



Report to: South Cambridgeshire District Council 19th January 2022
Planning Committee

Lead Officer: Joint Director of Planning and Economic development

21/02117/FUL Jolly Millers 73 High Street Cottenham Cambridge

Proposal: Change of use of public house (SG) with flat to dwelling (C3), demolition of existing annex/outbuildings, erection of detached dwelling and creation of amenity space, bin storage and parking and manoeuvring for 2 dwellings

Applicant(s): Gary Jackson

Key material considerations: Principle of Development
Character / Visual Amenity / Impact on Heritage Assets
Access, Highway Safety and Parking Provision
Trees / landscaping

Date of Member S/V: N/A

Is it a Departure Application: Yes (advertised 16.06.2021)

Decision due by: 20.08.2021

Application brought to Committee because: Referred from Delegation due to Parish Objection

Presenting Officer: Alice Young, Senior Planner

Executive Summary

1. The application seeks planning permission for the change of use of the public house (the Jolly Millers, Cottenham), demolition of the existing outbuildings and the erection of a detached dwelling and associated facilities to the rear of the former pub. The application was referred to Planning Committee by Cottenham Parish Council and at the Chairs Delegation Meeting on 5th October 2021 was deferred to the Planning Committee for consideration if the officer recommendation was one of approval.
2. The principle of the loss of the pub is justified by virtue of extensive marketing, its commercial viability, impact on other pubs if retained and lack of strong opposition locally. Officers consider that the proposal would not result in an unacceptable reduction in the level of community or service provision in Cottenham or the wider locality. Therefore, the application would be compliant with policy SC/3. The conversion would result in public benefit through the provision of additional housing.
3. In terms of the principle of development for the dwelling, whilst the proposed built form of the dwelling would be contained within the development framework, the residential curtilage extends outside the framework boundary. This is not supported by the Neighbourhood Plan or other policies in the Local Plan. This part of the proposal is therefore contrary to policy S/7 of the Local Plan as a matter of principle. However, as this part of the existing land which is to change to residential curtilage is pub amenity land and clearly defined by a formal boundary fence and not open countryside, the change of use of this land to residential curtilage would not represent an encroachment into the open countryside. No harm arises from this aspect of the proposal despite this minor conflict with policy.

Site History

4. 21/0670/TTCA - Fell because of causing blockage of gutters and soakaways, obstruction to driveway, damage to driveway, too close to property and suffering from ash die back as well as having no amenity value. Gardens have enough trees and more will be planted with landscaping further away from buildings when landscaping completed to wasteland behind next season. Felling will allow clear and better views of eucalyptus further back in sight. – No objection
5. 21/0093/TTCA - Eucalyptus Tree 2) Removal of canopy overhang by cutting back to boundary line due to loss of light rendering my garden unusable. Overshadowing is killing my vegetation and grass. Mulberry Tree 1) Fell Mulberry tree due to being badly pruned by previous owners and irreversible

imbalance of branches. It is also in a bad location for enjoyment of garden in obstructive central location as well as being a very poor specimen. There are enough trees around the site perimeter so views of these will be improved as well as giving better views across open fields and landscapes to distant trees. – No objection.

6. 20/2138/TTCA - T1 WILLOW ~ tree in decline (25% dead) with honey fungus ~ top and fell to ground level; T2 MULBERRY ~ previously poorly pruned and wind damaged ~ remove wind damaged limb; formatively prune remaining crown by height reduction of 2ms and laterals by 1m to rebalance; T3 ASH ~ large crown to reduce overall by 2.5 to 3ms; - No objection
7. S/3112/19/FL- Change of Use for the use of 7 rooms to lettable rooms under C1 for the upstairs and annexe accommodation - Some internal alterations and minor changes to the facade on the existing extension and a new door to the rear - Withdrawn

Adjacent Site History

North-west of Application Site (71 High Street)

8. 21/00957/HFUL - Erection of a double carriage style garage. The garage will not be habitable and is for the storage of up to two vehicles. It will be built in a similar style to the existing property (black timber cladding over a timber frame with a slate roof). – Permitted
9. S/1053/19/FL - Single storey side extension to replace existing lean to extension and part conversion of existing garage/workshop to habitable use – Permitted
10. S/2501/14/FL – Dwelling and access (revised) – Permitted
11. S/0399/11 - Erection of 3 bedroom dwelling and vehicular access at land to the rear of 71 High Street following demolition of existing garage building. - Permitted
12. S/0223/09/F – Proposed new dwelling to the rear of no. 71 High Street Cottenham - Permitted

National Guidance

13. National Planning Policy Framework 2021
National Planning Practice Guidance 2021
National Design Guide 2021

Development Plan Policies

14. South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
S/8 – Rural Centres
CC/1 – Mitigation and Adaptation 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/9 – Housing Mix
H/12 – Residential Space Standards
SC/3 - Protection of Village Services and Facilities
SC/10 – Noise Pollution
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/10 – Broadband

