

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 July 2019

**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/1639/19/OL

**Parish(es):** Duxford

**Proposal:** Outline planning permission with all matters reserved except for access, layout and scale for the demolition of existing garages and development of No. 1 detached dwelling for SCDC self-build programme

**Site address:** Land adjacent to No. 31 Blakeland Hill, Duxford

**Applicant(s):** South Cambridgeshire District Council (SCDC)

**Recommendation:** Approval

**Key material considerations:** Principle of development  
Housing Density  
Impact on the character of the area  
Residential amenity impact and noise  
Highway safety and parking  
Tree Impact  
Flood Risk and Drainage  
Developer Contributions  
Other Matters

**Committee Site Visit:** **TBC**

**Departure Application:** No

**Presenting Officer:** Dean Scrivener, Senior Planning Officer

**Application brought to Committee because:** The proposal is a 'Minor' application relating to the Council's own land or development where representations have been received against the proposal

**Date by which decision due:** 04 July 2019 (Extension of time agreed until 11 July 2019)

### Executive Summary

1. The application is reported to Planning Committee because the applicant is South Cambridgeshire District Council and objections have been received against the proposal. The application is submitted in outline with all matters reserved except for access, layout and scale.

2. The development proposes one dwelling as part of the South Cambridgeshire District Council self-build programme submitted as an outline application with all matters reserved except for access, layout and scale. The site is located within the Duxford Village Framework and the provision of one self-build plot in a sustainable location will benefit the local self-build register.
3. The principle of a single dwelling on the site is acceptable, having regard to the location of the site and the presumption in favour of sustainable development. The site is of sufficient size to accommodate a two storey dwelling of modest proportions taking into account the various objections received.
4. There are no objections from technical consultees.
5. The recommendation is one of approval, subject to conditions.

### **Planning History**

6. PRE/0360/18 – 3 Bedroom detached two storey self-build dwelling – likely to be supported in principle.

### **National Guidance**

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

### **Development Plan Policies**

8. **South Cambridgeshire Local 2018 Policies:**
  - S/1 Vision
  - S/3 Presumption in Favour of Sustainable Development
  - S/7 Development Frameworks
  - S/10 Group Villages
  - H/8 Housing Density
  - H/12 Space Standards
  - HQ/1 Design Principles
  - SC/10 Noise Pollution
  - CC/3 Renewable Energy
  - CC/4 Sustainable Design and Construction
  - CC/7 Water Quality
  - TI/2 Planning for Sustainable Travel
  - TI/3 Parking Provision
  - TI/8 Infrastructure and New Developments
  - TI/10 Broadband
9. **South Cambridgeshire Supplementary Planning Documents (SPDs):**
  - District Design Guide SPD - Adopted March 2010
  - Biodiversity SPD – adopted March 2010
  - Landscape in New Developments SPD - Adopted March 2010
  - Trees & Development Sites SPD - Adopted January 2009

## **Consultations**

10. **Duxford Parish Council** – Fully supports the application.
11. **Local Highway Authority** – No objections and no conditions/informatives to recommend
12. **Environmental Health Officer** – No objection, recommends conditions in relation to hours of work, burning of waste, driven pile foundations and informatives for minimising the potential disturbance to neighbours, demolition notice, installation of air source heat pumps.
13. **Trees Officer** – No objections and no conditions/informatives to recommend
14. **Drainage Officer** – No objections subject to a pre commencement condition requesting a scheme for the mitigation of surface and foul water

## **Representations**

15. Eight representations have been received from Nos. 42 to 38, as well as Nos. 30 to 32 Blakeland Hill. Concerns are raised in regard to parking, highway safety, emergency vehicle access, noise/dust/smell, removal of asbestos from garages, contractor parking, character of the area, child safety, loss of footpath to fields, loss of a turning area, overshadowing, restricting access to neighbouring properties and security of neighbouring properties.

## **Site and Surroundings**

16. The application site is located within the village of Duxford, on the edge of the framework boundary. The northern and southern boundaries of the site adjoin the private garden areas of nos. 31 and 30 Blakeland Hill, while the south-western boundary abuts the countryside. There is a gradual incline from the front to the rear of the site. Currently, there are ten garages which used to be used for vehicle parking but are now redundant. To the front of the site is a mature tree which is planted within a grass area. This tree has no statutory protection in the way of a Tree Protection Order (TPO).
17. The site is not located within a Conservation Area and does not form the setting to any Listed Buildings or other heritage assets. The site is not affected by flood risk and does not comprise a sensitive habitat for protected species and is unlikely to be affected by contamination.

