

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12th February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2513/19/FL

Parish(es): Swavesey Parish

Proposal: Proposed New Dwelling

Site address: White Willows, Hale Road, Swavesey, Cambridge, CB24 4QP

Applicant(s): Mr & Mrs R & B Ratcliffe

Recommendation: Refusal

Key material considerations: Principle of Development
Ecology and Biodiversity

Committee Site Visit: No

Departure Application: No

Presenting Officer: Aaron Sands, Senior Planning Officer

Application brought to Committee because: Following referral to Planning Committee by the Parish Council

Date by which decision due: 14 October, 2019

Update to Appended Map

1. The map appended to the original report has incorrectly identified a site adjacent the site proposed as part of the planning application. The attached appendix is intended to replace that map on page 173 of the agenda. Officers confirm this does not impact the consultations which have been carried out, and which was done correctly, and the site location plan submitted as part of the original application remains correct.

Recommendation

Officers recommend that the Committee **Refuses** planning permission for the following reasons;

Reasons

1. Policies S/7 and S/9 together seek to focus development within the most sustainable areas of the district as defined by the Development Frameworks in order to prevent incremental unsustainable forms of growth and gradual encroachment into and urbanisation of the countryside, contrary to the strategy

for managing housing growth across the district. The proposal is made on the basis of the fallback position afforded by Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) Order 2015 that would enable the conversion of an agricultural building to a dwelling. However, by virtue of its materially increased scale and footprint, and the more domestic appearance in comparison to the agricultural building on site, it would represent an increased adverse impact on the openness and character of the countryside, and insufficient information has been provided to demonstrate the proposal could benefit from the rights afforded by Class Q. The proposal is therefore contrary to policies S/2, S/6, S/7 and S/9 of the South Cambridgeshire Local Plan 2018.

2. The application has not been accompanied by any form of ecology survey or report. There is a wealth of identifiable resources in the area, including open land, established dense vegetation, large waterbodies and the agricultural barn on site that would appear appropriate and capable of supporting protected species. The lack of assessment means it is not possible to determine what effect the proposal would have on ecology and biodiversity, and what mitigation and enhancement measures are required to make the proposal acceptable. As such, it is not possible to conclude anything other than that the proposal would result in harm to protected species, contrary to policy NH/4 of the South Cambridgeshire Local Plan and the provisions of the National Planning Policy Framework 2019, notably paragraph 170.

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](#)
- [Planning File Ref: S/2513/19/FL](#)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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