15. South Cambridgeshire Supplementary Planning Documents (SPD):

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Affordable Housing SPD – Adopted March 2010
District Design Guide SPD - Adopted March 2010
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009

16. Neighbourhood Plan

Cottenham Neighbourhood Plan
COH/1-1
COH/1-2
COH/1-5
COH/2-1

Consultation

17. **Cottenham Parish Council – Objects and refers to Planning Committee.**

Cottenham PC strongly recommends refusal of this planning application. The Design & Access statement is rather mendacious and there are a number of errors (2.4 - there are only 2 pubs; 2.9 - 71 High St is attached and not a standalone dwelling; 3.5 - Neighbourhood Plan has been adopted; 4.25 - ash tree is subject to a legal dispute). The Council consider it untrue that the pub isn't needed by the community. The proposed development would change the linear pattern of the High Street. Concerns about the vehicle access arrangements. Noted that the amenity land for the garden goes over the village framework boundary. We echo comments made by the Trees Officer. Proposals are contrary to Cottenham Neighbourhood Plan policies COH/1-5 c, f, g and h (responsive to village characteristics - building lines; relationship between buildings and car parking; maintenance/creation of vistas between properties; and incorporation of native species trees within gardens). CPC strongly recommends refusal.

18. **Environmental Health – No objection, subject to conditions.**

19. Recommended conditions

1. Construction hours
2. Construction Environmental Management Plan

20. Informatives

1. Demolition notice
2. Piling
3. Air source heat pumps

21. **Local Highways Authority – Objection.**

The applicant has failed to provide a drawing showing the required visibility splays. The Highway Authority requests that a plan showing the visibility splays is provided prior to determination of the application. The visibility splay should have the dimensions of 2.4 metres by 43 metres as measured from and along the nearside edge of the carriageway shall be provided on both sides of the access and not as shown on drawing number: 1014.003.001. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times. However, if the applicant can provide empirical data, in the form of speed and traffic flows and subjective observations these will be considered by the Highway Authority and the use of the lower visibility splays as detailed in Manual for Streets may be applicable. The inter vehicles visibility splays must be within the existing adopted public highway or land under the control of the applicant.

22. Recommend conditions relating to pedestrian visibility splays, driveway falls and levels, driveway material, access width, traffic management plan and the proposed arrangements for future management and maintenance of the

proposed road. An informative relating to works to or within the public highway has also been requested.

23. Revised plans (1384/1A): Objection. The Local Highway Authority would seek that it be impractical for more than 2 domestic motor vehicles be parked on site at any one time, re-alignment of the annex north south, a condition that the 2 bed dwelling be used by a family member only and remove the note stating 'new shingle entrance road and parking spaces' In subsequent discussions with the Highway Authority, it was concluded that the objection could be overcome if only two parking spaces were provided and it was made impractical for more than two cars to park on site whilst retaining turning space. ***(Officer Note: The plans have subsequently been amended as per highways advice to make it impractical for more than two cars to park on site. Any further comments from the Highways Authority will be reported on the update sheet)***

24. **Conservation - Partial objection**

25. The proposed change of use would not preserve or enhance the character the conservation area. The proposed dwelling would preserve the character or appearance of the conservation area subject to the amendment suggested below.

Change of use

26. The Jolly Millers is historic public house dating to the late 19th century. The existing brick building replaced an earlier property that was destroyed by fire in 1898 but is known to have traded as a pub since 1840. The public house and its ancillary rear structures make a positive contribution to the Cottenham Conservation Area both for its unassuming Victorian architecture and its historical cultural and social contribution to the character and vitality of the village. This part of Cottenham High Street is characterised by historic properties fronting the street with long narrow garden plots and modest ancillary buildings behind, often with glimpses to the countryside beyond.
27. Public houses are known to be important historical and community facilities and are recognised in local and national policy for their notable contribution to the historic environment and the rural economy. The NPPF (2019) requires planning policies and decisions to enable "the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship." (83a). In Cambridge, public houses have been recognised as an important part of the city's culture and character and worthy of protection (Cambridge Local Plan policy 76).
28. The proposed change of use is considered detrimental to the character of the conservation area for the reason outlined above. The proposed physical alterations would have a minimal impact on the main building fronting the

street, aside from the loss of signage and activity, and would preserve the appearance of the conservation area. The pub signs should be retained where possible so the identity of the building is partly preserved.

