



14 July 2021

Report to: South Cambridgeshire District Council

Director of the Greater Cambridge Planning Service.

Lead Officer: Joint Director of Planning and Economic Development

21/01024/OUT, Land Adjacent To 12 Church Street Harston Cambridgeshire

Proposal: Outline planning permission for a two storey self build dwelling with all matters reserved

Applicant: Mrs Geraldine Roper, South Cambridgeshire District Council – Housing Department

Recommendation: Approval

Key material considerations: Principle of Development
Impacts Upon the Character and Appearance of the Area
Impact Upon the Adjoining Green Belt
Impact Upon Heritage Assets
Residential Amenity
Highway Safety and Parking Provision
Ecology
Tree Matters
Other Matters.

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 16th July 2021

Application brought to Committee because: The applicant is South Cambridgeshire District Council and third party objections have been raised

Executive Summary

1. This application seeks outline planning permission for a two storey self build dwelling with all matters reserved.
2. The application site is located within the development framework of Harston, with the boundary extending across the rear of the site. The countryside and Green Belt are located beyond the boundary.
3. The application has been submitted on behalf of South Cambridgeshire District Council.

Site and Surroundings

4. The site comprises an area of grassed land between No. 12 Church Street and The Footpath. There are several small trees located on the site, these have no statutory protection.
5. The site is located within the development framework of Harston, with the boundary extending across the rear of the site. The countryside and Green Belt are located beyond the boundary.

Planning History

6. None relevant.

Planning Policies

7. National Planning Policy Framework 2019 (NPPF)
National Design Planning Guidance (PPG)
National Design Guide 2019
8. 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/10 Group Villages
CC/4 Sustainable Design and Construction
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
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

South Cambridgeshire Supplementary Planning Documents (SPDs):

9. Greater Cambridge Sustainable Design and Construction - Adopted January 2020
Trees and Development Sites – Adopted Jan 2009
Biodiversity – Adopted July 2009
District Design Guide – Adopted March 2010

Consultation

10. Harston Parish Council – No comments received.
11. Local Highways Authority - No objections subject to the following conditions:
 - Pedestrian visibility splays
 - Falls and levels of proposed driveway
 - Bound material to be used for proposed driveway
 - Cambridgeshire County Council construction specification to be used for proposed driveway
 - Set back of any gate
 - Delivery Hours
12. Trees Officer - Summary (21/04/2021): I have no arboricultural or hedgerow objections to this application.

Trees on or adjacent site have no statutory protection.

A Preliminary Arboricultural Impact Assessment has been submitted. This is sufficient for this stage of the application but a further detailed Tree Protection Plan will be required if the application is approved.
13. Environmental Health Officer - I wish to confirm that I have received a copy of the above application and have considered the implications of the proposals.

I would advise that the following conditions/informatives should be attached to any planning consent granted:
 - Construction Hours
 - Construction environmental management plan
 - Air source heat pumps
14. Sustainable Drainage Engineer - The development proposed is acceptable subject to the imposition of the condition(s) outlined below:
 - Surface and foul water drainage
15. Ecology Officer - The site consists of an area of grassland with fruit trees, and dense scrub. The site does sit within the Impact Risk Zone of a nearby statutory protected site; however, it does not meet the criteria that would require a consultation with Natural England. There are no non-statutory protected sites in the vicinity that are likely to be impacted by this application. Species data shows barn owls and other breeding birds, invertebrates, reptiles, bats, badger, otter, and hedgehogs have all been recorded locally.

The application is not supported by an ecological assessment. I am not currently convinced that one is necessary. The fruit trees are to be retained and protected from

damage through standard avoidance and mitigation, and the most likely species affected by the removal of the immature dense scrub to the rear will be breeding birds. Any potential harm can be controlled through the following conditions:

- Timing of any works of removal to hedgerow, trees, shrubs, brambles, ivy and other climbing plants
- Biodiversity enhancement

Representations

16. Seven representations have been received, raising concerns about:

- Conflict with cycle path
- Harm to character and appearance of the area
- Harm to heritage assets
- Loss of privacy to neighbouring occupier
- Loss of light and overshadowing
- Lack of visibility for The Footpath
- Increased traffic congestion
- Loss of biodiversity and wildlife
- Harm to trees due to construction and sewer diversion
- Congestion from construction traffic

Planning Assessment

17. The key issues to consider in the determination of this application relate to the principle of development and the impacts upon the character and appearance of the area, impact upon the adjoining Green Belt, impact upon heritage assets, residential amenity, highway safety and parking provision, ecology, tree matters, other matters.

