sustainable Drainage Engineer – No Objection**
- 6.17 Recommend a condition relating to surface water drainage, management and maintenance of the SUDS features and a condition relating to Foul drainage.
- 6.18 **Sustainability Officer – No Objection**
- 6.19 Recommend a condition to secure the approved renewable / low carbon energy technologies water efficiency. Condition wording is recommended below. 10% renewable energy.
- 6.20 **Urban Design Officer – No Objection**
- 6.21 Urban Design Officers have no objections to the scheme for meeting the requirements of paragraph 130 of the ‘National Planning Policy Framework’ (2021), policy HQ/1 of the ‘South Cambridgeshire District Local Plan’ (2018) and guidance in paragraph 6.75 of the ‘District Design Guide’ (‘DDG’) (2010).
- 6.22 There is a lack of detailed information about the external materials and colours of the building. A condition requiring the submission of an actual material samples and a detailed material schedule, including the use of Peterson Tegl bricks and zinc cladding to the roof of the staircase element will be imposed should the scheme be approved.

6.23 **Highways England – No Objection**

6.24 No Conditions suggested.

6.25 **Waste Project Officer – No Objections**

6.26 Assuming a total of 23 people,

23 x 50 litres per person = 1,150 litres for refuse and same for recycling.

There are 2 bin sizes, 1100 litre or 660 litres

Options are to have could 1 x 1100 litre for refuse and same for recycling OR 2 x 660 for refuse and 2 x 660 for recycling

6.27 **Historic Environment**

6.28 No objections subject to a written scheme of investigation (WSI) of the host site.

7.0 Third Party Representations

7.1 Five representations of objection have been received (three from the same person). Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

Highways

- Insufficient parking provision.
- Concerns about over-development of the two sites also 21/01345/FUL- the 5 flat developments approved to the west.
- The access should be further towards Cambridge Road ie creating a new access off St Neots Road.
- More than one vehicle per flat, plus visitors and delivery/service vehicles will be expected. This will overspill onto adjoining property, causing nuisance and conflict.
- The Red line land includes a section of the access that the applicant does not have the right of access to, this relates to the full width of the existing vehicle crossover.
- The plans show a loss of parking on St Neots Road
- No visitor parking or disabled parking

- Congestion and safety concern at the access off St Neots Road leading to highway safety concerns, the access has poor visibility due to parking on St Neots Road.
- Car cannot leave in a forward gear
- Parking would take place outside the local businesses
- How will the business parking be protected?
- The proposed Camborne to Cambridge cycle / bus link would remove any on street layby parking available on St Neots Road.
- The lack of parking would affect the nearby businesses
- Without a separate entrance all the construction traffic would conflict with commercial traffic and visitors
- The noise and dust associated with the development would cause disruption to businesses
- Delivery drivers will use the St Neots Road access only, can some deliveries not go via Cambridge Road.
- Who shall maintain the right of access to the site?
- The development shall contribute to wear and tear of the access.
- There is no right for the residents of the host development, visitors or service vehicles to park on the commercial unit's areas.
- A condition should be used to regulate a more suitable method of access limiting the need to use the St Neots access.

One letter of included support for the architectural designs, another supported residential development however concerns were raised regarding parking provision and highways access arrangements offered.

8.0 Member Representations

- 8.1 Cllr Chamberlain has called the application to Planning Committee in agreement with the Parish Council.

9.0 Local Groups / Other Organisations

- 9.1 None

10.0 Assessment

10.1 Principle of Development

- 10.2 The site is located within the Development Framework boundary of Hardwick.

- 10.3 Policy S/7 sets out that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that:
 (a) Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and

- (b) Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
(c) There is the necessary infrastructure capacity to support the development;
- 10.4 Criterion (a) is considered in more detail later in this report. Retention of the site in its present state does not form an essential part of the local character, the site needs redevelopment and as such there is no conflict with criterion (b) while criterion (c) is considered below.
- 10.5 Hardwick is defined as a Group Village under S/10 of the Local Plan.
- 10.6 Policy S/10 states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages. Policy S/10 also details that development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
- 10.7 Officers accept the site as a 'brownfield site' given the previous uses of the land. Of key importance when assessing the validity of a residential use of the host site is to consider the approval of the residential use at the neighbouring site to the immediate west, via application 21/01345/FUL, that gave approval for 5 flats. Although these flats have not been built out it is clear that the Local Authority envisage residential accommodation in this location as acceptable in principle. Given the history of the site and the recent planning approval on the adjacent site, the principle of residential development on this brownfield site would accord with Policies S/7 and S/10.
- 10.8 Another principal matter relates to the loss of employment land to non-employment uses.
- 10.9 Policy E/14 of the Local Plan sets out that the conversion, change of use or redevelopment of *existing* (emphasis added) employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless one of the following criteria is met (in summary):
(a) demonstrates that the site is inappropriate for any employment use to continue having regard to market demand (12 months marketing);
(b) overall benefit to the community outweighs any adverse effect on employment opportunities; or
(c) the existing use is generating environmental problems such as noise, pollution or unacceptable levels of traffic.
- 10.10 Ultimately the site is not in an existing use for employment purposes and there would be no loss of employment if the development went ahead. Indeed, the site has been unused for well over 10 years. Also, the neighbouring site to the west benefits from full planning consent for residential development, which would

involve a shared access with the host site. The adjacent permission, via application 21/01345/FUL, was not assessed against policy E/14. This permission may make it difficult for employment uses to exist on the site with the associated noise, highway movements and general disruption that would bring, ultimately harming the residential amenity of the neighbouring flats (if built out).

10.11 Paragraph 120(c) of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

10.12 Given the size of the site, the relevant adjacent planning consent for residential use and redevelopment of a brownfield site, there is no in-principal objection to the development of 9 apartments on the site, subject to all other material planning considerations.

10.13 **Housing Provision**

Density

10.14 Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Group Villages but that the net density on a site may vary from this figure were justified by the character of the locality, the scale of the development, or other local circumstances.

10.15 The site has an area of approximately 0.08 hectares. The provision of 9 residential units would equate to a density of approximately 112 dwellings per hectare.

10.16 The proposed density far exceeds the average standards of Policy H/8. However, this is a consequence of the provision of apartments rather than houses resulting in an inflated density. The application site is located adjacent to plot where residential development of a similar character and scale has been approved, although there the density was approximately 69 dwellings per hectare. This was due to this development being 2 stories in nature with a pitched roof.

10.17 Overall, the development must remain design led. Officers consider due to the host site being adjacent to a site of a similar scale and having a non-residential building to the south, it is appropriate that the higher density is justified by the character of the locality and the design of the development proposed. It is noteworthy there were no objections from the public with regards to the height or scale of the proposed building.

10.18 The density of the proposed development is therefore considered acceptable, in accordance with policy H/8 of the Local Plan.

Market Housing

- 10.19 Policy H/9 of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.
- 10.20 Policy H/9(3) of the Local Plan states that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances.
- 10.21 The application proposes the development of 9 apartments in the form of 3no. studio flats, 1no. one bed flat, and 5no. two bed flats
- 10.22 Officers are satisfied that the proposed development would provide a reasonable mix of market units, with no evidence available to suggest that such a mix would not be appropriate to local circumstances. The Local Plan says the housing stock has traditionally been dominated by larger detached and semi-detached family houses. The overall imbalance of larger properties was shown in the 2011 Census that identified 75% of the housing stock are detached and semi-detached houses and bungalows, with 18% terraced homes and 6% flats and maisonettes. The Local Plan states, 'the population of the district is ageing, and often older people need or prefer smaller properties that are easier to manage than their original home, with people often looking to 'downsize' to a smaller property'. As such Officers raise no objection to the proposed four 1 beds and five 2 bed units being offered.
- 10.23 Policy H/9(4) requires 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property, and three of the nine apartments proposed would be ground floor units and the two larger units are suitable for adaption to the required standard.
- 10.24 The proposal would accord with Policy H/9 of the Local Plan.

Affordable Housing

- 10.25 Policy H/10 of the Local Plan requires that all developments of 11 dwellings or more, or on sites of less than 11 units if the floor space of the proposed units exceeds 1,000sqm should provide affordable housing.
- 10.26 However, NPPF paragraph 64 is a material consideration and states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may

set out a lower threshold of 5 units or fewer). A major development can be defined as 10 dwellings or more.

10.27 The development proposes nine residential apartments which would not exceed 1,000sqm of internal private floor space. Therefore, no affordable housing is required as part of the development.

10.28 The proposal would not conflict with Policy H/10 of the Local Plan and NPPF guidance.

Residential Space Standards

10.29 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.

10.30 The recently amended plans demonstrate that all units within the proposed development would meet or exceed national space standards.

10.31 The proposal would accord with Policy H/12 of the Local Plan.

10.32 **Character / Visual Amenity**

10.33 Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportions and materials.

10.34 Several supporting documents contain visualisations to illustrate the proposed development. The proposal represents a high-density development, as noted above. However, given the site context, it is considered that an acceptable, balanced level of development has been achieved. The proposed development would be of similar width as the commercial and newly approved residential building immediately adjacent to the west albeit slightly taller with greater depth. The actual heights are described in more detail below.

10.35 In relation to views of the host site from Cambridge Road. The nearest existing residential development to the south effectively starts some 37 metres away from the proposed southern building line. The immediate southern neighbouring plot being a commercial Telephone Exchange on a wide plot. This commercial building has in part a two-storey nature with an approximate eaves of 5m and ridge of 7m.

Beyond this neighbouring commercial unit there are a series of modest single storey bungalows with a ridge height slightly below that of the Telephone Exchange. However, given the distance from the southern proposed building line on the host site and the nearest residential boundary, the increase in heights to the host development along Cambridge Road is considered acceptable.

- 10.36 Officers note the Parish objections to the height of the building. However, Officers agree the view from the Urban Design Officer, that there are no objections to the height (3 storeys) and massing of the proposed development. This conclusion is drawn in the knowledge the site is on a prominent corner on the entrance to Hardwick from St Neots Road. Indeed, it is argued from the Urban Design Officer that this corner plot location provides scope for a taller building, though well designed.
- 10.37 In relation to views from St Neots Road, when viewed in context with the other properties along St Neots Road. Although they are of a lower scale (there are no three storey buildings evident along St Neots Road). The nearest existing buildings within this part of St Neots Road have two-storey heights with pitched roofs. The submitted 'street elevation' drawing (ref. PL2 0206 rev A) indicates that the proposed building (9.5m to the main roof level and 11.3m to the top of the plant room) is not significantly higher than the terrace of commercial units (149-151 St Neots Road) which are 7m in height, while the remains of the existing neighbouring building (Newton House) is also 7m in height. Importantly, the approved flat development to the immediate west, via 21/01353/FUL, has a ridge of 8.5m, although as previously stated this development is not built out.
- 10.38 The terrace and balcony features on the proposed development at the host site will be visible from both Cambridge and St Neots Road. These features aid in providing a stepping back of the upper storeys. These recessed elements will break down the mass of the building to reduce the visual perception of its height and mean that it is unlikely to appear visually imposing.
- 10.39 In terms of general appearance, in the absence of any strong local references, Officers consider that the contemporary appearance of the proposed building will make a positive contribution to this area of the village. The existing residential buildings fronting this part of St Neots Road are predominantly finished in brick and tiles, whilst the adjacent commercial buildings along this part of St Neots Road provide some variation to this with examples of painted brick / render, metal cladding and roof slates. Officers agree with the Urban Design Officer's opinion that the contemporary appearance of the proposed building is attractive and would enhance the area. A light cream or Buff brick is proposed forming a suitable built form for this important corner of two busy thoroughfare streets. There is a lack of detailed information about the precise external materials and colours. This can be further controlled via Planning Condition. However, a cream or light-coloured

brickwork as described is considered appropriate for the building, as would dark frame aluminium framed windows or similar.

- 10.40 The footprint of the building occupies approximately 32% of the site. To the north of the site there is a setback of some 14.5m from the site boundary where 7 car parking spaces are found. However, there is another circa 1.3m of grassland before the footpath and then another 2.8m from the road itself that includes a layby for the parking of up to 5 vehicles. The proposed front parking layout is characteristic of the parking area, serving the commercial units immediately adjacent to the west of the site and similar to the residential development approved immediately to the west. Therefore, the proposed development is in keeping with the character and appearance of the area and considered acceptable.
- 10.41 The northern building line is some 2m forward of the proposed neighbouring residential approval to the west. However, there is a 1.7m distance between the two proposed buildings. The residential amenity impact is assessed further below, although in terms visual impact, given the separation distance, generous set back from St Neots Road and the layout of the parking and soft landscaping proposed. The impact is acceptable providing an acceptable sense of openness and space between buildings. Indeed, Officers consider that the spaces between buildings in the surrounding area are varied in width and the width of the gaps to the sides of the proposed building would not be out of character with the character of the area.
- 10.42 The eastern elevation has a section of built form 4.6m from the roadside (3m to the pavement and 2m from the eastern red line boundary), with circa 3m of landscaping in front. Similar to the northern aspect, there is a narrow strip of grassed highway land outside the red line boundary. The southernmost section of the proposed eastern elevation is set some 12m from the beginning of the roadside. This is similar to the Telephone Exchange to the south that is set back 15m from the road site. The 15m setback distance is replicated at 127 Cambridge Road and the other residential buildings to the south. However, given the corner plot and the considered articulated design including the balconies, the location of the parking area and landscaping proposed, officers consider the breach in building line proposed along Cambridge Road in this instance is considered acceptable. Officers note the Parish comments on this point.
- 10.43 The size of the private balconies, gardens and the communal amenity space proposed are meeting the guidance in paragraph 6.75 of the District Design Guide (DDG) (2010) about minimum private and community amenity space provision for apartments. A 74m² communal garden is provided in the northeast of the layout and 120m² of communal space is provided on the roof. This combined total of 194m² exceeds the total of 150m² which complies with the minimum amount of communal amenity space (for 6 upper storey flats) stipulated in paragraph 6.75 of the 'DDG'. Also, this is in excess of 56m² of informal open space to comply with

both policy SC/7 in the 'Local Plan' and guidance in the 'Open Spaces in new developments' Supplementary Planning Document (2009). The ground floor balconies and private amenity space is policy compliant. The open space within the northern portion especially helps to provide a spacious, verdant, open feel between Cambridge and St Neots Road.