Rear dwelling

29. The rear annexe is of relatively low significance although it is appropriately subservient in scale and character and is characteristic of the conservation more widely. The proposed new dwelling would be largely appropriate in scale and character, and would be subservient to the frontage building although it would move development back into the site and obscure existing views to trees and countryside. The design could be improved by the use of timber or metal windows/doors which are considered sympathetic to the character of the area. These would be most noticeable in diagonal views along the south of the site. The proposed 1.8m close boarded fence along the northern boundary of the site on Smith's Path, which is currently part boarded fence and part post and rail fence, is not considered sympathetic to the conservation area. A post and rail fence or hedge would better preserve the area's character along this rural public lane.
30. The proposals would partially comply with Local Plan policy NH/14. With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 190, 193 and 196 would apply.
31. Recommended conditions:
 1. Materials
32. **Trees Officer** – No objection.
33. Trees on or adjacent the site have a level of protection through being located within the conservation area but do not have statutory protection.
34. Extensive tree work in recent months has been undertaken and the site no longer looks like the most recent aerial photography. No or limited tree or hedgerow information has been submitted with the application and none are required.
35. **Sustainable Drainage Officer** – No objection.
36. Recommends surface and foul water conditions to demonstrate compliance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage
37. **Ecology Officer** – Further information required.
38. The applicant needs to undertake a further bat survey before determination. This is because the building had 'low' roost suitability (rather than negligible)

and this para from the Bat & Bird Nesting Report (Elton Ecology, December 2021) is relevant:

The PBRA survey assessed the building as having low bat roosting suitability. With reference to best practice survey guidelines (Collins, 2016), one nocturnal emergence/ re entry survey should be carried out on the building, comprising one dusk emergence survey or one dawn re-entry survey, to establish the presence/ likely absence of roosting bats.

39. There were no nesting birds within the building according to the report, so these do not need to be considered further at this stage.

Representations

40. 1 representation from 1 resident has been received raising **objection** to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:
- Parking already is at capacity and although we understand that the planning application accommodates parking for the properties, all it takes is for one of the houses to have a party or more than two cars and it would be dangerous.
 - No capacity at the local doctors' surgery or local schools
 - Further development will only add to electricity load causing more issues with power cuts
 - Loss of trees and impact on local wildlife
 - It would set a precedence for further development to the rear of the property causing more issues regarding capacity
41. 1 representation from 1 resident have been received raising **neutral** comments to the proposed development.
- Support the change of use of the pub into a residential dwelling. The public house has been vacant for a number of years and was falling into a state of disrepair which reflected poorly on the local community
 - Overlooking from the new dwelling
 - Impediment of existing right of way over the land through the driveway
 - Also concerned that any proposed driveway / pathway does not compromise the damp course and soak away of our property
42. 1 representation from 1 resident have been received raising **supportive** comments to the proposed development.
- Support the conversion of the pub into a dwelling
 - Support the conditioning of materials, detailing, obscure glazing and the recommended condition from the Sustainable Drainage Officer
 - Suggests hedge planting along Smith's Path to tie in well with the surroundings

Planning Assessment

Site and Surroundings

43. The site is located on the south-eastern side of Cottenham High Street, 0.5 miles from the village centre as designated in the Cottenham Neighbourhood Plan. The application site outlined in red refers to the public house (formerly the Jolly Millers), several outbuildings and pub amenity land to the south-east. The pub has been vacant for an extended period of time, even prior to the COVID-19 pandemic. The development framework boundary cuts through the site 38m into the site which currently falls beyond the existing hardstanding and outbuildings. The site falls within the Cottenham conservation area, outside the flood zone and does not contain any TPO trees. To the north-east of the site is Smith's Path which leads to commercial and residential units to the south-east of the site. Aside from these commercial units, predominately the site is surrounded by residential dwellings, with large plots extending beyond the development framework boundary which contain barns, outbuildings and some back-land dwellings.

Proposal

44. This application seeks planning permission for the change of use of the public house with a flat into a residential dwelling, the demolition of the existing annex/outbuildings and the erection of a detached dwelling and associated facilities (parking, bins and amenity space). The existing vehicular access will be retained and two parking spaces will be provided one per dwelling within the site, two other parking spaces will be on the carriageway.

Key Issues

45. The key issues to consider in the determination of this application are the principle of development, character / visual amenity / impact on heritage assets, housing provision, residential amenity, access, highway safety and parking provision, biodiversity, trees / landscaping, flood risk and drainage, renewables / climate change, developer contributions and other matters.

Principle of Development

46. Both the principle of the loss of the public house and the principle of development of the dwelling of which the rear garden (amenity land) extends beyond the development framework boundary need to be considered.

Principle of the loss of the public house

47. The public house (formerly the Jolly Millers) is situated within the development framework. Policy SC/3 of the Local Plan protects village services and facilities and states that planning permission will be refused for proposals which would result in the loss of a village service (including pubs) where such loss would

cause an unacceptable reduction in the level of community or service provision in the locality.

48. Criterion 2 of SC/3 outlines matters which will be considered in determining the significance of the loss. Considerations are as follows: a) the established use of the premises and its existing and potential contribution to the social amenity of the local population; b) the presence of other village services and facilities which provide an alternative, with convenient access by good local public transport services, or by cycling or walking; and how these remaining uses will cope with displaced users; and any unacceptable impact of those alternative services or facilities; and c) the future economic viability of the use including the results of marketing of the premises for a minimum of 12 months at a realistic price and in appropriate cases financial information.