The Principle of Development

18. The proposal site would be located within the established development framework where the principle of residential development is considered acceptable for up to 8 dwellings, in accordance with policy S/7 and S/10 of the Local Plan 2018.

Character and Appearance of the Area

19. This section of Church Street is somewhat mixed; to the west the character is more built up and is characterised by larger two storey dwellings predominantly. To the east the character becomes more rural and the dwellings more modest and traditional to give way to the countryside and Green Belt. The site currently forms part of this transition, as existing it forms undeveloped grassed land.

20. The application is for outline planning permission with all matters reserved. Therefore, the details of access, appearance, landscaping, layout and scale of the proposed development are matters reserved for later approval. Indicative plans have been submitted to show how a single dwelling could appear on the site, however these are for illustrative purposes only.

21. It is considered that a single two storey dwelling could be achieved on this site. However the dwelling shown in the indicative plans would likely not be appropriate due to its appearance and overall scale. As these plans are indicative only, the concerns raised over character and appearance would need to be addressed at reserved matters stage.

Notwithstanding this, Officers acknowledge that the properties in the immediate setting, including No. 5 and No. 12 Church Street to the east, are quite modest with attractive traditional detailing, and any dwelling that would come forward at reserved matters stage should not overwhelm or dominate this context.

22. The representations received raised a concern regarding the loss of the existing green space. The openness does form part of the character in this section of Church Street; however as any dwelling could be set back in the plot, with appropriate soft landscaping, it is considered that development could be achieved on this site without significant harm to this character. Landscaping is a matter that has been reserved and therefore this would also need to be addressed at reserved matters stage.

23. The proposal is considered to be in accordance with Policy HQ/1 of the Local Plan 2018.

Impact upon the Adjoining Green Belt

24. Beyond the rear of the site, to the north, is the countryside and Green Belt. The indicative plans demonstrate a dwelling could be located centrally in the plot so there would be a reasonable distance between the rear elevation and the boundary. It is considered that, with appropriate landscaping to the rear boundary, the rural character and openness of the Green Belt would be preserved.

25. The proposal is considered to be in accordance with Policy NH/8 of the Local Plan 2018.

Impact to Heritage Assets

26. The proposal is located outside the Conservation Area, and the closest listed building is No. 1 Church Street. This property is located to the south east of the site. Although a reasonable distance from it, it does form part of the context of the locality. The representations received raised concerns about the appearance of the dwelling, however this is a reserved matter and therefore would need to be addressed at this stage. The proposal would result in the addition of one two storey dwelling. Given the existing pattern of development this would not be considered to result in detrimental impacts to the nearby heritage assets, and would preserve the character and appearance of the area.

26. The proposal is considered to accord with Policy NH/14 of the Local Plan 2018.

Residential Amenity

Loss of privacy

27. The impact upon adjoining occupiers would need to be assessed in detail at reserved matters stage when details of the access, appearance, landscaping, layout and scale have been submitted. In order to establish whether acceptable in principle, however, it is still necessary to consider whether a dwelling could be accommodated on the site without resulting in adverse neighbour amenity issues.

28. A number of concerns have been raised regarding the indicative plans, particularly in regard to No. 12 and No. 16 Church Street. No. 12 is a particularly modest dwelling, which contains one secondary bedroom window and several other windows which serve non habitable rooms on the west elevation. The proposal submitted at reserved matters stage would need to take great care so as not to result in a loss of light, overbearing impact or loss of privacy to these windows. In addition, the indicative plans show that potential views could be created to the rear elevation of No. 16 and the rear amenity

space, which would need to be addressed within any reserved matters application. Concerns have been raised about amenity impacts to No. 2A The Footpath, however the site is located over 20 metres from the boundary with No. 2A and therefore this impact is not therefore considered significant.

29. The design of the dwelling is not to be determined as part of the application, however policy H/12 requires that new dwellings meet the minimum space standards and provide private amenity space to accord with the policy. A condition is proposed to ensure that the design of the new dwelling would meet the minimum standards. It is considered that the site is capable of accommodating a dwelling that would accord with Policy H/12.
30. The Environmental Health Officer recommends a condition to restrict construction hours to protect the amenity of neighbours during the development phase. The condition is considered appropriate and necessary for neighbour amenity. In addition, the Officer requests a condition requiring a Construction Environmental Management Plan to be submitted. This is also considered reasonable given the constraints of the site.
31. It is considered that the information available at this stage indicates that a proposed dwelling may be constructed without harming the amenity of neighbours. The details of siting and design that will be required at reserved matters stage will enable matters of amenity to be considered in greater detail in accordance with Policy HQ/1 of the Local Plan 2018.