10.44 The application has been subject to formal consultation with the Council's Urban Design Officer who raises no objection to the proposal, subject to conditions on materials. The Council's Landscape Officer has reviewed the application and states that the soft landscaping details are acceptable with both the hard and soft landscaping details being secured by conditions.

10.45 Overall, officers consider that the design of the proposed development would make a positive contribution to its local and wider context or provide a place-responsive design, preserving and enhancing the character of the local area and subject to conditions be compatible with its location in terms of scale, density, mass, form, design and proportions in relation to the surrounding area.

10.46 The layout of the development would be in accordance with Policies S/2, S/7, HQ/1 and H/8 of the Local Plan, paragraph 130 of the NPPF and the guidance at paragraph 6.75 of the "DDG".

10.47 **Landscape / Adjacent Green Belt**

10.48 The landscape masterplan includes indicative soft landscape planting within the site, communal open space, paths, parking areas and street trees.

10.49 The Landscaping Officer has not objected to the application. Subject to planning condition, the level of soft Landscaping is considered sufficient for this proposed development.

10.50 Consideration is also given to the wider landscape impacts of the proposed development. The site abuts the edge of the Cambridge Green Belt on its eastern and northern boundaries. As noted above, the development is within the Development Framework and reads logically within the street scene in scale, massing and appearance. There is no development to the east of the site with only existing trees and hedgerows located to the east of Cambridge Road opposite the site. Therefore, views from the east would be fleeting when travelling along Cambridge Road or St Neots Road and softened in part from the existing vegetation and the proposed landscaping around the development.

10.51 Policy NH/2 of the Local Plan sets out that development will only be permitted where it respects and retains, or enhances, the local character and distinctiveness

of the local landscape. Policy NH/8 of the Local Plan details that development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.

- 10.52 The proposed development, as illustrated on the landscape masterplan, provides an acceptable level of landscape adjacent to the Green Belt and open countryside beyond given the site circumstances. The longer-range views across the countryside would be read in context with the higher residential and commercial buildings in the area. Officers do not consider the proposed development would significantly exceed the scale of those existing buildings or proposed buildings and would not have a greater and detrimental impact on the surrounding landscape.
- 10.53 Overall, officers consider that the landscaping of development would make a positive contribution to its local and wider context and would successfully integrate the development within its surroundings.
- 10.54 The landscaping arrangements of the development would accord with to Policies S/2, S/7, HQ/1, NH/2 and NH/8 of the Local Plan and paragraphs 130 and 174 of the NPPF.

10.55 **Biodiversity**

- 10.56 The application is supported by a Preliminary Ecological Appraisal (Applied Ecology Ltd, July 2021) relating to the impacts of development on designated sites, Protected and Priority species and habitats. The report concludes the host site is not located within any Site of Special Scientific Interest (SSSI) development impact risk zone in relation to residential development. Furthermore, the site's redevelopment is considered unlikely to result in an adverse impact on any statutory or non-statutory designated sites. The habitats present within the site were all of low relative biodiversity and nature conservation value. The value of the site to protected animal species was considered negligible other than the possible presence of common breeding bird species within the sparse scrub in the south of the Site.
- 10.57 The Council's Ecology Officer has reviewed the findings and notes that there are records for Common Toad and Hedgehog within 1 km of the site. The Local Authorities Ecologist recommends that Good Practice mitigation measures should be followed to avoid potential impacts to protected and Priority species, including amphibians and hedgehogs, during the construction phase. The Ecologist Officer ultimately raises no objection, recommending conditions to secure a Construction Ecological Management Plan (CEcMP), a Biodiversity Mitigation Method Statement and a Biodiversity Enhancement Layout which would include a proposal for 10% net gain in biodiversity, both prior to works above slab level. Officers also

recommend the mitigation measures raised in the PEA (Preliminary Ecology Assessment) are included within the recommendation.

10.58 Officers consider that the suggested conditions would be reasonable and necessary as part of any consent. Subject to conditions, the proposal would accord with Policy NH/4 of the Local Plan.

10.59 **Flood Risk and Drainage**

10.60 The application includes a Flood Risk Assessment (FRA - Martin Andrews Consulting Ltd Revision C July 2022). This report corrects a minor error relating to surface water flooding. Previous versions of this FRA included a map showing no surface water flooding on the site or in the area. This is true for the host site itself. However, there are some areas on St Neots Road, between 50m - 100m east of site on the St Neots Road that is affected by surface water. Although, this is not on the host site itself. Ultimately the conclusion on the earlier version that the site is located in flood zone 1 (low risk) with no surface water problems identified on site is correct. The Highways Officer has been made aware of the updated FRA, at the time of writing no further comments have been received. Officers do not consider the earlier drafting error of the FRA as significant due to the distances the surface water drainage problems are from the host site.

10.61 The FRA concludes the proposed development site is location within Flood Zone 1 and is at a low risk of flooding from all other sources. The proposed development's vulnerability classification is compatible with the Flood Zone therefore the development is appropriate. Officers agree with these conclusions. In terms of the surface water management on site, there are proposed a series of measures including using an outfall to the nearby watercourse via a piped ditch. Also, additional attenuation measures shall include permeable paving and permeable sub-base below northern car parking spaces. The Foul water will discharge to the adopted sewer located in Bramley Way to the south of the site. The existing site drains to this sewer and the development will reuse the existing connection.

10.62 The application has been subject to formal consultation with Anglian Water, who at the time of publishing this report have not formally responded. This shall be verbally updated to members at the relevant Committee. The Council's Sustainable Drainage Engineer has also been consulted and raises no objection subject to planning conditions relating to Surface Water drainage details provided in full, including management and maintenance of the surface water drainage details and details of the foul water drainage.

- 10.63 Officers consider that it would be reasonable and necessary to impose conditions relating to surface water drainage and foul water drainage as requested.
- 10.64 Subject to conditions, the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.
- 10.65 **Highway Safety and Parking**
- 10.66 The application proposes two points of vehicular access to the site. The main entrance to the site shall be from the existing access off St Neots Road, there is a secondary access proposed from Cambridge Road. The access from St Neots Road is shared with the commercial units to the west and if built out, the recently approved residential development to the immediate west for 5 flats. The redline of the location plan highlights this arrangement, the correct notice was served on the neighbouring landowners and Highways Authority. The St Neots Road access comprises of a bell mouth entrance with maximum width of 10.0m, a right of way across the adjacent property curtilage is included.
- 10.67 Officers note the comment from the adjacent landowners at the commercial block 149 -151, regarding ownership and access rights. This is ultimately a civil matter and has no bearing on the Planning application at hand. The correct notice was served and matters in relation to rights of access across a shared access need to be resolved via the civil courts process if required. Officers hold no object to the use of this access to the proposed developed. The access has been accepted by the Local Highway Authority who also agreed a similar access for the recently approved 5 flat developments to the immediate west via application, 21/01353/FUL. The owner of the neighbouring site, via application 21/01353/FUL, has been notified of this application and has not objected to the proposal, no comments have been received.
- 10.68 Third party concerns have been received relating to the safety and parking impacts of the proposed development, particularly in relation to the impacts on the existing access and parking area to front of the commercial buildings to the west of the site. The concerns also included the cumulative impacts of the shared access being used by a potential additional residential development of 5No. flats to the west of the site, via ref 21/01353/FUL. The Parish have raised particular concerns regarding the location of Cambridge Road access being too close to St Neots Road.
- 10.69 However, the Local Highway Authority have reviewed highway safety impacts of the proposed development of both accesses and have concluded the application does not raise any highway safety concerns. The Highway Authority requires conditions relating to visibility splays, the parking area being bound material, a

construction management / traffic plan and the details of the parking area to be agreed. Officers accept these conditions, and they are included in the recommendation. In the absence of any highway safety concerns raised by Local Highway Authority, the Local Planning Authority do not consider it would be justifiable to refuse the application for reasons relating to highway safety impacts.

10.70 In terms of parking levels, a total of 9 spaces are provided, 7 spaces shall be serviced from the St Neots Road access and 2 from Cambridge Road. The parking layout includes an area for car turning to the north of the site. There are no visitor parking bays included within the site. There is a comment received that the plans show a loss of parking on St Neots Road, this is incorrect. Originally, there was an objection to the parking arrangement from the Highway Authority as the plans appeared to show Highway Land was being used for these spaces. However, the Highway Authority withdrew this objection when the amended plans demonstrated that Highway Land is not being used. The development is correctly highlighted on the red line Location and amended Block plan. These show the separation between the applicant's land and the adjacent Highway Land. There are 5 external visitor parking bays on St Neots Road itself before one reaches the St Neots Road access when travelling eastwards on St Neots Road. The layby is approximately 20m away for the host site to the northwest.

10.71 The parking arrangements on site are dictated by the footprint of the building. There is 1 car parking space per flat, a total of 9. The parking standards require 2 spaces per dwelling, with one space to be allocated within the curtilage. On that basis, a total of 18 spaces should be provided. However, the Policy does go on to say 'Additional provision maybe needed for visitors, service vehicles' etc. Officers acknowledge there is a deficiency in parking provision on site when reading the policy requirements set out at Figure 11 of Policy TI/3. However, the car parking standards with Figure 11 are indicative only. Paragraph 10.23 of the supporting text to Policy TI/3 state that the indicative car parking standards are "*a guide to developers as part of a design-led approach whereby car parking provision is tailored to reflect the specific development in terms of its location (whether there are local services available which may reduce the need to travel long distances by car), the density of development, the mix of uses proposed, together with consideration of any 'smart' measures being incorporated into the development, (such as car clubs), which may reduce the level of need for private car parking.*"

10.72 The applicant has provided an analysis of the 2011 Census in their Transport Statement. This reveals that 6% of the 484 private households living within the immediate vicinity of the development site did not have access to a car or van (11% across South Cambs). While the proportion of households owning one car in Hardwick was (41%). Given these statics, the size of the dwellings proposed and the fact there are a range everyday of services and facilities located within an appropriate walking distance of the site (Post Office, Convenience Store, Nursery School, Primary School etc - as referenced at page 11 of the TA). It is not

unrealistic to expect some residents to not own a car. Furthermore, the development site is well served by public transport for journeys by bus, with two bus stops 50m away operating two services to Cambridge and Cambourne per hour day and night. There are cycle lanes going in both directions along this part of St Neots Road. While there is secure cycle parking provision on site. In terms of cycle parking, 14 spaces are included within the development which accords with one space per bedroom and is policy compliant.

10.73 It is noteworthy that the neighbouring residential approval, does not have a turning area for vehicles, so there is a benefit in having the proposed layout whereby both developments could utilise the turning area if required (delivery vehicles especially). Officers would add there are places to park off street nearby along St Neots for visitors, if required.

10.74 In terms of future residents parking outside the commercial units to the west, the commercial units operate a civil arrangement whereby the commercial units and associated parking only allow for staff and customer parking outside their units. This would regulate any possible residential parking in these areas, although the parking laybys off St Neots Road would remain free to use for all users. For these reasons and those given above, Officers raise no objection to the parking arrangements proposed.

10.75 In terms of waste collections, the secondary access from Cambridge Road would also provide the access to the bin store. The bin collection would take place along Cambridge Road. There is only a short distance between the bin collection area to the highway which would be acceptable in this instance. The Highway Authority have not objected to this arrangement.

10.76 Overall, taking these factors into consideration, Officers are of the view there are alternative modes of transport for the future residents to travel and have access to work, shops and services by non-car modes. Subsequently there is an acceptable parking balance achieved in this instance. Likewise, subject to Planning Conditions, there are no objections with regards to the access arrangements. In terms of additional conditions, Officers also recommend all spaces should have access to an electric car charging point and recommend a Residential Travel Pack is introduced for all new residents encouraging non car ownership. Subject to these conditions, the proposals adhere to policy TI/2 or TI/3

10.77 **Residential Amenity**

10.78 In terms of the residential amenity standards for the proposed residents, the overall residential floor areas and bedroom sizes for all the flats meet the minimum space standards in policy H/12 of the 'South Cambridgeshire Local Plan' (2018). The size of the private balconies, gardens and the communal amenity space proposed are meeting the guidance contained within paragraph 6.75 of the 'DDG' (2010). A

combined total of 194m² exceeds the total of 150m² which would comply with the minimum amount of communal amenity space (for 6 upper storey flats) stipulated in paragraph 6.75 of the 'DDG'.