49. A marketing and viability assessment has been submitted in support of the application The Jolly Millers has been vacant and not trading since 2017, aside from a small period of time where it was run as an Indian restaurant in 2019, and was then consequently marketed from March 2019 to July 2020. The pub was marketed on a multi-agency basis which included Everard Cole for pub use alongside other community uses such as a restaurant, café leisure and general retail uses. The marketing included online and on site advertising, mail-shooting existing Cambridgeshire businesses and utilising a wide database of pub, restaurant and other commercial businesses. The pub was marketed for £475,000 in March 2019 and subsequently was decreased in February 2020 to £450,000. A number of enquiries were made during the marketing period, but only two materialised into offers, of which both were for residential development of the site and one fell through. The successful bid was by the applicant for £100,000 below the original asking price. A viability assessment has been submitted, prepared by a third party, which concludes that, even with an optimistic approach towards the potential turnover generated from the Jolly Millers and conservative expenses, due to the market conditions and extensive and prohibitive works required to the building, the premises is not capable of operating as a commercially viable trading entity. It is also emphasised that the re-establishment of the pub may affect the profitability of surrounding competing outlets.

50. Cottenham is designated as a Rural Centre in the Local Plan. Paragraph 2.55 of the Local Plan describes Rural Centres as the largest, most sustainable villages in the district which have a variety of services and facilities. Cottenham has a healthy amount of facilities which serve the local population and create a vibrancy and vitality to the village. This includes three pubs, the Hop Bind, the Chequers and the Waggon and Horses (temporarily closed), the Cottenham Social Club and several restaurants and cafes. All of these pubs and the majority of the other services are located within the village central area (as defined by the Cottenham Neighbourhood Plan, figure 11).

51. The use of the pub ceased operations in 2018 and has been left predominately vacant since then. The viability report submitted demonstrates that a potential contribution to the social amenity of the local population as a pub is unviable

and the marketing report demonstrates that there was no demand for other uses to take on the premises. Therefore, Officers consider criterion a) to be met.

52. As highlighted above, Cottenham has a range of other village facilities which include a variety of comparable alternatives which are situated in more convenient locations, within the village central area. This is the most accessible and connected area of the village, in terms of walkability. The Viability Assessment highlights that even if the Jolly Millers pub was reopened and operational again, the impact on the alternative pubs would impact upon the profitability of these facilities which are sited in more sustainable locations and better sited for footfall. Whilst the Viability Report did not explore the impact of the displaced users on the existing facilities in Cottenham, Officers note that the Waggon and Horses is temporarily closed, sited within the village centre, and thus could have a positive impact upon the existing facilities in Cottenham. Officers are therefore satisfied that criterion b) has been met.
53. The pub has been marketed for over 12 months at a reasonable price, with limited interest for uses other than residential uses. The Viability Report demonstrates that the economic viability of the pub, given the extensive works required for operation, site location and market conditions, the premises is not commercially viable. Thus, criterion c) has been met.
54. The Parish Council have objected to the loss of the pub stating that there is community need for the pub. However, despite adequate consultation, only three representations were received, one objecting but on different grounds. Furthermore, the neutral and supportive comments received both stated support of the change of use of the pub given it has been vacant for a long period of time.
55. Taking the above matters into consideration, Officers therefore conclude that the loss of the pub (and potential other commercial uses) would not lead to an unacceptable reduction in the level of community or service provision in Cottenham.

The principle of development outside the framework

56. The Council's strategy for managing housing growth is set out in Chapter 2 'Spatial Strategy' of the South Cambridgeshire Local Plan 2018.
57. The strategy outlines the settlement hierarchy where lastly development is focused on existing settlements using defined development frameworks. The principal reasons for this are two-fold: to prevent development encroaching upon the open countryside and to prevent unsustainable growth in areas where there is insufficient infrastructure to support such development.
58. Policy S/7 (criterion 2) of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported

by other policies in this plan will be permitted. This is reiterated in policy COH/2-1 of the Cottenham Neighbourhood Plan.

59. The Cottenham development framework boundary transects the site 38m to the south-east of the High Street. The existing site is pub amenity land and therefore not defined as open countryside. The proposed dwelling would be sited within the development framework boundary. The amenity space attributed to the new dwelling would extend beyond the framework boundary. However, as emphasised the land is not defined as open countryside, but rather pub amenity land. This land, when the pub was in operation, therefore was used for outside dining and socialising, with benches and other landscaping to accommodate this. It is also important to note that within the land in the ownership of the applicant (blue line on the site location plan), there is, and has been for almost 20 years, as evidenced by aerial photographic records, a fence to the south-east of the site which shields views of the rear amenity land of no. 73 from Smith's Path to the south-east of the site. Therefore, the character of this land is distinct from that of the character of open countryside. Officers consider that the proposal, by virtue of the land being pub amenity land, would not encroach into the open countryside and would therefore not conflict with the aims of policy S/7.
60. The second aim of the strategy guards against piecemeal unsustainable growth. Policy S/8 designates Cottenham as a Rural Centre and states that residential development and redevelopment within the development framework of Rural Centres will be permitted without any limit on individual scheme size due to the variety of facilities, good transport links and education access.
61. The proposal sites the built form within the development framework boundary with only residential amenity land located outside of the framework boundary. By virtue of this, alongside the existing use of the land (pub amenity land, not open countryside) and facilities provided within Cottenham, Officers consider that the proposal would not result in piecemeal unsustainable development in an area where there is insufficient infrastructure to support such development.
62. Taking the above into account, Officers consider that the proposal would not give rise to any harm arising from encroachment and does not conflict with the overarching aims and objectives of the housing strategy which policy S/7 seeks to embed.

