



Planning Committee Date	18 December 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/05642/FUL
Site	Hooks Mill Potton Road Guilden Morden
Ward / Parish	The Mordens / Guilden Morden
Proposal	Demolition of 3 existing curtilage listed barns and erection of 3 replacement buildings to be used as 4 units of holiday let accommodation.
Applicant	Mr & Mrs A Lewis
Presenting Officer	Mary Collins
Reason Reported to Committee	Demolition of curtilage listed buildings.
Member Site Visit Date	6 th December 2023
Key Issues	1.Demolition of curtilage listed buildings and setting of listed building 2.Impact on trees and highway safety 3.Design and appearance of replacement buildings.
Recommendation	APPROVE subject to conditions.

1.0 Executive Summary

- 1.1 This application seeks planning permission for the demolition of 3 existing curtilage listed barns and erection of 3 replacement buildings to be used as 4 units of holiday let accommodation.
- 1.2 The application has demonstrated that the removal of the curtilage listed barns is acceptable as sound justification has been put forward confirming that they are not suitable/capable of conversion and the replacement buildings would preserve/enhance the setting of the listed Mill House and other listed building nearby.
- 1.3 Officers recommend that the Planning Committee approve.

2.0 Site Description and Context

- 2.1 Hooks Mill is situated within the open countryside and located centrally between Wrestlingworth to the north, and Guilden Morden to the south. The property lies outside of the Development Framework of Guilden Morden and is not located within any Conservation Area. Extensive open fields in all directions surround the site, each of which are accessed via individual field gates.
- 2.2 The site comprises of a number of buildings which are curtilage listed. There is a complex of agricultural outbuildings which range from those which date back to the 18th century to more modern additions.
- 2.3 The barns which are the subject of this application are curtilage listed to 'Mill House', which is a Grade II Listed Building (Entry Number: 1128273). Mill House is an early 18th century building with 19th century and later additions. There is also Tower Mill located close by which is a mid-19th century windmill which is also grade II listed. The existing barns are the closest structures on the site in relation to Potton Road.
- 2.4 A Structural Report by Hace Consultancy, dated 4 May 2021, was submitted to provide details of the existing conditions of the barns. However, a follow up letter also from Hace Consultancy, dated 23 February 2022 advised that following the very high winds on 18 February 2022, the barns were significantly damaged and cannot be repaired, and included a recommendation that the barns and not entered and a barrier is erected with a suitable 'Dangerous Structure' notice.

3.0 The Proposal

- 3.1 This application seeks planning permission for the demolition of 3 existing curtilage listed barns and erection of 3 replacement buildings to be used as 4 units of holiday let accommodation.
- 3.2 There are four existing barns on the site. These barns are in various states of disrepair and currently unused. It is proposed to demolish these existing

structures and rebuild 2 buildings – 1 to create 3no 1-bedroom short-term holiday accommodation units and 1no 2 bedroom short-term holiday accommodation unit.

- 3.3 It is intended that the constructed visitor accommodation units will sit on the same footprint as the existing barns and will utilise the existing materials where possible. The proposed short-term holiday accommodation units will have a total combined footprint area of 341 square metres. This matches the footprint of the existing barns.
- 3.4 The initial submitted proposal included a new access driveway and bridge to provide separate access for the proposed development. This has been removed from the proposal and the red line of the application site amended.
- 3.5 Listed Building consent has also been sought to dismantle and replace the existing barns and use as holiday lets (4 in total).