- 10.79 The Urban Design Officer states a concern that the proposed parking spaces are too close (1.5m distance) to flat numbers 1 and 3. However, the potential noise and light pollution would be negated by some degree as those parking there are likely to be the occupants of those flats.
- 10.80 With regards to the residential amenity impact on the neighbouring properties, the proposed development would be between 0.65m and 5m off the shared boundary to the west. The nearest flank to flank relationship would be 1.7m (if the neighbouring residential development is built out). There is a forward projection of the host development when viewed against the approved development (not built) to the west. From the front balcony area of the neighbouring plot this projection measures some 2m. However, given the separation distance and the movement on the sun east to west no objection is raised in terms of overshadowing or over dominance. The proposed neighbouring residential flats only have a single ground and first floor W/C window on the eastern facing elevation. Therefore, there are no objections in terms of overlooking. Due to the amended layout that includes a balcony on the eastern elevation for the first and second floor flats at the host site, officers consider there is no unacceptable impact on residential amenity for either site. The proposed neighbouring development has balconies to the front and rear that could be in part overlooked however, not to a significant degree. Nevertheless, the approved scheme next door carries limited weight as it has not been constructed. The intervisibility is considered acceptable in the context of both schemes being flats with balconies.
- 10.81 There is not considered to be any overlooking created from proposed flats 4 and 7 at first and second floor levels that have windows facing south. The nearest neighbouring residential dwelling, 127 Cambridge Road, is some 50 metres away. There is no fenestration proposed within flats 6 and 9 on the southern elevation that are some 11m closer to the nearest residential neighbour to the south. A condition relating to how overlooking within the roof terrace will be prevented is also recommended.
- 10.82 A Construction Management plan is considered necessary to deal with access issues relating to the site during the construction of the proposed development. Officers consider that the temporary access for construction purposes should be achieved via the Cambridge Road access.
- 10.83 Overall, the proposal would accord with Policy HQ/1 in respect of residential amenity. The impacts on overlooking, overshadowing and sense of over dominance is considered acceptable.

10.84 **Renewables / Climate Change**

10.85 The application is supported by a Sustainability Statement and checklist, this has been reviewed by the Sustainable Development Officer. This supporting document provides details of several approaches to the sustainable construction of the proposed development including passive and energy efficient measures, energy efficient low/zero carbon and renewable technologies and water efficiency. This notably includes the use of air source heat pumps.

10.86 Policy CC3 of the Local Plan requires new dwellings to reduce carbon emissions by a minimum of 10% (as defined by Building Regulations) through the use of on site renewable energy and low carbon technologies. Officers would point out that the recent changes to Part L of the Building Regs have increased this carbon reduction to a mandatory 30% cut in carbon for all new homes. Nevertheless, the policy requirement for development to demonstrate that carbon reductions include on site renewable/low carbon sources is still relevant and therefore, an appropriate condition has been added.

10.87 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection, recommending a condition securing the renewable/low carbon energy technologies and a separate condition relating to Water Efficiency. Officers consider such conditions would be reasonable and necessary as part of any planning permission.

10.88 Subject to conditions, the proposal would accord with Policies CC/3 and CC/4 of the South Cambridgeshire Local Plan.

10.89 **Noise**

10.90 The application site is located some 50m south of the A428.

10.91 Policy SC/10 of the Local Plan sets out that planning permission will not be granted for development which would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise characteristics such as impulses whether irregular or tonal.

10.92 The application is supported by a Noise Acoustic Assessment, 147 St Neots Road, Hardwick, Axis Estates Ltd, (Reference: RP01-18906REV1) dated 17th September 2019 produced by Cass Allen Associates. The Assessment considers the potential noise impact upon the development and future residents. The report concludes the design of the development is considered to be acceptable subject to the adoption of acoustically upgraded glazing and ventilation.

- 10.93 The application has been subject to formal consultation with the Council's Environmental Health Team. The EH Officer confirmed it is expected that noise levels will be relatively high, due to the nearby A428. Indeed, the windows in habitable rooms on the façade facing St Neots Road, will need to be kept closed in order to maintain satisfactory internal noise levels as defined by BS8233: 2014 and the Professional Practice Guidance on Planning and Noise document. However, these flats are dual aspect thus no objection is raised. Additionally, the EH Officer states the balconies will experience high noise levels on the northern façade. However, Officers consider it is better to have a balcony due to other amenity benefits also, the flats are dual aspect. It is noteworthy the neighbouring scheme (21/01345/FUL) to the west was not objected to on noise grounds and this scheme also included front facing balconies. The Environmental Health Officer is also aware of the proposed use of air source heat pumps as a method to reduce Carbon emissions. The EH Officer has confirmed their original recommended Planning Conditions and Informatives are sufficient to control the use of such equipment if the development is constructed.
- 10.94 Officers are satisfied that the submitted Noise Assessment demonstrates that the proposed development could be delivered without significant adverse noise impacts on the future occupiers of the development. Officers consider that it would be reasonable and necessary to impose a compliance condition to secure the mitigation measures detailed in the relevant assessment.
- 10.95 Subject to condition(s), the proposal would accord with Policy SC/10 of the Local Plan
- 10.96 **Contamination**
- 10.97 The site has been previously developed and lies within the footprint of a wider parcel of land that has been subject to potentially contaminative activities relating to previous uses as a garage and petrol filling station. The application seeks to develop the site to a sensitive end use: residential.
- 10.98 The contamination issues of the adjacent site are well documented in the full planning consent, reference 21/01345/FUL, with conditions imposed to ensure appropriate investigation and remediation.
- 10.99 The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection subject to conditions requiring a detailed desk study and site walk over, a detailed scheme for the investigation and recording of contamination and remediation objectives, a remediation method

statement, a verification report and the potential for previously unidentified contamination being found.

10.100 Given the sensitive end use proposed and known contamination issues of the site and surrounding area, officers consider that the recommended conditions would be reasonable and necessary as part of any consent.

10.101 Subject to conditions, the proposal would accord with Policy SC/11 of the Local Plan.

10.102 **Developer Contributions**

10.103 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests, then it is unlawful. The tests are that the planning obligation must be:
(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.

10.104 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

10.105 In this case, the need for contributions is not considered necessary to make the development acceptable due to the Written Ministerial Statement dated 28 November 2014 that states contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross residential floor space of no more than 1000sqm.

10.106 **Other Matters**

10.107 Waste

10.108 An acceptable level of waste and recyclable bins is located within the development. The Highway Authority have raised no objection to the collection taking place along Cambridge Road.

10.109 Lighting

10.110 Policy SC/9 of the Local Plan sets out that development proposals which include new external lighting will only be permitted where it can be demonstrated that the proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes, that light spillage and glare are minimised and there is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties and road users.

10.111 Officers consider that it would be reasonable and necessary to impose a condition that restricts the installation of external lighting other than in accordance with a scheme that has been submitted to and approved by the Local Planning Authority, to minimise the effects of light pollution on the surrounding area.

10.112 Subject to condition, the proposal would accord with Policy SC/9 of the Local Plan.

10.113 Trees

10.114 There are no trees of any significance on or adjacent to the site. The impacts of the proposed development in respect of trees are therefore considered acceptable.

10.115 Archaeology

10.116 The Historic Environment Team have been consulted on this application. They have confirmed the historic records indicate the site lies in an area of high archaeological potential. Archaeological investigations to the north-west of the site have revealed evidence of Iron Age settlement and occupation as well as a Roman settlement and driveway. Archaeological investigations to the west along St Neots Road produced evidence of medieval and Post-medieval activity. In addition, within 500m to the east, north-east and south-east cropmarks show evidence of three areas of Iron Age to Roman occupation as well as medieval field boundaries and cultivation.

10.117 The Historic Environment Team have no objection to the development subject to a written scheme of investigation of the host site. This is agreed and included in the recommendations. Subject to this condition, there is no objection with regards to policy NH/18.

10.118 Third Party Comments

10.119 The comments made in third-party representations are noted, with most comments covered in the body of the report. A third-party representation has been received

which raises concerns regarding the proposed development contributing to increased wear and tear of the access surface, leading to potential future disrepair. However, any such impacts to private land would be a civil issue and would not result in any significant impacts upon the public highway.

10.120 Hardwick Parish Council raise concern that the 3 story with flat roof design is out of keeping with the nearby buildings in a focal point of the village. They recommend it should be a maximum of 2 stories with an apex roof. Also, the access onto Cambridge Road is too close to the busy St Neots Road/Cambridge Road Junction, while the proposed building is too close to Cambridge Road.

10.121 These concerns have been addressed within the body of the report.

10.122 **Planning Balance**

10.123 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.124 Officers consider that the design of the proposed development would make a positive contribution to its local and wider context and provide a place-responsive design. While the proposed landscaping, subject to planning conditions, would adequately integrate the development within its surroundings. Officers acknowledge there is a parking deficit on site. However, there is a high potential, due to the size of the flats, access to public transport, and local services that future residents would not be car owners and the level of parking is sufficient. Furthermore, there are considerable environmental, social and economic advantages in approving this development.

10.125 Environmentally, in the terms of the effective use of land and bringing a disused brownfield site back into use with a generous level of soft landscaping and open space in the northeast corner of the site, the proposal carries significant weight. Socially, in terms of the provision of 9 smaller dwellings that are limited in number in the district, providing a good opportunity for peoples to live in a rural location when typically, such flats are found in more urban areas. The development shall also help towards increasing the amount of housing in the District as required by the NPPF. Finally, economically, the development will boost the local economy during the construction phase, and the extra footfall locally shall benefit the local shops and services post development.

10.126 The benefits arising through the provision of nine apartment buildings, associated landscaping including the remediation of a contaminated site is considered to

outweigh any perceived harm arising from the design of the proposed development in particular relating to the Highway impact in relation to the parking deficit.

10.127 Overall, Officers note that the site forms an important entrance into the village. However, given the character of the surrounding area both in terms of scale and external finishes. The proposed development is considered acceptable and compatible with its surroundings, subject to conditions. The proposed development is not considered to be unduly prominent or dominant addition within the wider street scene and is considered to be a visual enhancement on the existing site and village more generally.

10.128 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.129 **Recommendation**

10.130 Approval subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Ground Floor Plan - 1833 PL2 0203 Rev C
First and Second Floor & Roof Plan 1833 PL2 0204 Rev D
Third Floor & Roof Plan 1833 PL2 0205 Rev B
Sections Plan 1833 PL2 02 07 Rev B
Proposed Elevations and Street Elevation PL2 0206 Rev E
Site Location Plan dated 02/2021

Preliminary Ecological Appraisal (Applied Ecology Ltd, July 2021)
Landscape Strategy - 2449-LLA-ZZ-00-DR-L-0002 PIP Architects June 2021
Acoustic Assessment, Axis Estates Ltd, (Reference: RP01-18906REV1) dated 17th September 2019 prepared by Cass Allen Associates Ltd
Flood Risk Assessment, (Martin Andrews Consulting Ltd Revision C July 2022)
Sustainability Statement and Checklist (July 2022)

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Environmental Health

- 3 No demolition or construction works shall commence on site until a Traffic Management Plan has been submitted to, and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway).
 - ii. Contractor parking arrangements.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
 - iv. Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Access to the site construction site shall be via the Cambridge Road access, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that highway safety will be maintained during the course of development, in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018.

No development (including any demolition/site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall provide the following details, which shall be adhered to throughout the period of development:

- a) full details of any piling technique to be employed, if relevant;
- b) contact details for site manager, including how these details will be displayed on site.
- c) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- d) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- e) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300

hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority

f) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.

g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.

h) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.

i) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.

j) Prohibition of the burning of waste on site during demolition/construction.

k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.

l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.

m) Screening and hoarding details.

n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.

o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.

p) External safety and information signing and notices.

q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.

r) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved CEMP.

Reason: To protect the amenity of the adjoining properties during demolition, in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

5. Before any development is commenced, a scheme for protecting the proposed residential units (including the balcony screens) from noise from the A428 and St Neots Road shall be submitted to and approved in writing by the Local Planning Authority and all works, which form part of the approved scheme shall be completed before any one of the permitted units is occupied.

Reason: To protect the amenity of the future properties post construction, in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018.

- 6, The development shall be constructed in strict accordance with the noise mitigation measures recommended in the Acoustic Assessment, 147 St Neots Road, Hardwick, Axis Estates Ltd, (Reference: RP01-18906REV1) dated 17th September 2019 prepared by Cass Allen Associates Ltd and submitted with the application.

Reason: To protect the amenity of the future properties post construction, in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018.

7. Before any development is commenced, a scheme for preventing any overlooking from the roof terrace shall be submitted to and approved in writing by the Local Planning Authority and all works, which form part of the approved scheme shall be completed before any one of the permitted units is occupied.

Reason: To protect the amenity of the future properties post construction, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Contaminated Land

8. i) No development shall take place until:
- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
 - b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority
 - c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- ii) Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 1 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.
- iii) If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason – To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018

Drainage

- 9 No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridgeshire District Council local plan policies has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall also include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- i) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and PPG (Planning Practise Guidance)

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development, in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 10 No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development, in accordance with policy CC/7 of the South Cambridgeshire Local Plan 2018

- 11 Prior to first occupation of the hereby approved development, details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall identify runoff sub catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with policy CC/8 of the South Cambridgeshire Local Plan 2018.

Ecology

- 12 All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Applied Ecology Ltd., July 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

13 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

14. No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Mitigation Method Statement for Protected and Priority species, including hedgehogs and amphibians, has been submitted to and approved in writing by the local planning authority.