Character / Visual Amenity / Impact on Heritage Assets

63. The site falls within the Cottenham conservation area and the application has been subject to consultation with the Conservation Officer, who raises a partial objection to the application. The Conservation Officer's partial objection refers specifically to the change of use of the pub and detrimental impact this would have on the character of the conservation area. The Conservation Officer continues to state that the external changes to the former pub building (e.g. renovation) would have a minimal impact on the main building and would preserve the appearance of the conservation area. Officers do not contest that, due to the change in the way the building is used, the building's character

would alter marginally given less social interaction taking place on site. However, if the pub signs were retained to signify the historic use of the building, officers consider that this would not result in significant harm to the character of the conservation area or the street scene. It is therefore recommended that a condition is used to secure this.

64. Cottenham is considered to have a 'fen-edge' character as stated in the Cottenham Neighbourhood Plan which the site contributes to. This area of Cottenham is characterised by front facing properties orientated to the High Street with long rear plots extending beyond the development framework boundary. Within these plots, built form is not uncommon with outbuildings, warehouses and comparatively smaller scaled dwellings featuring. Smith's Path, directly north-east of the site, is a vehicular road and leads to commercial and residential units to the east of the site. These fall completely outside the development framework, and at most are located approximately 170m east of the High Street. It is important to note that no. 71, north of the application site, has been subdivided to provide a larger dwelling which extends beyond the framework boundary. Whilst this consent was granted in 2014, on the previous Development Plan, it remains a material consideration which weight is attached. Therefore, considering the surrounding context, officers consider that the character of the area includes structures ancillary in appearance in this back-land position. This is reflected in the Cottenham Heritage and Character Assessment, part of the evidence base for the Cottenham Neighbourhood Plan 2021, which states that "*backland development is common along the length of the High Street where long plots have been subdivided, original buildings have been extended or agricultural buildings converted to residential or commercial use. Buildings are generally two or three storeys in height and constructed in a range of materials*".
65. The proposed dwelling, by virtue of its scale, massing and barn-like design, would appear subservient to the converted pub building in both form and character, appearing as an ancillary building. It is similar in appearance to that of no. 71a to the north of the site yet smaller in scale and differs in detailing. To ensure high quality external appearance, Officers find it reasonable and necessary to secure material samples via condition.
66. The Parish Council have concerns regarding the proposal restricting vistas between buildings to the open countryside from the High Street. There would be views of the dwelling from the High Street from both the north and south of the former pub building, due to the vehicular accesses of Smith's Path and no. 71a and the access between the former pub and no. 75.
67. From the viewpoint north of the former pub, the development would be seen within the context of the frontage buildings and formal boundary treatments and other built form in these rear plots such as the existing annex structure within the application site, no. 71a and the commercial units behind. The open countryside, due to this built context, is signified by mature trees providing a backdrop to the built form and therefore is perceived as being beyond the application site. The proposed dwelling would take the place of the existing annex structure which would therefore be visible within from this vista.

However, the proposed dwelling has a comparatively smaller footprint than the existing annex and whilst half a storey taller, is sited further away from the High Street, minimising the mass when viewed from this viewpoint. Moreover, the dwelling would be seen within the context of other built form which features no. 71a, a comparatively larger dwelling, and the commercial and residential units behind and would not significantly compromise views of the open countryside given the existing annex structures and the proposed scale and massing of the dwelling. It is important to note that one of these trees which forms the backdrop for the existing built form here already has consent to be removed and no other trees will be removed by the development. Despite the existing close-boarded boundary treatment, Officers do agree with the Conservation Officer that the boundary treatment along the northern boundary adjacent to Smith's Path, should be softened. Officers consider it reasonable and necessary to secure this via condition.

68. From the viewpoint south of the former pub, the view comprises no. 73 and 75 fronting the High Street, glimpse views of the existing annex building contained within a formalised amenity area and views of the residential and large-scale commercial units accessed via Smith's Path. Trees which are mainly contained within the rear garden of no. 71a do soften these large-scale buildings to a degree. The proposed dwelling would, due to its siting further into the plot, be more visible than the existing ancillary structures, however, it would be seen within the context of the commercial units behind and within an already formalised rear amenity space. The layout of the proposal has been altered during the application process to re-landscape the site providing more of a rural setting. However, officers consider that a more detailed landscaping scheme is required to ensure high-quality integration into the surrounding context. Officers consider that subject to appropriate landscaping, the proposed dwelling would not, due to its scale, massing and ancillary appearance, compromise views of the open countryside as the only markers of the open countryside to the east is the tree backdrop behind the existing large scale commercial units.
69. Taking the above into account, Officers consider that the views from the High Street of the open countryside would not be compromised by the development and the proposal would not appear out of character or adversely impact upon the street scene. Therefore, officers are satisfied that the proposal complies with policies HQ/1 and NH/14 of the Local Plan and COH/1-5 of the Cottenham Neighbourhood Plan.