4.0 Relevant Site History

S/3482/19/FL	Provision of an outdoor horse-riding arena for private use.	Approved.
S/2101/19/LB	Retention of the Installation of new windows to existing openings re-build of SW chimney taking up and relaying flooring to kitchen pantry and scullery plastering internal walls and ceilings including addition of pargetting over range new pammments to hearth in living room and dining room new flue liner and register plate in living/dining rooms opening of fireplace in lounge new partition wall to former bathroom new partition wall in bathroom to allow bath/shower and formation of 2 no. openings to allow installation of rooflights.	Approved.
20/02426/HFUL	Single storey rear extension to replace existing single storey structure.	Approved.
20/02427/LBC	Single storey rear extension to replace existing single storey structure.	Approved.
20/02491/PRI06A	Prior notification for the erection of an agricultural building	Deemed Consent
20/02717/FUL	Construction of a 3 bay stable and tack/shoeing bay.	Approved.
21/04876/HFUL	Single storey rear extension to replace existing single storey	Approved.

	structure. Resubmission of 20/02426/HFUL.	
21/04877/LBC	Single storey rear extension to replace existing single storey structure. Resubmission of 20/02427/LBC.	Approved.
21/05643/LBC	Replacement of existing barns and conversion to holiday lets (4 in total).	Pending

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

S/7 Development Frameworks
E/20 Tourist Accommodation
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/4 Biodiversity
NH/14 Heritage Assets
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
TI/3 Parking Provision

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Guilden Morden Parish Council – No Objection

6.2 Guilden Morden Parish Council supports the application and the associated Listed Building Consent application (21/05643/LBC).

6.3 County Highways Development Management –No Objection

6.4 1st Comment (7 February 2022):

The Highway Authority requests that the above planning application be refused, as applicant has failed to provide a drawing showing the required visibility splays for the vehicular access.

6.5 Following the satisfactory provision of the above, the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway, subject to conditions and informatives that relate to: visibility splays; avoiding drainage onto the adopted highway; access construction materials; and access dimensions.

6.6 2nd Comment (18 May 2022):

The Highway Authorities comments remain unchanged.

6.7 3rd comment (12 December 2022):

Following a review of the documents provided it is noted that the materials show that the required inter-vehicle visibility splays of 2.4m x 215m are achievable. However, this requirement will result in the removal of a significant number of trees and hedgerows which may be unacceptable to the local planning authority.

6.8 The requirement for such large splays could be reduced if the applicant were to provide empirical data, in the form of a speed survey. The measured speeds may result in a significant reduction in the required distance of 215m and significantly reduce the amount of vegetation that would need to be removed from within the splay. To this end, the Highway Authority hereby removes holding objection to the proposals, subject to conditions.

6.9 4th Comment (7 June 2023):

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated subject to conditions relating to; visibility splays; avoiding drainage onto the adopted highway; access construction materials; and access dimensions. Condition requiring that the inter-vehicle visibility splays shown on drawing reference XXXXXX-RAP-XX-XX-DR-TP-3200 be provided and are within each splay shall be kept clear of any obstruction exceeding 600mm in height above the level of the adjacent carriageway.

Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and the access.

- Falls and levels.
- Bound material for first 10 metres from the boundary of the public highway.

6.10 Sustainable Drainage Officer – No Objection

6.11 The Sustainable Drainage Engineer recommends that conditions be added to any approval to require: a surface water and foul water drainage scheme be submitted to and approved by the Local Planning Authority prior to any works commencing on site; that finished floor levels are set no lower than 26.74m AOD in accordance with Flood Risk Assessment & Drainage Strategy Report; and that all external areas should utilise permeable surfaces.

6.12 Contaminated Land – No Objection

6.13 The site has a potentially contaminative historical usage comprising agricultural structures and surrounding land and is being developed into a sensitive enduse (residential). As such, it is recommended that a Phase I Desk Study be carried out to assess potential risks from contamination associated with the proposed redevelopment.

6.14 The Scientific Officer has requested that Conditions be added to any approval to require a desk study, scheme of investigation, and remediation strategy are submitted to and approved by the Local Planning Authority prior to the commencement of any works on site. A Verification Report is also to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the buildings.

6.15 Environmental Health – No Objection

6.16 The Environmental health Officer recommended that conditions be added to any approval to require: construction hours for plant and machinery are restricted, and Construction Environmental Management Plan is to be submitted to and approved by the Local planning Authority prior to the commencement of works.