The content of the method statement shall include the following:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation;
- e) persons responsible for implementing the works;
- f) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Sustainable Energy

15. No development above ground level, other than demolition, shall commence until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. The development hereby permitted shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to approved in writing by the local planning authority. The specification shall demonstrate the achievement of 2 credits for water efficiency (Wat01) and that the development will be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Landscaping

17. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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

18. All hard and soft landscape works shall be carried out and maintained 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 as soon as is reasonably practicable, 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 NH/4 of the South Cambridgeshire Local Plan 2018.

Urban Design

19. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

The details shall include the use of Peterson Tegl bricks and zinc cladding to the roof of the staircase element. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Highways

20. No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the adjoining properties, in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

21. The vehicular access and parking area shall be constructed so that its falls and levels do not drain private water onto the public highway.

Reason: To prevent surface water discharging to the highway and resulting in harm to highway safety, in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018.

22. The vehicular access shall be finished with a bound material for the first 5 metres from the boundary of the public highway.

Reason: In the interests of highway safety, in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018.

23. The two 2.0 x 2.0 metres pedestrian visibility splays proposed on the Cambridge Road access, servicing the host development shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety, in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018.

24. The vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018.

25. No development above ground level, other than demolition, shall commence until details of the precise construction materials and methods of construction of the vehicle access, Parking and turning areas shall be submitted to and approved in writing by the Local Planning Authority.

Prior to first occupation of the hereby approved development. The access, Parking and turning area shall be laid out, demarcated and ready for use in accordance with the approved drawings. The vehicle access, parking and turning areas shall be retained free of obstruction and for that specific use in perpetuity.

Reason: In the interests of highway safety and to ensure adequate parking provision, in accordance with policies HQ/1, TI/2 and TI/3 of the South Cambridgeshire Local Plan 2018

Ongoing

26. Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

27. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

28. Prior to occupation of the development, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for one active charge point(s) for each dwelling. The active charge points should have a minimum power rating output of 3.5kW.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

Archaeology

29. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 under the provisions of the agreed WSI, which shall include:
- a) the statement of significance and research objectives;
 - b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies

contained in the National Planning Policy Framework (MHCLG 2021) and in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

Advice Note on Condition 29:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Informatives

1 The Local Highway Authority advises that the granting of planning permission does not constitute a permission or licence for works within, disturbance of, or interference with the public highway, and that a separate permission is required from the Local Highway Authority for such works.

2 The Council's Waste department advises the following:

- Ensure that the pedestrian/refuse access is asphalt the same as the footway.
- Ensure there are dropped curbs outside the bin store to the main highway to pull the bins in and out.
- There must be clear access to the bin store from the highway (no parking spaces).
- If the bin store is to be locked this can only be with a fire brigade FB2 lock and key.
- There must be a mechanism for holding doors open (door hooks).
- The bin store would need metal protection strips at the level of the bin handles.

3 The ditch located adjacent to the site's northern boundary is an awarded watercourse. In accordance with South Cambridgeshire Land Drainage Byelaws, approval from South Cambridgeshire Council will be required prior to the proposed connection into an awarded watercourse.

4. To satisfy the noise insulation scheme condition for the residential units building envelope and traffic noise, the applicant / developer must ensure that the units are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the offices comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

Noise Impact Informative

5. For any noise attenuation scheme proposed due regard should be given to current government / industry standards, best practice and guidance and 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020' – Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 - 113) and appendix 8: Further technical guidance related to noise pollution

Informative for Air Source Heat Pumps

6. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints, it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory, and any defects remedied to ensure that the noise levels do not increase over time.

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 Environment Planning Team.

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Agenda Item 9



Planning Committee Date	10 August 2022.
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	S/3626/19/LB
Site Ward / Parish	61 Streetly End, West Wickham West Wickham
Proposal	Replacement of the existing single glazed softwood windows with double glazed units in the original openings.
Applicant	Robert Giles
Presenting Officer	Tom Chenery
Reason Reported to Committee	Called-in by Ward Member – Cllr Harvey
Member Site Visit Date	N/A
Key Issues	1. Impact on the fabric of the Listed Building 2. Sustainability Benefits
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application seeks to replace the existing single glazed softwood windows with double glazed units in the original openings.
- 1.2 The proposal is considered to cause harm to the fabric of the host Grade II Listed Building.
- 1.3 The proposal is not considered to cause any undue impacts on the amenity of living conditions of neighbouring properties or result in any highways safety implications.
- 1.4 Officers recommend that the Planning Committee Refuse the proposal.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is a Grade II Listed Building known as 61 Streetly End, West Wickham. The dwelling is a two storey dwellinghouse that benefits from a dormer window to the rear of the dwelling.
- 2.2 The site is located in amongst a number of agricultural buildings associated with Streetly End Farm to the west. To the east and south of the site is the open countryside and to the north is a Grade II Listed residential property known as Mill House (52 Streetly End) and its associated garden space.

3.0 The Proposal

- 3.1 The proposal seeks to replacement the existing white soft wood single glazed units. The proposal seeks to replace all the windows and doors on the property; however, no plans have been submitted which clearly indicates which ones will be replaced. There are several annotated photos which appear to highlight that all the windows will be replaced.
- 3.2 The new proposed glazing units would be white heritage pine 24mm thick double glazed units.

3.3 The proposal does not seek to make any other alterations to the Listed Building.

4.0 Relevant Site History

Reference	Description	Outcome
S/1953/88/LB	Part Demolition and Alterations	Approved
S/0808/15/FL	Installation of dormer window to rear (south) elevation	Approved
S/0936/15/LB	Installation of dormer window to rear (south) elevation	Approved
S/1687/15/DC	Discharge of Conditions 3 (Materials) and 4 (Window Details) of application (S/1936/15/LB)	Approved

4.1 Planning Permission and Listed Building Consent was granted under application references S/0808/15/FL and S/0936/15/LB for the installation of a dormer to the rear/southern elevation.

4.2 Within this permission was a condition relating to the window details was placed on the application. The condition read: *Prior to the installation of the timber window hereby approved, joinery sections (1:5 scale) for the window shall be submitted for the prior, written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details. (Reason - To ensure detailing appropriate to this listed building in accordance with Policy CH/3 of the adopted Local Development Framework 2007.)*

4.3 The details of the proposed windows were submitted under discharge of condition application reference S/1687/15/DC and was subsequently approved.

4.4 The applicant, Local Councillor and Conservation Officer have all commented on the details within the discharge of conditions application. The Conservation Officer states that no details of the exact materials or depth of the window were submitted. The applicant and Local Councillor dispute this.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/11 – Infill Villages

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

HQ/1 – Design Principles

NH/14 – Heritage Assets

NH/15 – Heritage Assets and adapting to climate change

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009

District Design Guide SPD – Adopted March 2010

Listed Buildings SPD – Adopted 2009

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 West Wickham Parish Council

6.2 No Response

6.3 **Conservation Officer**

Objection – 1st Comment

6.4 “From the photographs and pending a site visit it would appear that the current windows are not original and may have been in place at the time of listing. It is noted that joinery elevation and sectional drawings have been submitted with the application at a scale of 1:5 but based on 24mm double glazed units. Any replacement windows should incorporate slim profile double glazing (6/4/6 mm giving a total thickness of 16mm) and to achieve an authentic appearance glazing bars should be integral rather than glued to the face of the glass with perimeter spacer bars coloured to 2 match the joinery. The paint finish and method of application should be specified.

6.5 Taking the above into account, I consider that the proposal will adversely affect the character of the Listed Building.”

Objection – 2nd Comment

6.6 “The window section drawing 2280.02 whilst at a scale of 1:5 does not indicate a double glazed unit, nor is it dimensioned though I suspect that the paper copy would scale in the region of 24- 28mm given the proportions of the timber frame and call. However, the application’s elevation is annotated that it is to be a timber window to match the existing which from the present application are known to be single glazed.

6.7 Consequently, I will amend my comments on my return to the office when I have had chance to discuss the legality of the discharge based on the lack of detail & the planning officer’s statement in the discharge letter that ‘the 1:5 scale drawing of the window is acceptable’ being based on a single glazed pane albeit somewhat thick.

6.8 In principle however I still object to the standard thickness double glazed units being proposed, preferring narrow thickness slimline type and feel that the justification that standard double glazed ones were approved previously to be questionable.”

Objection – 3rd Comment

6.9 “Thicker (eg 24mm+) glazing units require “heavier looking” window frames with bigger timber profiles than traditional windows. The typically silver edges of the units and black seals are also incongruous compared to a traditional window.

6.10 To mimic traditional windows, on such double glazed units, false glazing bars (stick-on glazing bars) are applied to the glass or sandwiched between the two panes are a common requirement but give the window a monotonous flat appearance as there are no subtle variations in reflection

from pane to pane. Overall, the appearance of such windows is not in character with a Listed building.

- 6.11 Recent replacement windows that are of a pattern or appearance appropriate to the building can as a result, make a positive contribution to the significance of the listed building. The replacement of such windows in an inappropriate form would fail to do so and would therefore be harmful to the building's significance
- 6.12 In Summary, The conservation officer advice is in line with SCDC Local Plan policy, Historic England guidance, and the Governments NPPF. The installation of double glazed windows is not being objected to but the choice of units ought to take into account the character of the house. That way, both improved thermal performance can be achieved *and* the significance of the Listed building maintained.”
- 6.13 **Senior Sustainability Officer**
- 6.14 “I am supportive of the general principle of proposals that seek to enhance the environmental performance of heritage assets in response to the climate emergency. It is, however, important that such proposals are sensitive to the character and setting of the listed building, which are issues that fall outside of the remit of the sustainability officers.
- 6.15 Either type of double-glazed unit would deliver an improvement in performance compared to the single glazed units that require replacement. A more helpful comparison would be to assess the performance of the two types of proposed replacement windows against the existing single glazed windows to enable officers to make an informed assessment of the pros and cons of each option.
- 6.16 No information has been provided regarding the overall performance of the building and it is not possible to make an informed judgement as to the extent replacement windows will impact on the overall energy efficiency of the building.
- 6.17 While I am supportive of the general principle behind the proposals, there is insufficient information as to whether the applicants preferred glazing proposals and the improvements to energy efficiency, they will deliver are appropriate in the context of a Listed Building, when compared to those suggested by colleagues in historic environment.
- 6.18 As it stands, colleagues in the historic environment team have made what would appear to be a reasonable suggestion as to an alternative window specification, which would still achieve environmental performance improvements compared to the existing situation while preserving the character of the Listed Building.”

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

8.1 Cllr Harvey has made a representation supporting the application on the following grounds:

- The existing windows are not original and the recently approved catslide dormer window benefits from 24mm thick double glazing.
- The proposed windows are a good match to the existing rotting windows
- Irrespective of application S/0808/15/FL, this application must be argued on its own merits
- Replacement of cast glass with float glass previously already impacts the historic character of the building
- Conservation officers comments are an opinion
- The replacement of rotting windows would enhance the dwelling and would therefore comply with Policy H/14 not conflict.
- Site is set back from public view and other heritage assets.
- Policy NH/15 is relevant and should be included within the report.
- Weight against public benefit should be considered.
- This case is widely representative of controlling emissions and the importance of achieving net zero carbon by 2050 particularly relating to heritage assets.

8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Local Groups / Petition

Not applicable

9.1 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Listed Building Assessment

10.2 The application site falls within the West Wickham Conservation Area and the host dwelling is a Grade II Listed Building known as 61 Streetly Road.

10.3 The proposal seeks to replace the existing single glazed soft wood window units with double glazed windows which are white in colour, made of heritage pine and have a thickness of 24mm.

- 10.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.5 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.6 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 10.7 The South Cambridgeshire District Council Listed Buildings SPD states that windows are a significant component to the character of their buildings and that they are often a buildings most prominent feature. It also states that, prior to a building being Listed inappropriate modern windows may have been installed and that the Council will view the replacement of these windows with a traditional style, size, and design and an enhancement to the building.
- 10.8 The Listed Building SPD also highlights that the importance of windows does not just rest in their overall appearance but in details such as their construction and materials, their fittings, mechanics and glass.
- 10.9 The applicant has submitted some information and justification which aims to outweigh any harm the proposal would have on the heritage asset (Grade II Listed Building) inline with Paragraph 199 of the NPPF. The applicant has provided a supporting statement that highlights the reason for the 24mm thickness is due to the sustainability improvements and increased energy efficiency with that thickness of window.
- 10.10 Furthermore, the applicants supporting statement they highlight that the proposed windows would be almost identical to the existing windows to be removed. Several window detail plans have been submitted, although these do not indicate the thickness of the double glazing nor do they indicate the materials to be used. It also does not confirm which windows and doors are to be replaced through this application.