## **Proposal**

18. The proposal is for development of 1 no. detached dwelling as part of the South Cambridgeshire District Council self-build programme in the form of outline planning permission with all matters reserved except for access, layout and scale.

## **Planning Assessment**

19. The key issues to consider in the determination of this application are the principle of development, impact on the character of the area, residential amenity impact and noise, highway safety and parking, tree impact, flood risk and drainage, developer

contributions and other matters.

### **Principle of Development**

20. Duxford is defined as a Group Village under Policy S/10 of the South Cambridgeshire Local Plan 2018. In Group Villages, development and redevelopment within village frameworks will be allowed of up to no more than 8 dwellings comprising, and therefore the proposal for one dwelling in this location is supported in principle.
21. Policy H/8 of South Cambridgeshire Local Plan 2018 seeks that all residential developments make the best use of the site by achieving net densities of at least 30 dwellings per hectare unless exceptional local circumstances require a different treatment, or at least 40 dwellings per hectare in more sustainable locations. The proposed site was calculated as having an area of approximately 0.035 hectares. The provision of a single dwelling on the site would equate to a density of 28 dwellings per hectare. Although this is slightly below the 30 dwellings per hectare required, it is not considered to be a reason to refuse the application in this instance.

### **Visual Amenity**

22. The site comprises ten redundant garages along the northern boundary of the site which were formally used for vehicle parking of nearby residents. The existing dwellings along Blakeland Hill form a relatively linear pattern of development comprising pairs of two storey semi-detached properties. There are green spaces provided to the front of the dwellings along the western side of Blakeland Hill. This contributes to the visual amenity of the area and softens the use of hardstanding within the area.
23. The application proposes the development of a single detached two storey dwelling. The application is supported by a proposed site plan which shows the provision of a detached single storey residential property on the site, with both on site parking and a private garden area provided within the confines of the site. An indicative 3D image has also been provided for illustrative purposes only.
24. Some representations have raised concerns regarding the proposal of a detached property of the proposed dwelling being inconsistent with the pairs of semi detached properties along Blakeland Hill. However, as indicated on the proposed site location plan, the dwelling would be set relatively in line with the neighbouring dwellings to retain the linear form of development, without compromising the green space to the front of the site. Furthermore, given the site is currently occupied by redundant garages which are no longer in use and are detrimental to the character of the street scene, it is considered that a single detached dwelling is appropriate in this location.
25. Subject to full details of the proposed dwelling being provided at Reserved Matters stage, to ensure appropriate design, appearance and material finish, a detached two storey dwelling is considered acceptable in terms of its impact on the visual amenity of the area and to accord with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

### **Highway Safety and Access**

26. The proposed development will make use of the existing access which once served the garages, situated to the front of the site via Blakland Hill. A number of representations have raised concerns in regard to highway safety. The Local Highway Authority has been formally consulted on the application and have raised no

objections to the proposals on highway safety grounds without the recommendation of conditions and informatives.

27. As indicated on the proposed site location plan, sufficient car parking and manoeuvring space can be provided within the curtilage of the site to serve the proposed dwelling, according with the requirements of policy TI/3 of the South Cambridgeshire Local Plan 2018.
28. Some representations have raised concerns of emergency vehicle access. The access is considered wide enough to allow vehicles to enter the site and therefore this is not considered to be a reason to refuse the application in this instance.
29. On this basis, the proposed development would be acceptable in terms of its impact on highway safety and would therefore accord with the guidance outlined within paragraph 109 of the National Planning Policy Framework (NPPF) 2019.

### **Residential Amenity**

30. There has been one representation which has raised a concern of overshadowing impact. The scale of the dwelling is proposed to be two storey in height. Officers acknowledge that the dwelling would be in view from the rear amenity area of No. 31 Blakeland Hill however, given the distance between the proposed siting of the dwelling in relation to the neighbouring property of No. 31 Blakeland Hill, Officers consider that the proposal would result in some loss of light during midday but would not result in a significant amount of overshadowing impact in this instance to warrant a refusal.
31. Furthermore, given the distance between the rear amenity area of No. 31 and the north elevation of the proposed dwelling, the proposal is not considered to result in significant overbearing impact upon No. 31 Blakeland Hill. Officers acknowledge that the dwelling would be in view from the rear amenity area of this neighbour however, given the generous size of the rear garden serving No. 31, the proposal is not considered to result in any form of enclosure upon this neighbour to warrant a refusal on overbearing impact in this instance.
32. Given the distance between the proposed dwelling in relation to the rear amenity area of No. 30 Blakeland Hill, the proposal is not considered to result in overshadowing or overbearing impacts upon the rear amenity area of this neighbouring property in this instance.
33. Given that the application seeks outline consent with matters of appearance being reserved, the positions of first floor windows can only be dealt with at reserved matters stage, with formal consultation on the details undertaken with neighbouring properties. This will ensure that no significant overlooking impact will occur upon these neighbouring properties and will allow the Local Planning Authority to impose any necessary conditions to safeguard their privacy.
34. The concerns of noise and dust from the construction of the development are acknowledged. The Council's Environmental Health Officer has been formally consulted on the application and has raised no objections subject to a condition restricting working hours and times of operation. Given the close proximity of the application site in relation to the amenities of neighbouring dwellings, Officers consider this condition in respect of working hours to be necessary in this instance.