6.17 Ecology Officer – No Objection

6.18 1st Comment (15 February 2022):
The site sits within the Impact Risk Zone of a nearby statutory protected site; however, it does not require a consultation with Natural England. There are no non-statutory protected sites in the vicinity that are likely to be impacted by the application. Species data shows barn owls and other breeding birds, flowering plants, brown hare, water vole (on site), and otter (on site) have all been recorded locally.

6.19 The application is supported by an Ecological Impact Assessment. The report found bat roosts within two of the buildings that will require a Natural England Licence for works to undertaken.

6.20 3rd Comment (21 November 2022):
As the temporary bridge and access road will no longer form part of the application, there are no further outstanding ecology issues. Conditions are requested to be added to any approval relating to: a Construction Ecological Management Plan; bat roost licence issued by Natural England; a scheme of ecology enhancement; and a Biodiversity Net Gain (BNG) Plan.

6.21 Conservation Officer – No Objection

6.22 1st Comment (17 February 2022):
There was a pre-application submission for similar works and the response asked for additional information to be submitted with any application including a structural engineer's report on the barns. It is acknowledged that the barns are now proposed to be demolished rather than repaired, but a report should still be submitted to show that the curtilage listed barns are not suitable for repair.

6.23 The proposal for the permanent bridge and access road is not supported due to the impact on the setting of the mill and mill house.

6.24 The proposed car parking spaces at the end of the access to the site could be supported as they would be kept away from the setting of the mill. It is not clear if there is a disabled parking bay by the holiday lets which it is understood would be required? If this is the case, this should be shown on the proposed site plan.

6.25 Provided that the structural survey shows that the barns are beyond reasonable repair, the existing materials should be salvaged and re-used where possible.

6.26 Barn 3 has a considerably bigger roof than the existing barn, with a large number of rooflights. Justification for this has not been provided. Barn 2 is showing a flue on the south elevation, but not on the others. This is not supported as it is too domestic for agricultural outbuildings. The fully glazed lights on the south of barn 1 are not supported as they detract from the outbuilding character. Where fully glazed French doors are proposed, these need to be reconsidered to something more appropriate to a curtilage listed agricultural outbuilding.

6.27 2nd Comments (20 May 2022):
The structural report and a photographic survey have now been submitted. The structural survey shows that the coverings of the timber framework of the barns are beyond reasonable repair. The frames should remain in place as per the report and the existing cladding materials should be salvaged and re-used where possible.

6.28 The applicant has not submitted any revised plans to address the issues raised in the previous Conservation comments regarding the proposed design of the barns. Those concerns remain.

- 6.29 3rd Comments (25 November 2022):
The proposals have now removed the proposed temporary bridge for the construction of the holiday accommodation which is supported. However, the proposed plans have not been amended or the points raised fully discussed as per my previous comments regarding the design (20.05.22).
- 6.31 The agent's comments on the roof of Barn 3 are noted as is the removal of the proposed flue. The justification for the rooflights is noted and agreed. However there has been no reference to the fully glazed lights on elevation 9 or the French doors on elevations 7, 15 and 12. These very domestic features need to be reconsidered either with pinned back timber doors/covers or they should be only partially glazed so that they have a more agricultural character.
- 6.32 Also as mentioned previously, if there is to be any landscaping to the scheme other than the site boundary, this should be submitted for written agreement.
- 6.33 4th Comments (15 December 2022):
No objection. The revised drawings have included 'pinned back' timber doors to the French doors on elevations 7, 12 and 15, and louvres over the fixed lights adjacent to the timber doors on elevation 9. These new proposals have given the buildings a more agricultural character, balancing the very modern domestic character, and the applications can now be supported. The buildings are now more appropriate to their curtilage listed status and the setting of the listed building.
- 6.34 A pre-commencement condition is requested in relation to construction details and materials.
- 6.35 5th Comments (2 November 2023):
Revised plans show that the cycle store is proposed to be in a separate outbuilding. This is acceptable as being an appropriate building within the site of this listed building. The elevation drawings of the barns are as seen before and previously agreed in Conservation terms.
- 6.36 Historic England – No objection.**
- 6.37 Tree Officer – No Objection**
- 6.38 1st Comment (6 December 2022):
No arboricultural or hedgerow objections to this application.
- 6.39 2nd Comment (20 December 2022):
Further to our discussion related to Highway Authorities comments highlighting the necessary removal of vegetation north of the site junction to manage splay which may result in a significant number of trees removed that line the road. This changes my original comments of having no arboricultural objections now to having concerns due to the risk of losing a significant amount of tree that have high amenity value. It would be