- 10.11 In addition to this, the applicant has provided a Heritage Statement and a supporting document highlighting the benefits of the proposal in terms of increased energy efficiency. It is of note their supporting information states that 28mm thickness would equate to an approximate 30% increase in efficiency and that they would last for up to 40 years which would significantly reduce the properties carbon footprint. The figure of 28mm is not the proposed thickness of the double glazing.
- 10.12 The applicants statement also states that they are limited by the nature of the building as to what other sustainability improvements can be done. No other information has been provided as to what these limitations are or what other works are being carried out in order for the property to be more energy efficient.
- 10.13 The Conservation Officer has been consulted on the scheme and has raised an objection due to the proposals impact on the character of the Listed Building and concluded that it would cause less than substantial harm with the extent of the harm being moderate. They consider the proposal would not comply with Local Plan Policy NH/14.
- 10.14 Within their comments they state that the previously approved window within the approved dormer (application ref. S/0808/15/FL) was not approved as 24mm thick double glazed units and that no details of the thickness of the window were provided within the Full planning application (S/0808/15/FL), Listed Building application (S/0936/15/LB) or the subsequent discharge of conditions application (S/1687/15/DC). The applicant disputes this.
- 10.15 On review of the aforementioned applications, no details of the thickness are included except the note that the windows will match the existing.
- 10.16 The Conservation Officer also states that any replacement windows should incorporate a slim profile double glazing with a total thickness of 16mm. They also suggest that in order to achieve an authentic appearance glazing bars should be integral rather than glued and the paint finish as well as the method of application should be specified.
- 10.17 The Councils Senior Sustainability Officer has been consulted on the scheme and has not raised any objections to the proposed development. Within their comments they state that they are supportive of the proposed measures but do note that it is important that such proposals are sensitive to the character and the setting of the listed building.
- 10.18 The Sustainability Officer also states that any type of proposed glazing when compared to single glazed units will provide an improvement in performance. Their comments continue by stating that there is no information regarding the energy efficiency of the existing building, and it

is therefore difficult to provide any meaningful contribution to the consideration of the proposal in the absence of such information.

- 10.19 They conclude by stating that although they are supportive, insufficient information has been provided regarding the specific difference in window types and what other forms of environmental performance are being put forward in order to increase the energy efficiency and overall sustainability of the building.
- 10.20 It is accepted that increased sustainability and energy efficiency could potentially outweigh the less than substantial harm a proposal such as this would have on a Listed Building, depending on the individual circumstances.
- 10.21 In this instance, little information has been provided regarding the exact differences between the proposed 24mm double glazed units and the suggested 16mm double glazed units. The information provided by the applicant is based off window sizes that are not proposed and as such limited weight is given to this information.
- 10.22 Further to this, no information has been provided regarding the current energy efficiency of the building and what impact either the 16mm double glazing or the 24mm double glazing would provide.
- 10.23 Moreover, no information has been provided regarding any other methods of insulation or energy efficiency that would help increase the properties overall carbon footprint and sustainability.
- 10.24 As mentioned by the Conservation Officer Paragraph 202 of the NPPF requires the public benefit to be considered. They consider that the energy saved would not be discernible at a public benefit level
- 10.25 Although it is accepted that the proposal would provide some public benefits, which in this instance is the upkeep and maintenance of the Grade II Listed Building as well as the potential environmental benefits, insufficient information has been provided that provides clear and convincing justification for the less than substantial harm to the fabric and character of the Grade II Listed Building. The proposal is not considered to comply with Section 16 of the NPPF.
- 10.26 Councillor Harvey has made direct reference to Policy NH/15 of the Local Plan, a policy that deals with Heritage Assets and Adapting to Climate Change. In relation to this application, section 2 of this policy states that proposals for energy efficient and renewable energy measures for historic buildings which adequately safeguard their heritage significance will be permitted.

- 10.27 As highlighted previously, the harm caused by the proposed 24mm thick double glazing units would not safeguard the heritage assets significance and therefore the application is contrary to Policy NH/15.
- 10.28 A comment from Councillor Harvey in support of the proposal notes that the site is set back from the road and is highly visible due to its location. This comment is noted, however, the proposals impact is being assessed upon the fabric and character of the Listed Building, not that of the West Wickham Conservation Area.
- 10.29 Overall, due to the lack of information regarding the proposed double glazing units, energy efficiency information of the dwelling and any other measures that may help energy efficiency, the proposed harm is not considered to be outweighed.
- 10.30 The proposal would harm the character and appearance of the listed building. The proposal would give rise to any harmful impact on the identified heritage assets and conflicts with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Local Plan policy NH/14.
- 10.31 **Planning Balance**
- 10.32 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.33 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal
- 10.34 **Recommendation**
- 10.35 **Refuse** for the following reason:
1. By virtue of their thickness, the proposed 24mm double-glazed replacement windows would adversely affect the character of the Listed Building, contrary to policies NH/14 and HQ/1 (part b.) of the South Cambridgeshire Local Plan 2018. Furthermore, the proposed replacement windows would result in 'less than substantial harm' to the Listed Building, which would not be outweighed by any public benefits, contrary to paragraph 196 of the National Planning Policy Framework.

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 SPDs

Agenda Item 10



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/04742/HFUL
Site	2 Duck End, Girton
Ward / Parish	Girton
Proposal	Demolition of existing garage and store, erection of single storey side and rear extension, and rear dormer and 3 front dormers (Retrospective)
Applicant	Ms Navir
Presenting Officer	John McAteer
Reason Reported to Committee	Called-in by Cllr Bygott
Member Site Visit Date	12 November 2021
Key Issues	1. Character / Visual Amenity 2. Heritage Impacts 3. Residential Amenity
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application seeks permission for the demolition of an existing garage and store and the erection of a single storey side and rear extension with a rear dormer and 3 front dormers (retrospective)
- 1.2 The development comprises a range of elements, which are considered in turn within this report, the majority of which are considered to be policy compliant. The key area of concern and policy conflict arise from the large dormer window that has been created on the rear of the extended property.
- 1.3 The rear dormer window, by virtue of its excessive scale and width across the extended property is considered to result in harm to the character of the area, an adverse impact on the setting and significance of the adjacent listed buildings and a loss of privacy to the rear private gardens of nos.3, 5 and 7 Duck End, contrary to Policies HQ/1 and NH/14 of the Local Plan and associated guidance.
- 1.4 Officers recommend that the Planning Committee refuse the application for the reasons set out in this report.

2.0 Site Description and Context

- 2.1 The existing property is 2 Duck End, a single storey detached property located within the development framework of Girton. To the north west of the site are nos. 3, 5 and 7 Duck End, Grade II Listed Buildings, beyond which are nos. 8 and 9 Duck End, also Grade II Listed Buildings.
- 2.2 The site is located in flood zone 1 (low risk) with some small areas to the north and east identified as being at risk from surface water.
- 2.3 Land use around the property is residential, with a small traffic island to the East, domestic residences to the North and South, and a residential gravel car park to the West.

3.0 The Proposal

- 3.1 The application seeks retrospective planning permission for the demolition of existing a garage and store, the erection of single storey side and rear extension, a rear dormer window and three front dormer windows.
- 3.2 The proposal description has been altered from the original "Roof extension over garage, with rear dormer and 3 new individual front roof dormers" since this description did not adequately describe the extent of the works.
- 3.3 The works are completed. The existing garage and store have been demolished and replaced with a new single storey side and rear extension comprising of a garage, utility room with toilet, and kitchen. A side

extension has been built as an infill providing an additional bathroom on the northern elevation of the property. The loft has been converted: three dormers and a skylight have been added to the front roof slope and a large rear dormer window with two Juliet glazed balconies and three windows with opaque glazed glass have been added to the rear roof slope.

4.0 Relevant Site History

4.1 S/0394/07/F – Extension – Approved.

5.0 Policy

5.1 National

National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
NH/14 – Heritage Assets
TI/3 – Parking Provision

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 Parish Council – Object

6.2 The construction is overbearing, and out of character with the rest of the street scene. Although heights are not shown the height of the building has been increased. By its overbearing character it harms the aspect of

the listed buildings adjacent to it and damages the nature of Duck End. The building creates an unacceptable loss of light to neighbouring properties. The building overlooks neighbouring properties to an extent which obscured glazing cannot adequately alleviate. Yet obscured glazing does not appear to have been used.

The flat roof is parapeted and GPC would request a condition that this can never be used as a used area if the application is approved.

GPC also notes that these concerns indicate a permanent harm if the building is allowed to remain, and requests enforcement officers to move to have the extension removed if the application is rejected.

6.3 Conservation Officer

6.4 The property is a modern detached bungalow situated in close proximity to Nos. 3, 5 & 7 Duck End, which are a grade II listed row of cottages dating to 1830. The property is within the setting of the listed building. There are three further listed buildings on Duck End immediately adjacent and opposite. The proposals, which are largely completed, comprise extensions over the garage and main rear roof and dormers to the front.

The existing plans do not clearly indicate the appearance of the house prior to the development and makes it difficult to assess their impact on the listed building.

The front dormers have a minimal impact on the setting of the listed building. However, the rear roof extension takes the form of a very substantial box dormer extending almost the full length of the house, rising from eaves to ridge height. The extension over the garage adds to the overall scale and impact of the extended roof.

When viewed from the public realm on Duck End, the impact of the roof extension on the setting of the listed building is considered harmful. The bulky, square profile of the extension's northern end intrudes considerably into the open space between the original roof of the house and the pitched slate roof of the listed cottage. The unsympathetic form of the extension, which is very clearly visible from the street, detracts from the traditional form and character of the cottage. An even greater impact can be experienced from the west, within the gardens of the listed buildings, where the full width and volume of the extension is seen directly next to the cottages.

Taking the above into account, I consider that the proposal would adversely affect the setting and significance of the listed building. With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 194, 195, 199, 200 and 202 apply.

7.0 Third Party Representations

7.1 17 representations have been received. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

- Principle of development
- Character, appearance and scale
- Density and overdevelopment
- Heritage impacts
- Residential amenity impact (overlooking)
- Construction impacts
- Highway safety
- Car parking and parking stress
- Drainage

8.0 Member Representations

8.1 **Cllr Garvie** has made a representation objecting to the development

This bungalow was added to by the owner without planning permission and so was under the Enforcement team, namely Tony Wallis. Retrospective planning permission is sought and we; myself, the local residents and the Parish Council, would like the planning permission to be reviewed by the Planning Committee.

The bungalow is now a house taking up most of the site and does not relate to the buildings on either side.

The cumulative impact of all the extensions results in overdevelopment of the plot, resulting in harm to the character of the local area. The applicant has sought to limit the description of proposed works to the roof extension over the garage, the rear dormer and the 3 new individual front roof dormers. However, the reality is that several extensions are being developed and some of these do not benefit from permitted development rights and ought to be included within the planning application so that the impact of these can be properly assessed. I have attached a more thorough analysis of the problems with this development.

There is also a problem with flooding. Given that Duck End is already susceptible to flooding, the greatly increased roof area of the development coupled with a reduction of soakaway garden area at No 2 Duck End, will impact the rainwater run-off into Woody Green and in turn to Duck End. This will affect neighbouring properties and in addition will cause damage to the public highway.

I hope the Planning Committee could give their judgement on this complex case.

8.2 **Cllr Bygott** has made a representation objecting to the application.

I would like to support my ward colleague Corinne's request to call this item in to the Planning Committee.

I support the planning grounds for call-in given by Cllr Garvie. The development is of an overbearing nature, causes loss of privacy to neighbouring dwellings, adds to the flooding issues in Duck End and has a detrimental impact on the curtilage of adjacent and nearby listed properties as detailed in the Conservation Team's consultation response.

9.0 Assessment

9.1 Character / Visual Amenity

9.2 Paragraph 126 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Amongst other things paragraph 130 of the NPPF recognises development is sympathetic to local character and history, including the surrounding built environment.

9.3 Policy HQ/1 'Design Principles' of the Local Plan provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

9.4 The development comprises a range of elements, which are considered in turn below.

9.5 A single storey side and rear extension has been erected in place of a single storey flat roofed attached garage on the southern boundary of the property.

9.6 The extension aligns with the principle elevation of the main dwelling and comprises a pitched roof form to match existing with a flat roof element projecting to the rear, approximately 0.3 metres higher than the original flat roof side element. The extension is approximately 17 metres in depth and contains a garage, utility room and bathroom, and a kitchen.

9.7 The side and rear extension appears as a natural continuation of the original dwelling and does not form a prominent or dominant addition within the street scene, with much of the extension located to the rear of the property and screened from public view. The side and rear extension is considered to be a proportionate addition to the original dwelling and not to result in significant harm to the visual amenity of the area.

9.8 The development has added a porch to the front of the property, subservient to the main dwelling. Being to the front of the property the porch is evident in street scene views but given its modest scale the porch

represents a subservient and proportionate addition to the property and does not cause harm to the character of the area.

- 9.9 The side and rear extension along the northern elevation of the dwelling forms a single storey infill extension with a flat roof. The extension does not project beyond the existing northern elevation of the main property or beyond the western rear elevation, appearing as a natural and subservient addition to the dwelling. As a result, there is no significant harm to the visual amenity of the area.
- 9.10 The rear extension is a single storey addition with a flat roof and would be largely screened from the wider street scene with only limited views available. Given the relative scale of the rear extension and its subservience to the existing dwelling it is considered that there is no significant harm to the character of the area arising from the rear extension.
- 9.11 The development has introduced three dormer windows to the front of the property, one of which has been placed on the side extension with pitched roof to match existing. A single rooflight has also been introduced to the front roof slope.
- 9.12 The three front dormer windows are evident within the street scene, although they are not considered to be excessive or prominent additions. It is noted that dormer windows of similar design are a feature of Duck End, including a pair of dormer windows in the front roof slope of no.6 Duck End to the north of the site, which can be viewed in conjunction with the application site. The front dormer windows are considered to be acceptable additions to the property, in keeping with character of the area.
- 9.13 These elements of the development are considered acceptable in design terms and to accord with Policy HQ/1 of the Local Plan.
- 9.14 The extended dwelling has incorporated a large dormer window to the rear of the property, spanning the width of the extended roof form along the rear of the dwelling. Elements of the dormer window are visible from the street scene, although these are restricted to limited views from the north along the public highway.
- 9.15 Regarding a potential permitted development fall back, detached properties can add roof space of up to 50 cubic metres to the original roof. The dormer window has a width of approximately 15.5 metres, a height of approximately 2.5 metres and a depth of approximately 3.5 metres, resulting in an approximate addition of 67.8 cubic metres. Officers note that the side extension with habitable roof space above would also represent additional roof space, taking the overall additions far beyond the permitted development fallback position.
- 9.16 The rear dormer window is acknowledged to be a significant expansion to the rear of the property. Although the rear dormer is only partially visible within the street scene it remains excessive in scale and, notwithstanding

the fact that a dormer window could be constructed under permitted development rights, has been exacerbated by the extension across the rear of the side extension, resulting in harm to the character of the area.

