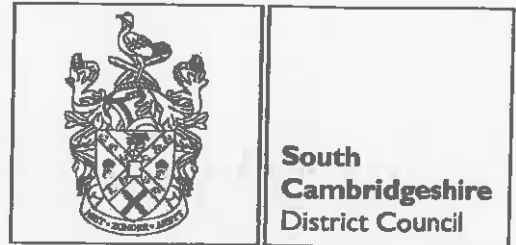


South Cambridgeshire Hall
 Cambourne Business Park
 Cambourne
 Cambridge,
 CB23 6EA
 www.scambs.gov.uk
 0345 045 5215



Mrs LJ Poulter,
 Over Parish Council Clerk
 32, West Street
 Over
 Cambridge
 Cambridgeshire
 CB24 5PL

Planning and New Communities

Contact: Rebecca Ward

Tel: 03450455215

Email: planningcomments@scambs.gov.uk

Our Ref: S/2341/17/FL

Your Ref:

Date 03 July 2017

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

Dear Sir/Madam

Proposal: Erection of a single detached dwelling.
Application Ref: S/2341/17/FL
Location: 16, Mill Road, OVER, CB24 5PY
Applicant: Corney

Attached is a copy of the above application for your retention.

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned **no later than 21 days from the date of this letter**. After the expiry of this period, the District Council may determine the application without receipt of your comments.

Below is a link for your convenience to view all copies of documents, plans and forms in respect of the above proposal. As the website updates overnight, these will be available to view the following day from the date of this letter. Please note your comments will be placed on the website.

<https://www.scambs.gov.uk/services/planning-applications>

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, **please state the material considerations and planning reasons**. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		

The Parish Council: - (Please delete appropriately)

~~Supports~~

~~Objects~~

Has no recommendation

Comments:

The Parish Council *does/does not** request that the application be referred to the District Council Planning Committee *(please delete)

Planning reasons:

over PC object to this application - please see attached comments.

Note: Where a Parish Council requests that an application is determined by Planning

Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....

Date.....

11/7/17

Clerk to the Parish Council or Chairman of the Parish Meeting

Guidance:

What are Material Considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking /loss of privacy
- Loss of light/overshadowing
- Highway Safety
- Traffic

EXPLANATION OF APPLICATION SUFFIX

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Over Parish Council **opposes** this application on the following grounds:

1. Location

Great care was taken over the positioning of the first dwelling in this paddock, No.16 Mill Road, to ensure that it was kept as close as possible to the Whines Lane development. The application stressed its relationship with those dwellings, and the officers' report said in Para 29:

"The proposed dwelling would be situated to the southern edge of the plot in line with the built-up development of Whines Lane, situated between No.3a and No.4. As the dwelling is situated in the corner of the plot, in line with the existing built up development, views onto the site from the countryside will remain unchanged."

The Planning Inspector also stressed this point in his Appeal Report, Para 15, saying:

"..... I see no reason why the Council could not control the positioning and size of the new dwelling and ancillary structures, as part of its consideration of the reserved matters, in order to ensure that the buildings would be closely related to existing built development."

The dwelling proposed in this new application does not relate to **either** the Whines Lane or the Mill Road built development, but is situated on open ground midway between them. In that location it is a significant and unwelcome intrusion on the landscape.

2. Access

In their assessment of access to the previous dwelling (No.16), the officers stressed that the impact of a single dwelling would be minimal:

"... the drive would solely serve the proposed dwelling." (Para 34)

"... officers consider the existing access is suitable to serve a single dwelling without having an adverse impact to highway safety." (Para 35)

"... whilst the use of the drive would intensify for a single dwelling, it is not considered to be significant." (Para 36)

We consider that the increased usage resulting from a further dwelling sharing the same drive would significantly change this benign assessment, and that any additional traffic on the narrow section between No.12 and No.18 Mill Road would be particularly intrusive.

The Council dislikes this type of incremental development onto land that is outside the village framework, and takes issue with the argument that "it's only single dwelling". When taken together with the previous dwelling on this site, the two houses and their ancillary structures represent a significant and unwelcome encroachment onto open land.

The Parish Council would like to request this application be referred to the planning committee and if so Geoff Twiss is authorised to address the meeting on behalf of Over Parish Council.