

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/3344/19/FL / Full Application
Parish(es):	Knapwell
Proposal:	Erection of two semi-detached dwellings and two detached garages with associated works
Site address:	12 High Street
Applicant(s):	Barr Ellison Solicitors
Recommendation:	Approval
Key material considerations:	Principle Visual Impact Highway Safety and Parking Residential Amenity Trees and Landscape Impact Flooding and Drainage
Committee Site Visit:	Yes, 11 February 2020
Departure Application:	No
Presenting Officer:	Katie Christodoulides, Principal Planning Officer
Application brought to Committee because:	Knapwell Parish Council requests the application be determined by Planning Committee
Date by which decision due:	14 th February 2019 (Extension of time agreed)

Executive Summary

1. The application seeks full planning consent for the erection of two semi-detached dwellings, two detached garages and associated works. The site lies within the Knapwell Village Framework and Conservation Area.
2. The application has been amended by the applicants following consultee comments. The amendments comprise changes to design, appearance, layout and parking, through submission of a block plan, street scene and illustrative site section.
3. The amendments are considered to further improve the quality of the scheme to ensure that it preserves the character and appearance of the area and are not detrimental to highway safety and parking.

Planning History

4. S/2102/19/TC- Willow (T1 on Arb Report) - Fell Sycamore x 1 & Cherry x 1 - (TG1 on Arb Report) - Fell both trees The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability- No objections.

S/2100/19/TC- Deodar (T7 on Arb Report) - Fell Tree Climber Group (CG1 on Arb Report - includes Rose and Lonicera) - Remove. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability-Approved.

Planning Policies

6. *National Planning Policy Framework*

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

7. *Local Development Framework*

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/7 – Development Frameworks

S/11- Infill 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

NH/4 – Biodiversity

NH/14- Heritage Assets

H/8 – Housing Density

H/12 – Residential Space Standards

H/16 – Development of Residential Gardens

SC/6 – Indoor Community Facilities

SC/7 – Outdoor Play Space, Informal Open Space and New Developments

SC/9 – Lighting Proposals

SC/10 – Noise Pollution

TI/2 – Planning for Sustainable Travel

TI/3 – Parking Provision

TI/8 – Infrastructure and New Developments

TI/10 – Broadband

8. *Supplementary Planning Documents*

District Design Guide SPD – Adopted March 2010

Landscape in New Developments SPD – Adopted March 2010

Biodiversity SPD – Adopted July 2009

Knapwell Conservation Area Appraisal

Consultation

9. **Knapwell Parish Council** – Objects to the proposal on material considerations including;

Will not enhance the character of the Conservation Area; it will significantly detract from the existing rural nature of the Knapwell. Evidence of clear conflicts between proposal and specific statements made in the Knapwell Conservation Area Appraisal (2000), including explicit reference to Nos. 12, 13, 14, 15 and 16 High Street [the development site, and those buildings immediately surrounding it] as being ‘buildings of local interest’ delivering ‘an important contribution to the visual environment’.

Further conflicts with guidance from the SCDC Local Plan (2018) for infill villages, and Development Affecting Conservation Areas (2009).

Significantly increased dangers to pedestrians and road safety, meeting the test of paragraph 109 NPPF (National Planning Policy Framework) ‘that development should be prevented on Highways Grounds if there would be unacceptable impact on highway safety’.

Overlooking immediately neighbouring properties, loss of privacy, loss of light.

Other material considerations as listed at section (A), Material Considerations, which implicitly determine that it should be subject to detailed DCPC scrutiny, and not benefit from favourable NPPF presumption, and section (B), Appendices.

It is requested the application be referred to Planning Committee.

Following Amended Plans received, the Parish comment that the amendment does not address any of the objections raised in the original Parish comments and the Parish re-state all on going material planning considerations of conservation area, local plan, access, parking, driveways, disabled access, highway safety, traffic, design and appearance, historic character of openness, flooding, overlooking, loss of privacy and loss of light. Request the application be referred to Planning Committee on grounds of highway safety and parking concerns and reviewed under the Listed Buildings and Conservation Areas 1990 and Knapwell Conservation Area Appraisal 2000 and Tree Officer under Knapwell Parish Tree Preservation Order 1974.