9.17 The rear dormer window is therefore contrary to Policy HQ/1 of the Local Plan.

9.18 Heritage Impact

9.19 The development is within the setting of nos. 3, 5 and 7 Duck End, which are all Grade II Listed Buildings.

9.20 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay “special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses”.

9.21 Paragraph 199 of the NPPF sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

9.22 Paragraph 200 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings should be exceptional.

9.23 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

9.24 Policy NH/14 of the Local Plan requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1(b) of the Local Plan details that proposals must conserve or enhance important natural and historic assets and their setting.

9.25 As set out above the development comprises several additions to the property.

9.26 Given their scale and siting, the side and rear extension to the south of the property, the front porch, the single storey infill extension to the north and single storey rear extension to the west are considered to preserve the setting of the nearby listed buildings.

9.27 The three dormer windows to the front of the property, which would have a limited presence in areas where the development would be viewed in

conjunction with the listed buildings, are also considered to preserve the setting of the listed buildings, noting the presence of similar dormer windows in the wider area.

- 9.28 The key consideration and aspect of development that has the greatest potential to impact the setting of the nearby listed buildings is the rear dormer window, given its location, scale and proximity to the listed buildings.
- 9.29 The application has been subject to formal consultation with the Council's Conservation Officer. Although no notable concerns have been raised to most of the development, objection has been raised to the rear dormer window.
- 9.30 The Conservation Officer has commented that the rear roof extension takes the form of a very substantial box dormer extending almost the full length of the house, rising from eaves to ridge height, with the extension over the garage adding to the overall scale and impact of the extended roof. When viewed from the public realm on Duck End, the impact of the roof extension on the setting of the listed building is considered harmful.
- 9.31 The Conservation Officer sets out that the bulky, square profile of the extension's northern end intrudes considerably into the open space between the original roof of the house and the pitched slate roof of the listed cottage. The unsympathetic form of the extension, which is very clearly visible from the street, detracts from the traditional form and character of the cottage. An even greater impact can be experienced from the west, within the gardens of the listed buildings, where the full width and volume of the extension is seen directly next to the cottages.
- 9.32 Taking the above into account, the Conservation Officer considers that the proposal would adversely affect the setting and significance of the listed building, referencing paragraphs 199, 200 and 202 of the NPPF; less than substantial harm.
- 9.33 Officers agree with the concerns of the Council's Conservation Officer. The rear dormer window is excessive in scale and presents a bulky addition to the rear of the property which has an adverse impact on the setting and significance of the adjacent listed buildings. Officers consider that the development results in less than substantial harm to the adjacent heritage assets.
- 9.34 As required by paragraph 202 of the NPPF the less than substantial harm should be weighed against the public benefits of the development. In this instance very limited public benefits are identified, being the extension of an existing residential property, and are not considered to outweigh the identified harm.
- 9.35 The development is therefore contrary to Policies HQ/1(b) and NH/14 of the Local Plan, NPPF guidance and Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990.

9.36 Residential Amenity

- 9.37 Paragraph 130 of the NPPF requires new development to create a high standard of amenity for existing users.
- 9.38 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 9.39 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.
- 9.40 The properties with the greatest potential for impact arising from the development are nos. 3, 5 and 7 Duck End to the north west of the property as well as Town End to the south west.
- 9.41 Given their scale and siting, the side and rear extension to the south of the property, the front porch, the single storey infill extension to the north and single storey rear extension to the west are not considered to result in significant harm to the amenities of neighbouring properties.
- 9.42 Officers acknowledge that the single storey rear extension has a flat roof with a parapet while the dormer window has a Juliet balcony. In the interest of preserving the amenity of adjacent neighbours, a condition preventing this area from being used as a balcony would be appropriate as part of any consent.
- 9.43 The three dormer windows to the front of the property, which are relatively modest in scale, would overlook the public highway and traffic island and would therefore not result in significant harm to the amenities of nearby properties.
- 9.44 The key aspect of the development in the consideration of impact on neighbour amenity is again the rear dormer window, noting that the distance between the dormer window and rear boundary of the site is approximately 9.5 metres
- 9.45 The rear dormer of the development overlooks the front garden and driveway of Town End. However, it is considered that the relative harm of this overlooking would be small as it would not intrude on key amenity

spaces. The front of Town End is not an area of primary amenity and, as observed on officer site visits to the location, the area was covered in gravel and primarily used for parking.

- 9.46 The rear dormer has also created overlooking impacts upon the gardens of nos.3, 5 and 7 Duck end, which are areas of primary amenity. In addition, the distance between the rear dormer windows and the property boundary is only 9.5 metres as opposed to the recommendations in the District Design Guide.
- 9.47 The rear gardens of 3, 5 and 7 Duck End are small, enclosed areas, exacerbating the impact of the rear dormer window at no.2 Duck End. The rear dormer overlooks all rear garden areas, resulting in significant and adverse overlooking impacts and unacceptable harm to local amenity. Although the presence of outbuildings mitigates the impact in part, the impact remains harmful with openings on the dormer window serving habitable rooms.
- 9.48 The development is therefore contrary to Policy HQ/1(n) of the Local Plan.

9.49 Cycle and Car Parking Provision

- 9.50 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.
- 9.51 Policy TI/3 of the Local Plan requires 2 car parking spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 9.52 Whilst a garage has been demolished as part of the proposal, a replacement has been created in a similar location. This, in addition to space to the front of the property on a private driveway, confirms that car parking within the site is sufficient in this instance.
- 9.53 Although details of cycle parking have not been provided, which are not considered strictly necessary given the nature of the development, sufficient space would be available to make adequate provision within the curtilage of the property.
- 9.54 The development would accord with Policies HQ/1 and TI/3 of the Local Plan in terms of parking provision.

9.55 **Other Matters**

Third Party Comments

- 9.56 The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
- 9.57 Concern has been raised about the construction impacts of the development, which is now complete. The development is of a scale that would not typically attract a construction plan or traffic management plan condition and given that works are now complete it is not within the gift of this application to impose such restrictions.
- 9.58 Concern has been expressed around highway safety. The development does not alter existing access arrangements or result in insufficient parking arrangements within the site, as noted above, and is not considered to result in harm to highway safety.
- 9.59 In terms of drainage concerns, the site is located in flood zone 1 (low risk) while some areas to the east and north of the dwelling are identified as being at risk from surface water drainage. Given the nature of the development the works are not considered to result in harm or risk in terms of flooding or drainage and to accord with relevant planning policy.

9.60 **Planning Balance**

- 9.61 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.62 The development comprises a range of elements, which have been considered in turn within this report.
- 9.63 The single storey side and rear extension, the front porch, the single storey infill extension, single storey rear extension, front dormer widow and rooflight have been considered acceptable and to accord with relevant planning policy.
- 9.64 The rear dormer window, by virtue of its excessive scale and width across the extended property is considered to result in harm to the character of the area, an adverse impact on the setting and significance of the adjacent listed buildings and a loss of privacy to the rear private gardens of nos.3, 5 and 7 Duck End, contrary to Policies HQ/1 and NH/14 of the Local Plan and associated guidance.
- 9.65 In heritage terms the less than substantial harm is not considered to be outweighed by the public benefits of the proposal.

9.66 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

9.67 **Recommendation**

9.68 **Refuse** for the following reasons:

1. The rear dormer window, by virtue of its excessive scale and bulk across an extended roofspace constitutes poor design which is visually discordant and out of keeping with the character and appearance of the area. The development is therefore contrary to Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.
2. The rear dormer window, by virtue of its excessive scale, bulk and design across an extended roofspace detracts from the traditional form and character of the adjacent listed buildings intruding into the open space between the properties, adversely affecting the setting and significance of the listed buildings at nos.3, 5 and 7 Duck End.

The rear dormer window results in less than substantial harm upon the setting and significance of the adjacent listed buildings with very limited public benefits through the extension of an existing residential property, that would not outweigh the identified harm.

The development is therefore contrary to Policies HQ/1(b) and NH/14 of the South Cambridgeshire Local Plan 2018, paragraph 202 of the National Planning Policy Framework 2021 and Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990.

3. The rear dormer window, by virtue of its scale and proximity to neighbouring residential boundaries, would result in an unacceptable loss of privacy to the private garden areas of nos. 3, 5 and 7 Duck End and harm to the amenities of these properties. The development is therefore contrary to Policy HQ/1(n) of the South Cambridgeshire Local Plan 2018 and paragraph 130 of the National Planning Policy Framework 2021.

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: 21/04742/HFUL and S/0394/07/F

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Agenda Item 11



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/01332/HFUL
Site	34 Hereward Close, Impington, Cambridgeshire, CB24 9LS
Ward / Parish	Histon and Impington
Proposal	Single storey rear and side extension, porch to frontage, loft extension with roof extension to rear and associated works to internal layouts.
Applicant	Mr Daniel Ashman
Presenting Officer	Jane Rodens
Reason Reported to Committee	Applicant is related to a member of staff
Member Site Visit Date	N/A
Key Issues	1. Design 2. Impact on Neighbour Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks householder consent for a “Single storey rear and side extension, porch to frontage, loft extension with roof extension to rear and associated works to internal layouts.”
- 1.2 The design of the works is considered to be acceptable and would not harm the character of the area, with the use of materials that are reflective of the surrounding area. There would be no significant harm to the amenities of neighbouring properties.
- 1.3 Officers recommend that the Planning Committee approves the application.

2.0 Site Description and Context

- 2.1 The site is in the Development Framework of Impington and comprises a semi-detached dwelling. The host dwelling is attached to no.36 Hereward Close, which is to the east. To the north of the site is the main highway of Hereward Close. To the west of the site is no.32 Hereward Close. To the south of the site are the rear gardens of no.22 to no.24 Bishops Way and an area of parking for these properties and others in the area.
- 2.2 To the front of the dwelling is an area of parking and amenity space, to the rear of the property is the private garden space. The dwelling is two stories in height and clad in black wood with white windows.
- 2.3 The site is located in flood zones 2 (medium risk) and 3 (high risk).

3.0 The Proposal

- 3.1 The application seeks householder consent for a “Single storey rear and side extension, porch to frontage, loft extension with roof extension to rear and associated works to internal layouts.”
- 3.2 The single storey side and rear extension is to extend by approximately 5 metres from the rear elevation of the dwelling and is approximately 11 metres wide. Approximately 3 metres of the width is to extend off of the west elevation of the host dwelling. The rear extension has a height of approximately 3.3 metres and is to be clad in black stained vertical cladding, to match the host dwelling.
- 3.3 The porch element of the proposal is to have a width of approximately 4 metres and a depth of approximately 1.2 metres, with a height of approximately 2.8 metres. This is to be an open porch and will extend off of the existing front porch that is to be changed into a WC.
- 3.4 The proposed dormer window associated to the loft conversion is located to the rear of the dwelling. The dormer window will extend across the width of the roof of the host dwelling and is the same height as the roof of the

dwelling. The dormer will feature two windows on the rear elevation of the dormer and is to be clad black in standing seam Zinc.

4.0 Relevant Site History

4.1 None relevant

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
S/8 – Rural Centres
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/4 – Biodiversity
TI/3 – Parking Provision

5.3 Neighbourhood Plan

Histon and Impington Neighbourhood Plan (made 20 May 2021)

5.4 Supplementary Planning Documents

Cambridgeshire Flood and Water SPD – Adopted November 2016
Histon & Impington Village Design Guide

6.0 Consultations

6.1 Parish Council – No Objection / Concern

6.2 “22/01332/HFUL 34 Hereward Close, Impington single storey rear and side extension, porch to frontage, loft extension with roof extension to rear and associated works to internal layouts. Noting the delegations in place, following the views of the councillors present, chair working in conjunction with the clerk is delegation to submit a recommendation of approval. With the conditions that a SCDC officer investigates possible loss of amenity to number 36 Hereward Close, contractor parking to be made within curtilage, deliveries and construction movements to be made outside of peak school traffic times.”

7.0 Third Party Representations

7.1 None.

8.0 Member Representations

8.1 None.

9.0 Local Groups / Other Organisations

9.1 None

10.0 Assessment

10.1 Principle of Development

10.2 The site is located in the Development Framework of Impington, which is a Rural Centre as defined by Policy S/8 of the adopted South Cambridgeshire District Council Local Plan 2018.

10.3 This application is for the extension of an existing residential property and the principle of development is acceptable.

10.4 Design, Layout, Scale and Landscaping

10.5 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

10.6 The front porch is considered to be an acceptable addition, forming an open structure to the front of the property that does not dominate the primary elevation of the dwelling.