Housing Provision

70. The application seeks planning permission for the conversion of the existing pub into a dwelling and erection of one dwelling in the rear.

Housing Density

71. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Rural Centre villages but that the net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.
72. The overall site measures approximately 0.06 hectares in area. The development of 2 dwellings on the site would equate to a density of approximately 33 dwellings per hectare.
73. Therefore, the density of development on the site would be slightly above the requirement of 30 dwellings per hectare as stipulated by policy H/8. Yet given the surrounding pattern of development, the site constraints and extensive land to the east which is in the ownership of the applicant, the proposed density is considered not to be out of character in this context or when weighed against other considerations, to result in harm.
74. The proposed density is therefore justified and there is no conflict with Policy H/8 of the Local Plan.

Residential Space Standards

75. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document. The converted dwelling would be 183m² exceeding the minimum for a two storey 4 bedroom 7 person dwelling (115m²). The proposed detached dwelling would have a total internal area of 83m² which exceeds the standard for a 2 storey 2 bedroom 4 person dwelling. Therefore, the proposal would comply with policy H/12.

Access, Highway Safety and Parking Provision

76. The existing site has a vehicular access directly onto the High Street. This access is retained as part of the proposal and utilised for access to the proposed dwelling and car parking for both dwellings. The application has been subject to formal consultation with the Local Highways Authority who originally raised an objection to the proposed development due to the highway safety impact arising from intensification of the use of this access given poor pedestrian and vehicular visibility from this access. However, the Highway Authority stated the objection could be overcome by removing two car parking spaces and the area of hardstanding along the southern boundary south of the

new dwelling and decreasing the width of the access to ensure only one vehicle could access the site at a time.

77. The proposed layout has been amended in response to the Highway Authority comments to provide two car parking spaces, one for each dwelling, whilst providing sufficient space for turning without excess space for further vehicles to be parked within the site. This has decreased the number of vehicular movements to and from the site compared with the original proposal and prevents more than two cars parking to the rear of the converted pub. Officers consider that the amendment adequately responds to the Highway Authority's comments and overcomes their original objection. On this basis the proposed development has therefore demonstrated that it will achieve safe and suitable vehicular access to the site which will not result in significant harm to highway safety. Subject to the recommended conditions, the proposal is not considered to result in significant harm to highway safety and to accord with TI/2 of the Local Plan and paragraphs 108 and 110 of the NPPF.
78. Policy TI/3 of the Local Plan requires car parking provision to be provided through a design-led approach in accordance with the indicative standards of 2 spaces per dwelling (1 space to be allocated within the curtilage), noting that additional provision may be needed for visitors, service vehicles and salesmen. The proposal illustrates that two car parking spaces, one for each dwelling will be accommodated off the carriageway and the remaining two can be accommodates on the roadside. There is sufficient space on the roadside to accommodate the vehicles whilst not preventing the traffic flow or giving rise to highway safety issues given the road width. This would not pose additional parking pressure on the High Street as from aerial photographic records and evidenced from a site visit, this section of the High Street does not suffer from high parking pressure. The proposal would therefore accord with TI/3 of the Local Plan. The proposal would retain the on-site parking as required by the Cottenham Neighbourhood Plan.

Residential Amenity

Neighbouring occupiers

79. Given the siting of the proposed dwelling, the neighbours that may be impacted by the development are no. 71a and no. 69 High Street.
80. The proposed dwelling would be sited approximately 13.7m south-west of no. 71a and the side elevation (south-western) contains windows which serve habitable rooms. By virtue of this separation distance, alongside the scale (3.7m to the eaves), massing and pitched roof design, the proposal would not significantly adversely impact upon the amenity of no. 71a in terms of overbearing or overshadowing. There are no windows which would give rise to overlooking to no. 71a.
81. The proposed dwelling would be located 5m from the south-western neighbour no. 75. Given the siting (5m from the common boundary adjacent to no.75 rear

garden), scale, massing and design of the proposed dwelling, the proposal would not result in a significant impediment to no. 75's residential amenity in terms of overbearing or overshadowing. The proposed dwelling includes a first floor bedroom window on the southern elevation which would allow views to the mid section of no. 75's rear garden. Given this relationship, occupiers may have oblique views of no. 75's rear patio, as such officers consider it reasonable and necessary to obscure glaze this window. The proposal results in an intensification of the use of the existing access adjacent to no. 75. However, given the existing use of the access, alongside the proposed residential nature of the site, officers consider that noise disturbance arising from the proposed vehicular movements would not be significant. In any event, two residential units are likely to be far more neighbourly uses than a public house with a substantial outside garden area associated with it.