Highway Matters and Parking

32. Access is a reserved matter and therefore this would need to be fully assessed at this stage, however the indicative plans indicate that an access could be achieved in this location without an adverse impact upon highway safety. The Local Highways Authority have not raised any objection to the proposed development subject to several conditions regarding visibility splays, drive materials, specification, vehicular gates and construction vehicles. The conditions are considered necessary and reasonable, especially in light of the concerns raised regarding visibility. The first condition requests that visibility splays are provided, and therefore Officers are satisfied that this would mitigate any concerns regarding visibility.
33. Several representations also raised concerns regarding the proposed Harston cycleway, which aims to create a new foot and cycleway through Harston. The cycleway would be located along the A10 and would not be considered to conflict with the proposal site. In addition, concerns were raised about additional congestion created from an additional access and dwelling in this location. The Local Highways Authority do not raise any objection to the addition of an access point in this location, and it is not considered that the addition of a single dwelling would increase traffic movements so much that it would result in a danger to highway safety or result in undue stress on the surrounding highway network.
34. The proposal site would appear to have scope to provide the parking required in Policy TI/3, figure 11 of the Local Plan 2018 within the site. The parking spaces should be detailed in any future application submitted along with access details.
35. The proposal is considered to accord with Policy HQ/1 and TI/3 of the Local Plan 2018.

Ecology

36. The site consists of undeveloped grass land with fruit trees and dense shrubs. The Ecology Officer has been consulted on the application and does not raise any significant

concerns, subject to conditions for biodiversity enhancement and work timings. Whilst, some concerns have been received about impact to wildlife, the conditions would be considered to mitigate any harm that would result from the proposal. The proposal would not be considered to result in significant adverse impacts to the biodiversity on site and therefore would be in accordance with Policy NH/4.

Tree Matters

37. The Tree Officer was consulted as part of the application and has reviewed the Preliminary Arboricultural Impact Assessment submitted. As the proposal is at outline stage, Officers agree with the Tree Officer that the information submitted is acceptable, however further information would be required at reserved matters stage including a Tree Protection Plan and Tree Methodology Statement. A condition will be added to any permission granted to request these details be submitted. The proposal would not be considered to result in significant adverse impacts to the trees on site and therefore would be in accordance with Policy NH/4.

Other Matters

Drainage

38. The application site is not located in a flood zone and there are no surface water issues on the site. The Drainage Officer has raised no objection to the proposal subject to conditions regarding surface and foul water provision. The conditions proposed are reasonable given that new dwelling would offer a significant new built form.

Energy Efficiency

39. Policy CC/3 of the South Cambridgeshire Local Plan 2018 requires that proposals for new dwellings shall reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring a scheme demonstrating this to be agreed by the LPA.

Water Efficiency

40. Policy CC/4 of the South Cambridgeshire Local Plan 2018 states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring this to be complied with.

Broadband

41. Policy TI/10 of the South Cambridgeshire Local Plan 2018 states that new development (residential, employment and commercial) will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring this to be complied with.

42. Recommendation

That planning permission be granted subject to appropriate planning conditions/informative:

1) No development shall commence until details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2) Application(s) for 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. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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.

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5) No works to or removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

6) Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. 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.

7) Prior to the occupation of the dwelling, hereby permitted, two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be

maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

8) The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

9) The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

10) Prior to the occupation of the dwelling, 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 Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

11) Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 10m from the highway boundary and not from the carriageway edge. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

12) All deliveries to the site and all muck away movements are to be carried out only during the following hours 09.30hrs - 16.00hrs Monday to Friday

Reason: for the safe and effective operation of the highway, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

13) Before any works commence on site, 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 Policy NH/4 and HQ/1 of the South Cambridgeshire Local Plan 2018.

14) 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 locality, especially for people living and/or working nearby, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

15) Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

If discharging into an awarded watercourse a licence must be obtained from the South Cambs Drainage Engineer.

Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding and 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.

16) 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.

17) 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.

18) Prior to the first occupation of the 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.

Informatives

1) 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.

2) 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.

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 Environment Planning Team.

Report Author:

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