Further comments were received from the Parish Council in which the Parish comments that the District Council Constitution contains a scheme of delegation, and our understanding is that a case cannot be delegated by an individual to a council officer, especially so when it has been directly requested by a Parish, and also by a Councillor. In these circumstances we understand that the matter must be referred to the Planning Committee. To ignore this very specific governance obligation may put the planning department in a position where it could be criticised for failure to follow proper procedures, and potentially lead to a complaint to the Local Government Ombudsman or even to a Judicial Review.

We reject the assertion that the Knapwell Conservation Area Appraisal (2000) is open

to judgement; it specifically describes the attributes that define Knapwell's uniquely rural character and the special character of its street scene. We draw your attention to the following extracts from the appraisal:

5.1.iii. Throughout the village, the frontages have spaces which allow visual unity with the surrounding fields and woodland, so that this is one of the most intensely rural villages in the district. This character of openness is crucially important.

7.2: Within the framework there does not appear to be any scope for infilling without adversely affecting the setting of nearby listed buildings and the openness, loose texture and rural character which were identified as the defining characteristics of the conservation area above.

Since the publication of the Appraisal in 2000 there have been no infill developments in the conservation area of Knapwell, in compliance with the statement that there is no scope for further infill development without damaging the special character of the conservation area. New construction has only been permitted on one occasion (23, High Street) by replacing a house of very poor quality with a design more suited to enhance the character of the village.

We note your acknowledgement that the proposals will change the appearance of the site and the impacts of this garden site on surrounding properties, which confirms a conflict with the direction of the Appraisal. This adverse change will significantly detract from the special character of the Knapwell Conservation Area.

We repeat our request that the planning application be referred to the Planning Committee for full review on the material consideration submitted in our original Parish objection.

Drainage Officer- The development is acceptable subject to conditions in regard to surface water and foul water details.

10. **Ecology Officer-** Recommends a condition in regard to submission of the licence issued from the relevant licensing body. The submitted details within the Great Crested Newt and Ecology Assessment are noted.
11. **Environmental Health Officer –** Recommends conditions in regard to hours of construction, hours for deliveries, burning of waste and informatives in regard to noise, dust, demolition notice and air source heat pump.
12. **Historic Buildings Officer-** Recommends refusal and requests amendments in regard to reducing the height and span of the dwellings in order to reduce and minimize the bulk and mass. The dwellings should be characteristic of one and a half storey dwellings. There is the potential for dormers on the front as per the dwellings opposite and an open timber porch with a simple hood rather than the complicated design proposed. The proposal should read more like estate cottages, similar to the adjacent dwellings with two storey elements to the rear.

Following Amended Plans, the proposed design, size and scale of the dwellings appears more appropriate to the character of the area.

13. **Local Highways Authority –** Recommends conditions in regard to pedestrian visibility, the falls and levels of the driveway, the driveway being of a bound material, deliveries being between 09.30-16:00 and an informative in regard to no works to the highway.

14. **Trees Officer** – No arboricultural or hedgerow objections to the application. An Arboricultural Survey Report has been submitted, a further detailed Tree Protection Plan and Tree Pruning and removal scheme will be required if the application is recommended for approval.

Following amended plans, the Tree Officer has raised no objections to the proposal.

15. **Representations**

Neighbours – comments received in regard to:

- The Tree Survey is inaccurate
- The proposal will result in the loss of very large trees
- Known flood risk in the area
- Concerns regarding water run-off from the neighbouring property from the fields to the west of the High Street and the proposed site.
- Concerns regarding foul water drainage
- Unsustainable development
- Overlooking to Nos.13, 14 and 15 High Street
- Loss of light
- Impact of subsidence and damage to adjacent properties
- Noise, dust and HGV movements
- Inadequate parking and turning for vehicles
- Highway safety concerns
- Supports the Parish Council comments
- Inconsistent with character of the area
- Detracts from the Conservation Area
- The old fence on the front of the plot has a level of protection under the Conservation Area Appraisal
- Reduction in owl and bat population
- Requests to consider siting the dwellings to the rear of the site
- Water run off from the higher side of the road

Site and Surroundings

16. The site lies within the Knapwell Village Framework and Conservation Area. It forms a parcel of garden land located to the south of No.12 High Street. No. 12 High Street is a detached, two storey dwelling which fronts the public highway and has ancillary outbuildings and extensive garden to the side and rear. The site measures 0.2 hectares and has a number of garden trees within it. Land level rises to the west. The site is situated within flood zone 1 (low risk). The dwellings within Knapwell form a linear development pattern, with dwellings sited close to the highway in varying sized plots. A public footpath runs to the rear of the site.