Future occupiers

82. The proposal would result in the existing pub being converted into a family dwelling/house and the erection of a further dwelling to the east of this new planning unit. The proposed modestly scaled dwelling, given the proposed layout, would be of sufficient distance away from the main house (no. 73) so as not to significantly overbear or overshadow no.73's rear garden or rear facing habitable rooms. The proposed dwelling includes a window facing north-west which could give rise to views into the converted pub's rear garden. Therefore, Officers consider it reasonable and necessary to impose a condition to obscure glaze this window. The converted dwelling would have a generous internal footprint, exceeding the requirements of H/12 and the National Space Standards, and all habitable rooms would have a pleasant outlook, good light levels and adequate circulation space. The rear garden attributed to the converted dwelling would be an adequate size at 75m², conforming to the District Design Guide. Taking this into account, the proposal would create a good quality living environment for the future occupiers of no. 73.
83. The proposed dwelling to the east of the main house (former pub) would also benefit from an adequate garden which would be in proportion to the number of intended occupiers (210m²). The dwelling would be 83m² internally, exceeding the minimum standard stipulated in policy H/12 and the National Space Standards whilst providing a good quality outlook, light levels and circulation space for habitable rooms. The recommended obscure glazed conditions are not considered to compromise the quality of the living environment for future occupiers. By virtue of these factors, officers consider that the proposal would result in a good quality living environment for the future occupiers of proposed dwelling.
84. The proposal is considered to accord with policies HQ/1(n) of the Local Plan.

Biodiversity

85. The proposal includes the demolition of the existing annex and store. A preliminary bat investigation has been submitted and the annex has been found to have a 'low' roost suitability. Officers consider that as a preliminary

investigation has been undertaken and the risk is low, a pre-commencement condition can be attached to any permission preventing development (including demolition) until a further bat investigation report has been submitted. Officers consider this a pragmatic approach and that the suggested conditions are reasonable and necessary condition to impose.

86. NH/4 states new developments must aim to maintain, enhance, restore or add to biodiversity and opportunities should be taken to achieve a net gain in biodiversity through the form and design of development. The Environment Act 2021, which gained Royal Assent recently, requires all development to achieve 10% biodiversity net gain. Officers are satisfied that the proposal, by virtue of its layout and likely existing biodiversity value, can achieve a biodiversity net gain on site. Officers recommend this biodiversity net gain is secured via condition.

87. Subject to the recommended conditions, officers consider that the proposal would accord with policies NH/4 of the Local Plan, paragraphs 170, 174, and 175 of the NPPF and the Environment Act 2021.

Trees / Landscaping

88. The site currently comprises hardstanding, outbuildings, grassland and two trees, one mature tree which is located on the southern boundary and one tree which is proposed to be removed sited centrally within the plot. This mature tree which is located on the southern boundary does fall within the red line boundary and will be retained as part of the development. The central tree already has consent to be removed and therefore has been assessed as acceptable to be removed. It is important to note that aerial photographic records are not representative of the land to the east of the site (outlined in blue) given several trees gained consent to be removed which has been carried out. Officers highlight that these are outside of this application site boundary. The Council's Tree Officer raises no objection to the proposal.

89. The site falls within the 'fen edge', a flat featureless landscape as described in the Cottenham Neighbourhood Plan that should be conserved. The proposed dwelling, by virtue of its siting within the development framework, modest scale and massing, would not unduly harm this fen edge landscape character. Within the site, landscaping would be more formalised, so to ensure the rural character is maintained, officers find it reasonable and necessary to impose a hard and soft landscaping details to be submitted via condition.

90. Subject to the recommended conditions, the proposal is considered to accord with policies HQ/1, NH/2 and NH/4 of the Local Plan.

Flood Risk and Drainage

91. As the application site falls outside the designated flood zones and areas which are at risk of surface water flooding, the site is considered as having low probability of flooding.
92. The development is not considered to increase the risk of flooding to the site and surrounding area, subject to an acceptable scheme of surface water and foul drainage that is maintained for the lifetime of the development. Officers therefore consider it reasonable and necessary to impose a condition for details of foul water and surface water drainage that can be maintained for the lifetime of the development to ensure the development is acceptable in terms of flood risk and drainage.
93. Subject to the recommended condition, the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Renewables / Climate Change

94. Policy CC/3 of the Local Plan states that proposals for new dwellings will be required to 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.
95. Policy CC/4 of the Local Plan states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day
96. Officers consider it reasonable and necessary to impose conditions requiring a scheme to demonstrate a minimum reduction of 10% of carbon emissions for the new dwelling and that the new dwelling achieve a 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).
97. Subject to the recommended conditions the proposal would accord with policies CC/4 and CC/5 of the Local Plan.

Developer Contributions

98. Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the

provision of infrastructure necessary to make the scheme acceptable in planning terms.

99. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
100. In this case, the need for contributions are not considered necessary to make the development acceptable due to the Written Ministerial Statement dated 28 November 2014 that states contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

Other Matters

Broadband

101. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively. Officers consider it reasonable and necessary to impose a condition to require that the requirements of policy TI/10 are satisfied.