35. With regards to the concerns raised about the removal of asbestos from the demolition of the garages, the Environmental Health Officer has recommended an informative requesting that a Demolition Notice is served prior to the demolition of the garages. This will be undertaken by Building Control whereby the way in which the garages are demolished in respect of asbestos removal, waste removal, minimisation of dust, capping drains and establishing hours of working will be determined. Given these aspects are outside of the control of Planning legislation, an informative is deemed necessary in this instance.
36. Informatives in respect of minimising noise impact, burning of waste and adopting driven pile foundation methods, are deemed necessary in this instance in order to safeguard the amenities of neighbouring properties.
37. Officers consider that the site would be able to provide a level of private amenity space sufficient to meet the guidance of the adopted District Design Guide and to enjoy a reasonable level of privacy.
38. Overall, the proposal is therefore considered capable of compliance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

### **Trees**

39. Although the site is currently vacant in terms of its use, there is small area of green space to the front which contains a mature tree. Although this tree has no statutory protection in the way of a TPO, it does significantly contribute to the visual amenity of the local area. The Tree Officer has been consulted on the application and has raised no objections to the proposal without recommending conditions and informatives. The tree is in a poor condition and shall be removed and replaced, as concluded within the submitted Arboricultural Impact Assessment Report (Argenta 2018). This document shall be included within the approved documents.
40. The proposed layout of the development accounts for this green space and tree by being slightly set back within the plot, without compromising too significantly on the relatively linear trend of development along Blakeland Hill. The preservation of the green space and tree is considered to retain the visual amenity of the area.
41. The proposal would therefore accord with the requirements of policy NH/4 of the South Cambridgeshire Local Plan 2018.

### **Flood Risk and Drainage**

42. The site is located within Flood Zone 1 (low risk) and the surrounding area is not designated as being within Flood Zone 2 or 3. Therefore there is not considered to be any significant level of flood risk to the residential development of the site. The Drainage Officer has been consulted on the application and has recommended pre commencement conditions requesting schemes for the mitigation of foul and surface water drainage. Given that drainage mitigation will be covered under the assessment as part of Building Regulations, outside of the remit of Planning, it is not considered necessary to impose such conditions in this instance.
43. On that basis, the principle of a dwelling on the site is considered to be acceptable in terms of flood risk and surface water drainage and accords with policy CC/9 of the South Cambridgeshire Local Plan 2018.

## **Other Matters**

44. To the rear of the site is an opening which allows access to the open countryside to the west. There is a concern raised that the proposed development would result in the loss of this access to the countryside however, the application site is not a designated footpath and therefore the proposed development should not be refused on this basis.

### **Recommendation**

45. Approval subject to:

### **Conditions and Informatives**

46. Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:
- 1) Approval of the details of the appearance of the dwelling and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
(Reason - The application is in outline only.)
  - 2) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
(Reason - The application is in outline only.)
  - 3) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
(Reason - The application is in outline only.)
  - 4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers 501 and 502, Arboricultural Impact Assessment Report (Argenta 2018).  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
  - 5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).
  - 6) No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site before 0800 hours and after 1800 hours on weekdays, before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 7) The dwelling hereby approved shall not be occupied until the dwelling has been provided with sufficient infrastructure, including sockets, cabling and connection points, sufficient to enable Wi-Fi, and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling, unless otherwise agreed in writing with the Local Planning Authority.

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

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

(Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the South Cambridgeshire Local Plan 2018.)

- 9) No development above slab level shall commence until a renewable energy statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development and thereafter retained.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018.)

### **Informatives**

1. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service
4. Before the existing garages are demolished, a Demolition Notice will be required from the Building Control section of the Council's planning department establishing the way in which the garages will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation. This should be

brought to the attention of the applicant to ensure the protection of the residential environment of the area.

5.

**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 Adopted September 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File Reference: S/1639/19/OL

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