10.7 The side and rear extension is considered acceptable and would not dominate the rear elevation of the host dwelling as it is single storey in height with a flat roof. The materials are to be the same as the host dwelling. The proposed extension does wrap around to the side of the dwelling; however, it is to be located behind an existing pitched roof element to the front of the site and side of the property and therefore would not be visible from the main highway.

10.8 The dormer window to the rear of the dwelling is to be clad in material that is similar to that of the host dwelling. Although a large dormer window it would be within the rear roof slope of the dwelling and not visible from the main highway. Officers note that there are other large rear dormer windows in the immediate area, with the proposed dormer similar to that at no.32 Hereward Close. The materials for the dormer are reflective of the existing dwelling and considered acceptable.

- 10.9 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings. The proposal is compliant with Policy HQ/1 of the Local Plan and the Histon and Impington Neighbourhood Plan and Village Design Guide.
- 10.10 Amenity**
- 10.11 Policy HQ/1(n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.12 No. 36 Hereward Close is located to the east of the site, attached to the application dwelling. It has a single storey projection to the rear and is attached to the host dwelling.
- 10.13 Given the size and scale of the proposed extension relative to the existing built form of no. 36 there would be a marginal impact when the 45 degrees is taken from the rear of the property. As no. 36 is set to the east of the host dwelling it is considered that this impact is reduced further in regards of the loss of light.
- 10.14 Regarding potential overbearing and overshadowing, approximately 2.3 metres of the extension would protrude beyond the neighbouring property but given the single storey design the degree of impact would be minimal.
- 10.15 The extension is single storey and therefore there is no loss of privacy.
- 10.16 The addition to the front of the dwelling would be located away from the shared boundary with no. 36 and therefore create no adverse impact.
- 10.17 The dormer window is not considered to result in harm to no. 36 given its location and scale, with oblique views afforded towards the neighbouring property, similar to those already afforded by the existing first floor rear windows on the host dwelling.
- 10.18 No. 32 Hereward Close is located to the west of the site. There is a slight stagger between the properties where No. 32 is set further back than the application site. No. 32 also has a single storey rear extension.
- 10.19 Given the scale of the ground floor extension and relative siting between the two properties it is considered that the impact on this neighbouring property is minimal, in regards of overshadowing and any overbearing impact. There is to be one window on the flank elevation facing the neighbouring property serving a kitchen at ground floor level and is therefore considered acceptable.
- 10.20 No direct impact would arise from the porch extension upon the amenities of no. 32.

- 10.21 The dormer window is not considered to result in harm to no. 32 given its location and scale, with oblique views afforded towards the neighbouring property, similar to those already afforded by the existing first floor rear windows on the host dwelling.
- 10.22 To the south of the site are the rear gardens of no.22 to no.24 Bishops Way and parking area associated to properties to the south. These two properties have the greatest potential to be affected by the proposed dormer window. However, the properties are separated by approximately 30 metres (between the dormer window and the rear elevation of these neighbouring properties). As the dormer window would host a bedroom there would be a degree of overlooking. However, first floor windows serving habitable rooms are already present on the host dwelling and the degree of separation is such that any loss of privacy is considered minimal, noting the existing situation.
- 10.23 The proposal adequately respects the amenity of neighbouring properties and future occupants. The proposal is compliant with Policy HQ/1 of the Local Plan and the District Design Guide 2010.

10.24 Flood Risk

- 10.25 The site is located in flood zone 2 and 3 and is an extension to an existing dwelling. The standing advice for minor extensions is that floor levels should be no lower than existing floor levels or 300mm above the estimated flood level.
- 10.26 The section plan submitted demonstrates that the finished floor levels of the proposal would not be lower than existing, thus complying with the standing advice, a detail which can also be secured by condition.
- 10.27 The proposal is considered acceptable in terms of flood risk and to comply with Policy CC/9 of the Local Plan.

10.28 Cycle and Car Parking Provision

- 10.29 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided on site. Policy TI/3 states that at one parking space is to be provided on the curtilage of the dwelling.
- 10.30 Policy HIM05 refers to the parking requirements within the neighbourhood plan. This application is not located on a restricted road.
- 10.31 As this application is retaining the current parking space on the front of the site it is considered that it is acceptable and accords with Policies HQ/1 and TI/3 of the Local Plan 2018 and Policy HIM05 of the Histon and Impington Neighbourhood Plan.

10.32 Other Matters

10.33 Concern has been raised by the Parish Council in regards of contractor parking and hours of deliveries to be made outside of peak school traffic times. It is recommended that an informative is applied to the application requesting that this is carried out for the development.

10.34 Planning Balance

10.35 The proposed development is considered acceptable in design terms, it would not dominate the host dwelling, nor the streetscene. The proposal would not result in any significant harm to the amenities of neighbouring properties.

10.36 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.37 Recommendation

10.38 **Approve** subject to:

10.39 The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Plans to be listed:

Location Plan

PL(21)01

PL(21)02

PL(90)01

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

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

4. The finished floor levels of the ground floor extension, hereby permitted, shall be set no lower than existing floor levels.

Reason: To prevent the increased risk of flooding in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

12.0 Informatives

1. The applicant is advised that the contractor parking throughout the construction of the development is sited within the curtilage of the proposal and the hours of deliveries are to be made outside of peak school traffic times.

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: 22/01332/HFUL

Agenda Item 12

REPORT TO:

Planning Committee August 2022

LEAD OFFICER:

Joint Director of Planning and Economic Development

Enforcement Report

Executive Summary

1. On 1st August 2022 there were 138 open cases in South Cambridgeshire, compared with 172 cases the previous month.
2. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
3. Statistical data including August 2022 is contained in Appendices 1 and 2 to this report.

Updates to Service Delivery

With the advent of the departure of Lead Principal Enforcement Officer Will Holloway, there is a vacancy in a Principal Enforcement Officer role. Enforcement Team management is currently been undertaken by Toby Williams.

The Planning Enforcement Team is part of the Development Management service of the Greater Cambridge Shared Planning Service and I have attached below an organisational chart of the team for your information.

Toby Williams
Interim Development Manager (East Team) and Planning Compliance

Vacant
Principal Planning Compliance Officer

John Shuttlewood
Principal Planning Compliance Officer (2 days a week)

Alistair Funge
Senior Planning Compliance Officer

Nick Smith
Senior Planning Compliance Officer

Tony Wallis
Acting Senior Planning Compliance Officer

Cambridge City only

Neil Langley
Senior Planning Compliance Officer

South Cambridgeshire Only

Charlie Jones
Planning Compliance Officer

The Enforcement Team have gone through some interim changes since the departure of Will Holloway, Principal Lead Enforcement Officer. Processes have changed whereby the Officers within the Team allocate from the enforcement inboxes and set up cases within their own geographical area.

The months of June and July has seen all officers within the team take periods of leave and these two reasons are seen for the drop in total numbers of new complaints received and registered, and cases closed during the months. This has also been replicated within the City.

Next month will see the introduction of new ways of alleged breaches of planning control being reported online, alongside the introduction of a real time updated enforcement register being made available. New online web content explaining the enforcement process is also being launched which will enable residents to determine if their enquiry is likely to be determine a breach of planning control. Full details will be provided at next months committee meeting.

Updates on significant cases

Should Members wish for specific updates to be added to the Enforcement Report then please request these from the Principal Planning Enforcement Officer and they will be added to the next available Planning Committee.

Updates are as follows:

Due to changes in personnel within the team, there has been no further updates to those listed below which formed part of last months report.

Officers are aware of members requests for updates and will work to provide these in the forthcoming month.

Smithy Fen, Cottenham, Cambridge, Cambridgeshire, CB24 8PT

An experienced enforcement officer has been allocated to the Smithy Fen site investigation and will be taking aboard the detail of the recent Ivy Legal review.

This is a site with an extensive history of formal Notices being served, injunctions and prosecutions being carried out. Due to the complex nature of the site an outside company Ivy Legal have been tasked with reviewing the site history and providing a detailed report on recommended actions that can be considered by the Local Planning Authority.

The report is in the final draft stage and members will be updated as soon as it is complete. Internal discussions between all departments are currently ongoing with how best to move this matter forward with recommendations from the Enforcement Group to be provided within two months to Leadership Group.

A briefing Note has been forwarded to Stephen Kelly with details of requirements from key stakeholders and other interested parties with regards to the possibility of serving Planning Contravention Notices on all occupants with the assistance of Ivy Legal. Consideration to be given to the resourcing for this due to high numbers on site, consideration and support for those that are unable to read and write as well as any other considerations.

Ivy Legal have now formally been requested to advise on how they can assist in moving the project of serving approximately over 100 Planning Contravention Notices forward and swiftly. A multi-agency meeting was held with Ivy Legal on 25th February 2022 to agree the approach with regards to Planning Contravention Notices on site and support needed.

Background Papers

Planning Enforcement Register.

Statistical Analysis of Uniform Planning Enforcement Software Program.

Appendices

Appendix 1: Enforcement Cases Received and Closed.

Appendix 2: Notices Served.

Report Author:

John Shuttlewood – Principal Planning Enforcement Officer Date: 1/8/22

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Appendix 1

Enforcement Cases Received and Closed.

Month	South Cambridgeshire						
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other	LPA Total
July 2022	8	21	0	5	3	13	42
June 2022	22	0	0	2	0	0	2
May 2022	25	17	0	13	1	15	46

Quarterly Totals for Past 5 Years

Quarter	South Cambridgeshire						
	Received	No Breach	Resolved	Not Expedient	Application Approved	Other	LPA Total
Qtr 1 2022	85	26	0	19	1	21	67
Qtr 2 2022	8	21	0	5	3	13	42
Qtr 3 2022	0	0	0	0	0	0	0
Qtr 4 2022	0	0	0	0	0	0	0
Qtr 1 2021	93	58	48	22	22	53	203
Qtr 2 2021	132	24	25	12	16	40	117
Qtr 3 2021	91	46	47	14	13	32	152
Qtr 4 2021	113	59	20	15	9	29	132
Qtr 1 2020	100	44	2	5	1	6	58

Appendix 2

Public Enforcement Notices served

July 2022

Reference	Ward	Parish	Address	Notice Issued
EN/00308/22	Cottenham	Cottenham CP	Land North And East Of Rampthill Farm Rampton Road Cottenham Cambridgeshire	Temporary Stop Notice
EN/00308/22	Cottenham	Cottenham CP	Land North And East Of Rampthill Farm Rampton Road Cottenham Cambridgeshire	Breach of Condition Notice

June 2022

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

May 2022

Reference	Ward	Parish	Address	Notice Issued
EN/00394/21	Linton	Great Abington CP	16 Chalky Road Great Abington Cambridge Cambridgeshire CB21 6AT	Operational Development Notice
EN/00208/22	Milton & Waterbeach	Milton CP	10 Shirley Close Milton Cambridge Cambridgeshire CB24 6BG	Material Change of use Enforcement Notice
EN/00063/22	Cottenham	Cottenham CP	Farmhouse Willow Grange Ely Road Chittering Waterbeach Cambridge Cambridgeshire Willow Grange Farm	Material Change of use Enforcement Notice

Planning Contravention Notices served

These notices are served as part of the investigation process into allegations concerning breaches of planning control and as such, full details are not available to the public.

July 2022 - 2

June 2022 - 0

May 2022 - 0

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Agenda Item 13



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	Appeal reference: APP/W/0530/W/21/3287502 Planning reference: 21/00629/S73
Site	Land To The North And South Of Bartlow Road, Linton
Ward / Parish	Linton
Proposal	S73 Variation of condition 11 (Foul water drainage) of outline planning permission S/1963/15/OL (Residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road) for revised wording to refer to the foul drainage design
Applicant	Abbey Developments Limited
Presenting Officer	Michael Sexton
Reason Reported to Committee	Appeal Process Update
Member Site Visit Date	n/a
Key Issues	n/a
Recommendation	FOR INFORMATION ONLY

1.0 Executive Summary

- 1.1 A Section 73 application to vary condition 11 (foul water drainage) of outline consent S/1963/15/OL at Land To The North And South Of Bartlow Road, Linton was reported to the Council's Planning Committee on 08 September 2021.
- 1.2 The application sought to vary condition 11 such that foul drainage connection to serve the development connects for the southern site between manholes 1501 and 2501 and a connection for the northern site at manhole 2503 (i.e., connection at Bartlow Road), or via connection to manhole 7501 via a pumped regime.
- 1.3 The application was reported to the Council's Planning Committee with an officer recommendation of approval. There were no objections from statutory consultees, including Anglian Water as the sewerage undertaker and specialist advisors consulted by the Council.
- 1.4 The Planning Committee resolved to refuse the application on the grounds that the information submitted failed to demonstrate that the proposed connection would provide a suitable alternative connection to the existing foul water drainage system.
- 1.5 The applicant appealed the decision, and the Planning Inspectorate has recently confirmed that the appeal procedure is to be altered from Written Representations to a Hearing.
- 1.6 In providing a Statement of Case for the Written Representation procedure the Council approached drainage consultants to support the Council in defending the appeal, however it has not been possible to secure any drainage consultant to support the Council's reason for refusal.
- 1.7 In the absence of any expert evidence to present to the forthcoming hearing, Council Officers will be writing to the Planning Inspectorate to advise that the Council will attend the Appeal Hearing to assist the Inspector with any questions they may have for the Council as the Local Planning Authority but will not be in a position to offer any technical evidence to in defence of the appeal.