Proposal

17. This application seeks Full Planning permission for the erection of two semi-detached dwellings and two detached garages within the site of No.12 High Street.
18. Amended Plans forming a block plan, street scene and illustrative site section have been received.

Planning Assessment

Principle of Development

19. The site is located within the village development framework of Knapwell which is classed as an Infill Village under Policy S/11 of the Local Plan. The policy states that residential development and redevelopment within development frameworks will be restricted to a scheme size of not more than 2 dwellings (indicative size) comprising:
- a. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or
 - b. The redevelopment or sub-division of an existing residential curtilage; or
 - c. The sub-division of an existing dwelling;
 - d. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment
20. The proposal is for two dwellings which would be sited within an existing residential plot which forms garden land between the site at No.12 High Street and the neighbouring dwelling to the south at Oxlip House. The proposal given this would comply with Policy S/11a, b and c and is considered acceptable in principle subject to other planning considerations discussed below.

Housing Density

21. Policy H/8 of the Local Plan 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. The site has an area of 0.2 hectares and the proposal for 2 dwellings would result in a density of 10 dwellings per hectare. This would be lower than the policy requirement, however given the character of the area in which existing dwellings are set in reasonable sized plots; it is considered the density would be acceptable.

Visual Amenity

22. 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, preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape (criterion 1a) and be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area (criterion 1d).
23. The development pattern in the area comprises of a linear development form, with dwellings to the east of the High Street set very close or immediately adjacent to the public highway, and the dwellings to the west being set slightly further within or much further away from the road. The built form and character is sporadic and loose in nature.
24. The Parish and neighbours in their comments have raised concern regard the design, appearance, siting and impact of the proposal on the historic character of the village.
25. The proposed layout and siting of the dwellings would follow the layout of the adjacent neighbouring dwelling at No.12 High Street by being set quite close to the road but slightly further back than the neighbouring dwelling. Comments have been received in regard to why the proposed dwellings are not set further in the site, however it is considered that this would not be in keeping or appropriate to the character of the area and Conservation Area in which dwellings are set very close to the road. Siting

the dwellings further into the plot would result in a development that is at odds with the development pattern and character of the area.

26. The proposed design of the dwellings has been amended to be more sympathetic and in keeping with the traditional, modest cottages sited opposite the site. As a result, the design has been amended in which there are small gables to the front with the porch design and details replicating the adjacent properties opposite. The amendments follow the Historic Building Officers comments in which they are more characteristic of one and a half storey dwellings, with a simple hood porch. The proposed design following the amended plans is considered to be more appropriate to the design and character of the adjacent neighbouring properties and seeking to preserve and enhance the character and appearance of the Conservation Area in line with Policy NH/14 and the National Planning Policy Framework.
27. The Historic Building Officer commented that following the amended plans, the proposed design, size and scale of the dwellings appears more appropriate to the character of the area.
28. The proposed height of the dwellings has been reduced from 9.5 metres to 7.8 metres to be more in keeping and appropriate to the height of the adjacent properties. A street scene plan was submitted in which the proposed dwellings would be set slightly lower than the adjacent dwelling at No.12 High Street.
29. The proposal following amended plans received has addressed the concerns raised regarding the height, mass and bulk of the dwellings in which the design, appearance and size and scale are more in keeping with the adjacent properties and area. The proposed dwelling would in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

Residential Amenity

30. 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, 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; (criterion 1n).
31. To the north and south of the site lies neighbouring properties at No.12 High Street and Oxlip House. There are windows in the side elevations of these neighbouring properties which face towards the site. Given the distance of these neighbouring properties from the proposed dwellings, the proposal is not considered to result in significant harm in terms of loss of light, loss of privacy or be visually overbearing.
32. Comments have been received in regard to overlooking to Nos.13, 14 and 15 High Street which lies opposite the site. It is acknowledged that the distance between the site and dwellings opposite is minimal and that there are first floor windows directly opposite from existing dwellings but that these windows are off set. However this situation occurs along the High Street in Knapwell in which dwellings are set in close proximity to the neighbouring properties opposite with ground and first floor windows positioned in the front elevations. At ground floor level the proposed dwellings would have windows which serve a kitchen and entrance hall. Both these rooms are not considered to be habitable rooms, with the dining and living rooms set to the rear. At first floor level in the front elevation there would be a window which serves an ensuite (unhabitable) and bedroom (habitable) within each dwelling. The neighbours have

raised concern regarding loss of privacy from the proposed dwellings and the proposed first floor bedroom windows which would be sited directly opposite the neighbouring bedroom windows. It is considered that on balance, given the proposed first floor bedroom window in the proposed dwellings would be off set from the windows in the neighbouring properties opposite the site, and not directly opposite, the proposal would not result in significant loss of privacy which would warrant refusal on this ground.