Noise

102. Officers consider it reasonable and necessary to impose conditions restricting the hours of works on site and submission of a construction management plan along with informatives for demolition notice, piling and air source heat pumps.
103. Subject to the recommended condition, the proposal would accord with policies HQ/1 and CC/6 of the Local Plan.

Third Party Comments

104. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
105. One representation state that there is no capacity at the local doctors surgery or local schools, inferring that the proposal would impact further on the capacity of local facilities. Given the scale of the development in comparison to the other developments in Cottenham and the provision of existing facilities in Cottenham and surrounding area, officers are satisfied that the proposal would not pose a significant pressure on existing service provision.
106. One representation expressed concern regarding increasing pressure on electricity load which could lead to more power cuts. Given the net increase of one dwelling on site, officers consider the risk of power cuts resulting from the development to be minimal.

Conclusion

107. The principle of the loss of the pub is justified by virtue of extensive marketing, its commercial viability, impact on other pubs if retained and lack of strong opposition locally. Accordingly alongside the variety and quantum of services in Cottenham, officers consider that the proposal would not result in an unacceptable reduction in the level of community or service provision in Cottenham or the wider locality. The proposal is compliant with policy SC/3. The conversion would result in public benefit through the provision of additional housing.
108. Whilst the curtilage of the new dwelling would extend beyond the development framework boundary and thus would be technically contrary to policy S/7 of the adopted Local Plan, there would be no harm caused in terms of encroachment into the countryside or the sustainability of the development. The existing land is pub amenity land and thus would not encroach upon the open countryside and would not, by virtue of the design, significantly harm existing countryside views, the character and appearance of the conservation area or the street scene. Cottenham is classified as the largest most sustainable village in the settlement hierarchy which can accommodate development of any limit and therefore is considered a sustainable siting for residential development.
109. The proposal would reuse a currently vacant pub for housing whilst ensuring efficient use of land by providing an additional dwelling which would not result in significant harm to settlement characteristics, heritage assets or the vitality and vibrancy of Cottenham village.
110. For the reasons set out in this report, officers consider the planning application to be acceptable subject to conditions and the application is recommended for approval.

Recommendation

111. Officers recommend that the Planning Committee **APPROVE** the application subject to the following conditions:

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 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.

- 3 No development shall take place until a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development 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.

Reason - To ensure a satisfactory method of surface water drainage and foul water drainage to prevent the increased risk of flooding and pollution to the water environment in accordance with policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 4 No development, including demolition, shall commence until a bat survey has been carried out within the site by a licensed ecologist. A report of the findings including a suitable mitigation strategy if required, should the above specified species be found, shall be submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with the approved report.

Reason: To ensure that before any development commences important specified species are fully protected in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 5 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 0800-180 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public Holidays.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

- 6 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. Details shall provide the following, which shall be adhered to throughout the period of development:

a) Full details of any piling technique to be employed, if relevant

b) Contact details for the site manager, including how these details will be displayed.

Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 7 No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development 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 external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 8 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials;
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;
- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected, including gaps for hedgehogs
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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 as soon as is reasonably practicable, 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.

- 9 No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of 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 scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the development.

Reason - In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy

Framework 2021 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.

- 10 The dwellings 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.

- 11 The dwellings 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.

- 12 The development, hereby permitted, shall not be occupied until the proposed first floor windows in the north-western and south-western elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 13 Notwithstanding the approved plans, the development, hereby permitted, shall retain the hanging pub sign at first floor.

Reason: To avoid harm to the conservation area in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

- 14 The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles and refuse arrangements for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles and adequate facilities for waste management in accordance with Policy TI/3 and HQ/1 of the South Cambridgeshire Local Plan 2018.

- 15 Where that part of the frontage of the site adjoins the adopted highway, two pedestrian visibility splays of 2 metres x 2 metres either side of the vehicular access measured from and along the front of the site where it adjoins the adopted highway shall be provided prior to the occupation of the dwellings and retained as such. The splays shall thereafter be maintained free from any obstruction exceeding 0.6metres and shall be shown on the landscaping plans which form part of the relevant reserved matters application.

Reason - To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.

- 16 The proposed access shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the adopted public highway. The proposed access shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason - To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.

- 17 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

- i) Movements and control of muck away lorries
- ii) Contractor parking
- iii) Movements and control of all deliveries
- iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Works shall be carried out in accordance with the approved details.

Reason - In the interests of residential amenity and highway safety in accordance with Policies HQ/1, CC/6 and TI/2 of the South Cambridgeshire Local Plan 2018.

- 18 The soft landscaping areas as set out on the plans shall be retained as garden land and only two car parking spaces shall be provided within the rear part of the site at any one time.

Reason: To ensure there is no intensification of use of the access in the interests of highway safety

19. No development above ground level, other than demolition, shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The installation of the boxes and biodiversity enhancements as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

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

Informatives

1. Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
2. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.
3. 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.

- 4 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.

Background Papers

None

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