2.0 Appeal Process

- 2.1 The refused Section 73 application at Land To The North And South Of Bartlow Road, Linton was appealed in November 2021. The appeal was scheduled to run via the Written Representations procedure following receipt of an appeal start letter in April 2022.
- 2.2 The Council received notification from The Planning Inspectorate on 21 July 2022 that the appeal procedure was to be altered to a Hearing.

- 2.3 The Planning Inspectorate set out that, following a request from Linton Parish Council that the appeal should run via a hearing, The Planning Inspectorate reviewed the procedure, taking into account the evidence received from the main and interested parties and took the view that the most appropriate procedure to resolve outstanding questions would be via a Hearing.
- 2.4 The appeal timeline is set out in summary below:
- i. Section 73 application refused September 2021
 - ii. Appeal Lodged November 2021
 - iii. Start Letter received dated 07 April 2022, confirming Written Representation procedure (as requested by the Appellant)
 - iv. Council's Statement of Case due 12 May 2022 (submitted 12 May 2022)
 - v. Appellant's Final Comments due 26 May 2022
 - vi. Email from PINS 21 July 2022 detailing an alteration to the procedure from Written Representations to an Appeal Hearing
 - vii. Email from PINS 29 July 2022 confirming Appeal Hearing (following Appellant and Council comments)
 - viii. Statement of Common Ground due by 26 August 2022
 - ix. Hearing date(s) to be confirmed
- 2.5 The Planning Committee is also asked to note that the Appellant has submitted an application for costs which the Council have responded to. However, there may be a further application given that the planning inspectorate have changed the process from written representations to a hearing.

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Agenda Item 14



Report to: Planning Committee

10 August 2022

Lead Officer: Joint Director of Planning and Economic Development

Appeals against Planning Decisions and Enforcement Action

Executive Summary

1. This report informs Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 27 July 2022. Summaries of recent decisions of importance are also reported, for information.

Appendices

Appendix 1: Decisions Notified by the Secretary of State

Appendix 2: Appeals received

Appendix 3: Local Inquiry and Informal Hearing dates scheduled

Appendix 4: Appeals Awaiting Decision from Inspectorate

Appendix 5: Appeals Pending Statement

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
21/03628/FUL	36 Apthorpe Street Fulbourn	Erection of a three bedroom, one and a half storey, timber framed barn-style dwelling on land to rear of St Martins Cottage	Withdrawn	6/7/2022	Refused
21/00171/FUL	6A Church Road Hauxton	Conversion of existing village hall to five bedroom dwelling along with part single, part two storey rear extension	Allowed	7/7/2022	Refused
S/2553/16/CONDH	Land Off Horseheath Road Linton	Submission of details required by condition 12 (Foul water Drainage) of planning permission S/2553/16/OL	Withdrawn	11/7/2022	Refused
21/02835/FUL	Land At Church Farm Buildings Park Street Dry Drayton	Erection of single storey detached dwelling of three bedroom design with associated amenity space, parking, bin and cycle storage	Dismissed	12/7/2022	Refused

Appendix 1

21/00561/FUL	26 Fen Road Milton	Single storey 1 bedroom dwellinghouse	Dismissed	14/7/2022	Refused
20/05051/FUL	113 Cambridge Road Wimpole	Conversion of ancillary granny annexe to residential dwelling house	Dismissed	18/7/2022	Refused
21/05295/PRIOR	Land At London Road Sawston	Installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Withdrawn	19/7/2022	Refused
21/04065/FUL	40 Leeway Avenue Great Shelford	Erection of 2no dwellings following demolition of existing bungalow.	Allowed	19/7/2022	Refused
20/03394/FUL	2 High Street Harston	Demolition of an existing public house and the development of the site to provide an A1 convenience store at ground floor with 4no. C3 Apartments at first floor together with all associated access and parking - Resubmissio n of S/3708/19/FL	Turned Away	19/7/2022	Non- Determination

Appendix 1

21/00684/FUL	Horse And Groom Baldock Road Steeple Morden	Demolition of existing building and the erection of a B8 self-storage unit with ancillary office	Dismissed	22/7/2022	Refused
20/04987/FUL	8 Parkway Shudy Camps	Erection of a dwelling with access off Carsey Hill	Allowed	22/7/2022	Refused
21/03318/REM	26 Wimpole Road Great Eversden	Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2399/19/O L (Outline planning permission with some matters reserved except for access for the demolition of a single dwelling & outbuildings and construction of two dwellings (S/3499/18/O L Previous App)) for plot 2 only	Allowed	22/7/2022	Refused

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Appeals Received

Reference	Address	Details	Date Appeal lodged
EN/01566/20	Whines Lane Farm Track Over	Complaint regarding the possibility of three people living illegally in caravans on site. Local resident has seen the same vehicles up and down the track on a daily basis	8/7/2022
21/03475/FUL	Land South Of Coopers Farm Olmstead Green Castle Camps	Erection of a single dwelling	11/7/2022
21/02235/FUL	The Oaks Blacksmiths Lane Shudy Camps	Demolition of existing dwelling and industrial buildings and erection of 2 x 3bed bungalows and associated garages and alteration of access.	12/7/2022
22/01878/PRIOR	Land At London Road Sawston	Installation of a 15.0m Phase 9 super slimline Monopole and associated ancillary works.	12/7/2022
22/00082/PRIOR	Enterprise Nurseries Ely Road Landbeach	Conversion of existing glasshouse/barn to a 6 bedroom motel	19/7/2022
21/03980/FUL	38 Station Road (West) Whittlesford	Demolition of garage and rear extension of existing dwelling, new single storey rear extension, new loft dormer windows to front and replacement windows and doors along with the erection of a new detached dwelling and vehicular access at 38 Station Road	20/7/2022

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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
21/00772/OUT	BRE-BMR CIP (Cambridge) Limited	Technology Park Fulbourn Road Cambridge	Planning Decision	4/10/2022 8 days

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
EN/00216/21	Nelson Charles Arthur James O'Conner	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton	Enforcement Notice	TBC
EN/00362/21	Mary Siobhan Howe	Cherry Trees Priest Lane Willingham	Enforcement Notice	TBC
20/03742/FUL	MJG London	Land Comprising, Kendal Court, Anglia House, Kendal House, Regency House And 1 Cambridge Raod Cambridge Road Impington	Planning Decision	23/8/2022

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Appeals Awaiting Decision from Inspectorate

Reference	Address	Description	Reason for appeal
EN/00216/21	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton	Mobile homes sited on land without planning permission.	Appeal against enforcement notice
ENF/0214/18	22 Cambridge Road Foxton	Without planning permission: 1. The material change of use of the land hatched in blue on the attached plan to a coach depot including the parking and storage of coaches, and 2. The creation of an area of hardstanding for use as a coach depot on the land hatched in blue on the attached plan.	Appeal against enforcement notice
20/05079/FUL	17 Heydon Road Great And Little Chishill	Erection of one and a half storey dwelling.	Against Refusal of Permission
21/01540/CLUED	Poplar Cottage Nosterfield End Shudy Camps	Certificate of lawfulness under Section 191 for an existing single storey rear extension	Against Refusal of Permission
21/01607/FUL	59 Ermine Way Arrington	Erection of 1 No. eco dwellinghouse	Against Refusal of Permission
21/01485/FUL	2A North Brook End Steeple Morden	Conversion and adaption of an existing building to a Self-Build Dwelling	Against Refusal of Permission
21/04068/FUL	Land North East Of 155 Rampton Road Willingham	Demolition of redundant agricultural building and erection of two dwellings with associated development (amendments to application 21/02578/PRI03Q)	Against Refusal of Permission

Appendix 4

21/01102/FUL	Land Between 2 And 4 High Street Great Eversden	Erection of dwelling	Against Refusal of Permission
20/04431/FUL	The Arches Schole Road Willingham	Removal of existing mobile chalet unit and erection of new single storey dwelling with new 'link' to existing brick and tile 'medical Unit', with temporary provision for the siting of 2 no static caravans for occupation during construction phase.	Against Refusal of Permission
21/01134/FUL	Land Adjacent To 283 St Neots Road Hardwick	Erection of 1no single storey dwelling and associated works	Non-determined within 8 weeks
20/01992/FUL	Bennell Farm West Street Toft	Erection of 41 dwellings, including two self-build plots and associated development	Against Refusal of Permission
21/03864/FUL	2A North Brook End Steeple Morden	Change of use, conversion and adaption of an existing building to a Self-Build Dwelling (Re-submission of 21/01485/FUL)	Against Refusal of Permission
20/03742/FUL	Land Comprising, Kendal Court, Anglia House, Kendal House, Regency House And 1 Cambridge Raod Cambridge Road Impington	Demolition of existing buildings comprising Anglia House, Kendal House inc. flats above, Regency House and Marble Store to rear and 1 Cambridge Road inc. flats above; redevelopment of the site comprising 28 new-build Class C3 residential units, and associated parking, 2no. A1 use class commercial units at ground floor level, inc. 2no. commercial parking parking spaces; proposed new landscaping and public realm improvements to Cambridge Road.	Against Refusal of Permission

Appendix 4

EN/00615/21	Byeways Station Road Harston	Breach of condition 2- 21/02100/HFUL (extension being built bigger than approved) (erection of outbuilding in rear garden exceeding PD)	Appeal against enforcement notice
21/01339/FUL	Land To The Rear Of 53 Church Street Gamlingay Sandy	Demolition of barn and erection of dwelling with associated parking	Against Refusal of Permission
21/00629/S73	Land To The North And South Of Bartlow Road Linton	S73 Variation of condition 11 (Foul water drainage) of outline planning permission S/1963/15/OL (Residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road) for revised wording to refer to the foul drainage design.	Against Refusal of Permission
21/00743/FUL	20-24 Pierce Lane Fulbourn	Change of use and associated works to revert from current use as shop unit and ancillary stores/ workshops to a terrace of 3 no dwelling houses	Against Refusal of Permission
21/03457/FUL	20-24 Pierce Lane Fulbourn	Change of use and associated works to revert from current use as shop unit and ancillary stores/ workshops to a terrace of 3 No. dwellinghouses	Against Refusal of Permission
22/00455/CLUED	Blackberry Barn 4 Over Mereway Willingham	Certificate of lawfulness under S191 for the continued use of land as domestic garden.	Against Refusal of Permission

Appendix 4

21/05276/FUL	2 Station Road Great Shelford	Redevelopment to form 39 retirement living apartments for older persons including communal facilities, car parking and associated landscaping.	Non-determined within 8 weeks
21/01085/FUL	Land Adjacent To 74 Station Road Willingham	Erection of 2 detached passive 4 bedroom dwellings on land on the west side of Station Road, Willingham	Against Refusal of Permission
20/04706/FUL	60 Impington Lane Impington	Demolition of existing garage and erection of a three bedroom, single storey dwelling to rear with detached carport/store.	Against Refusal of Permission
21/04556/FUL	Butts Farm Malton Road Orwell	Erection of a new dwelling.	Against Refusal of Permission
21/02445/FUL	48 The Grip Linton	Single storey dwelling	Against Refusal of Permission
21/03534/FUL	Hoffers Brook Farm Cambridge Road Foxton	Creation of a new vehicular access to the A10 and associated landscape works.	Against Refusal of Permission
20/01779/FUL	Land East And West Of 110 Cinqes Road Gamlingay	Erection of 5 dwellings	Against Refusal of Permission
21/00298/FUL	Green Fox Farm Fowlmere Road Melbourn	Farmland diversification, ecological enhancements and erection of 1no. residential dwelling with an associated change of use in land from agricultural to residential.	Non-determined within 8 weeks
21/02289/FUL	5 Papworths Close Over	Construction of 1 No. three bedroom Chalet Bungalow.	Against Refusal of Permission

Appendix 4

EN/00362/21	Cherry Trees Priest Lane Willingham	Without planning permission, the change of use of the land from agricultural use to the use of the land for the running of a dog rescue organisation and the erection of associated kennels	Appeal against enforcement notice
21/03731/PRI16A	Land Opposite 35 New Road Impington	Installation of a 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Against Refusal of Permission
21/05528/FUL	32 Fowlmere Road Foxton	Demolition of existing dwelling and erection of 4no. dwellings with associated infrastructure works	Against Refusal of Permission

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Appeals Pending Statement

Reference	Address	Details	Date Statement due
EN/00394/21	16 Chalky Road Great Abington	Barns not built in accordance, use of land as a campsite and breach of landscaping S/2387/17/FL	1/8/2022
EN/00063/22	The Land And Property Situated And Comprising Willow Grange Farm Ely Road Chittering	Without planning permission: a) The undertaking of works to facilitate a weddings and events venue business at Willow Grange Farm including the erection of a marquee, bell tents, shepherd huts, toilet facilities and safari tents together with hard standings, decking and pathways; b) A Material Change of Use of the land from Agriculture to a weddings and events venue.	9/8/2022
EN/00208/22	10 Shirley Close Milton	Without planning permission, the creation of a new dwelling	11/8/2022
21/04135/PRIOR	Dottrell Hall Farm Newmarket Road Fowlmere	Prior approval for change of use of an agricultural building to 5 dwellings (2no 4bed and 3no 2bed) (Class C3)	23/8/2022

Appendix 5

21/01058/LBC	1 May Street Great And Little Chishill	Listed building permission to rebuild the flint boundary wall (EN/00111/21 & 20/02001/LBC).	24/8/2022
22/00489/FUL	Heathfield House Hurdles Way Thriplow	Retrospective application for the erection of five air conditioning units within plant compounds for a/c units providing noise mitigation and painting of flues matt black	25/8/2022