33. The height and size of the dwellings has been amended. As a result, it is considered that the proposed rooflines would not result in significant loss of light to these facing neighbouring properties.
34. The proposed development is therefore considered to accord with policy HQ/1(n) of the Local Plan.

Residential Space Standards

35. Policy H/12 of the Local Plan requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document with their gross internal floor areas.
36. The proposal would meet the requirements of policy H/12 of the Local Plan.

Drainage

37. The site lies within Flood Zone 1 (low risk). The Parish and neighbours in their comments have said the adjacent property at No.12 High Street and High Street are known to suffer from flooding, and the proposal would increase flood risk to adjacent properties. Numerous neighbours have raised concern regarding flooding. It is acknowledged that the proposal will increase the amount of hard landscaping on the site, however a large area of the site will be retained with soft landscaping and trees. A condition shall be added to ensure that the hard landscaping proposed is kept to a minimum.
38. The Drainage Officer has raised no objections to the proposal in regard to flooding and drainage, subject to requested conditions in regard to surface water and foul water drainage. Given this it is considered necessary to require these details as conditions in line with Policies CC/7 and CC/8 of the Local Plan.

Highway Safety & Parking

39. The Local Highways Authority have raised no objections to the proposal in terms of highway safety subject to conditions in regard to visibility splays, the falls and levels of the driveway, the driveway being constructed of a bound material, delivery hours to site and an informative in regard to works to the highway.
40. The Parish Council in their comments raised concern regarding parking and the driveways being unworkable. The proposed site layout has been amended to show two single driveways with a turning head within the site, to allow vehicles to leave the site in a forward gear. There are numerous examples of Knapwell in which small driveways do not allow for vehicles to turn and park within their curtilages. The principle concern from the Parish and residents is that the proposed parking and driveways are dangerous and unworkable and with the narrow road and long established record of on-street parking on the East side of the road, the continued use of the highway for parking will make the proposed driveways inaccessible and the

existing properties at Nos.12,13,14,15 and 16 unable to manoeuvre out of drives.

41. Given the Local Highways Authority have not raised this as a highway safety consideration, and have raised no concerns regarding highway safety, the proposal is considered acceptable in terms of highway safety and in accordance with Policy HQ/1 and the National Planning Policy Framework.
42. The proposal will provide car parking for two off road spaces within the driveway per dwelling. In line with Policy TI/1 of the Local Plan, 2 car parking spaces are required per dwelling with 1 cycle space per bedroom. The garage will allow for cycle parking provision.
43. The proposal would comply with the requirements for car and cycle parking provision under Policy TI/1 of the Local Plan.

Trees

44. Policy NH/4 of the Local Plan states that new development must aim to maintain, enhance, restore or add to biodiversity.

An Arboricultural Survey Report has been submitted with the application. The site has a number of trees within it with many of the trees being retained and many being removed to allow for development. A large number of the trees to be removed are defined as low value and no retention value trees.

45. A number of the comments received for the application refer to the site and its contribution it makes in terms of the trees within the visual amenity of the area. The Tree Officer has visited the site and commented that many of the trees are pleasant however are not of sufficient value to merit a Tree Preservation Order.
46. The Tree Officer in their comments has raised no objections to the proposals and has commented that the submitted Arboricultural Report is sufficient for this stage of the application, but a further detailed Tree Protection Plan, pruning and removal schedule will be required should the application be recommended for approved. A condition shall therefore be recommended requiring these details to be submitted in accordance with Policy NH/4 of the Local Plan.
47. The application is considered acceptable in terms of biodiversity and impact to the trees within the site in accordance with policies HQ/1 and NH/4 of the Local Plan.

Landscape

49. No details of landscaping for the proposal have been submitted. A condition shall be added to require details of all hard and soft landscape works in line with Policies HQ/1 and NE/6 of the Local Plan.
50. Comments received have raised concern regarding an old fence to the front of the site and its removal resulting in harm, to the historical part of Knapwell. Details of landscaping will be submitted by way of condition, this existing fence will be lost however it's removal is not considered to result in significant harm visually or failure to preserve or enhance the Conservation Area.

Biodiversity

51. An Ecology Report and Great Crested Newt Assessment has been submitted as part

of the application. The Great Crested Newt Assessment detailed at ponds within 250 metres of the site were average or good for suitability for great crested newts. Without mitigation it is considered likely that great crested newts could be harmed during the proposed development, therefore mitigation within the report should be followed to prevent harm to great crested newts.

52. The Ecology Report details that the site was low to moderate in ecological value. Comments have been received in regard to the impact of the proposal on owl and bat populations in the area. Recommendations in the report were made in terms of precautionary measures for bats, birds, reptiles, small mammals and habitats.
53. The Ecology Officer has commented on the application and recommended a condition be added to any consent granted to require submission of the licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2018 authorising the specified activity/development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence. The reason for this condition is to ensure that the mitigation measures are put in place to ensure protection of great crested newts.

Other Matters

Environmental Health

54. Comments received from the Council's Environmental Health Team are noted. Should the proposal benefit from planning consent it would be reasonable and necessary to impose conditions for hours of work, deliveries or collections, and informatives for burning of waste, minimising the potential for disturbance to neighbouring residents, driven pile foundations and air source heat pumps.

Other Local Plan Policies (Climate Change & Broadband)

55. Policies CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 required that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively; the application does not provide details of any of the above. Should the proposal benefit from support and planning consent it would be reasonable and necessary to impose conditions to require that the above policies are satisfied.
56. Loss of value to neighbouring properties was raised in comments received. This is not a material planning matter which can be considered as part of the application.

Conclusion

57. Whilst the concerns of the Parish Council, Historic Building Officer and local residents are acknowledged in relation to visual amenity, neighbour amenity, highway safety, parking, drainage and flooding, no objections have been received from statutory consultees in relation to these matters.
58. The amendments are considered to improve the quality of the scheme to ensure it preserves the character and appearance of the area and is not detrimental to highway safety.
59. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission

should be approved in this instance.

Recommendation

60. Officers recommend that the Committee approves the application subject to the planning conditions and informatives set out below:

Conditions

- (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans: KA26725-002 Rev B, KA26725-003 Rev A, KA26725-004 Rev B, KA26725-005 Rev B & KA26725-007.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
- (c) No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (d) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NE/6 of the South Cambridgeshire Local Plan 2018).
- (e) No development above slab level shall occur until a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018).
- (f) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the

occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- (g) The proposal for two semi-detached dwellings would be likely to cause harm to great crested newts as identified in the submitted Further Great Crested Newt Assessment by Skilled Ecology Consultancy Ltd, dated August 2018 and shall not in any circumstances commence unless the local planning authority has been provided with either:
 - a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2018 authorising the specified activity/development to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence. (Reason - To protect great crested newts and their habitat in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and the Biodiversity Code of Practice 2013 (British Standards Association, BS:42020).
- (h) Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works. (Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.)
- (i) Two visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary. (Reason - In the interest of highway safety in accordance with Policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018).
- (j) The surface of the driveway to serve the dwellings hereby approved shall be constructed on a level that prevents surface water run-off onto the highway and shall be constructed from a bound material so as to prevent displacement of material onto the highway. The development shall be retained as such thereafter. (Reason - In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)
- (k) All deliveries or collections to the site and all muck away movements shall not take place outside the hours of 08:00 to 18:00 Monday to Friday and 08:00-13:00 on Saturdays (nor anytime on Sundays and Bank Holidays) unless otherwise agreed in writing by the Local Planning Authority. (Reason - In the interest of highway safety in accordance with Policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018).
- (l) The dwelling hereby approved shall not be occupied until the minimum water

efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) 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.)

- (m) The dwelling hereby approved shall not be occupied until the dwelling to be occupied has been made capable of accommodating 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 or other emerging technology, 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.)

Informatives

- (a) In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- (b) There shall be no burning of any waste or other materials on the site.
- (c) 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.
- (d) 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.

Air Source Heat Pumps

- (e) 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.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)

Report Author:

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