necessary to have all the trees that are at risk surveyed in accordance with BS5837: 2012 trees in relation to development. This should also include an Arboricultural Impact Assessment detailing the trees categorisation and condition.

- 6.40 Document reviewed: Tree Survey Arboricultural Impact Assessment and Preliminary Method Statement dated 03/07/23**
The Arboricultural report concludes that no trees will be impacted or removed in relation to visibility splays other than tree condition work recommendation in relation to the road. It is also stated that a 95m length of hedgerow will require cutting back, this is acceptable. This is an acceptably arboricultural document, please list it as an approved document.

6.41 Sustainability Officer – No Objection

- 6.42 Recommends conditions relating to an Energy Statement and water efficiency.
- 6.43 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

7 Third Party Representations

- 7.1 No representations have been received.

8 Member Representations

- 8.1 Not applicable

9 Local Interest Groups and Organisations / Petition

- 9.1 Not applicable

10 Assessment

10.1 Principle of Development

- 10.2 The property lies outside of the Development Framework of Guilden Morden and therefore is categorised as being situated in the countryside.
- 10.3 Policy S/7 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.
- 10.4 Policy E/20 Tourist Accommodation states:

Outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation and public houses will be permitted by the change of use/conversion/replacement of suitable buildings and by small scale new developments appropriate to local circumstances.

- 10.5 In accordance with Policy E/20, the demolition and replacement of the existing barns to provide holiday let accommodation can be supported in principle, subject to all other material planning considerations.
- 10.6 This application seeks planning permission for the demolition of 3 existing curtilage listed barns and erection of 3 replacement buildings to be used as 4 units of holiday let accommodation.
- 10.7 The barns were significantly damaged in a storm in February 2022, including one of the barns being completely destroyed. A letter provided by the structural engineer advises that the barns have been so damaged that they cannot be repaired. As such, the proposal would include re-building the barns in the existing footprints of the buildings and where possible reusing the existing materials.
- 10.8 The existing barn buildings are in a state of disrepair and are not suitable for employment purposes due to their isolated position and historic character. There will be an enhancement to the setting of the buildings through the re-construction of the curtilage listed buildings. The form, bulk, design, materials used, together with the retention of existing scale would reflect the agricultural character and appearance of the buildings and rural setting of the locality, and there is safe vehicular access. Therefore, proposal is appropriate to the scale, density and character of the area. As such, the replacement of the existing barns and the subsequent use of the buildings outside the development framework for short-term holiday accommodation is supported.
- 10.9 It is noted that in accordance with Policy E/20, the use of any units permitted would be restricted via condition, both in terms of use and length of occupancy. The supporting text of the Policy is express that the length of occupancy will be limited to no longer than 4 week lets to ensure not used a long term or permanent residential accommodation. It is recommended that a condition to this effect is attached to any permission it is retained as tourist accommodation and granted in order to ensure compliance with Policy E/20.
- 10.10 It is recommended that a condition be attached to any permission granted to limit the use of the converted buildings as a short-term holiday let. Short-term accommodation in this instance is defined as the holiday let not being occupied for a period of more than four consecutive weeks by the same person(s), and no personal possessions other than those of the owner associated with the holiday let shall remain there.

10.11 The principle of the development is therefore acceptable and complies with policies S/7 and E/20 of the Local Plan. The application concerns conversion/repair of a group of historic barns afforded curtilage-listing by virtue of their relationship to Hooks Mill which is Grade II Listed. Given the context and constraints of the application site, the barns are not considered suitable for employment use. As such no marketing has taken place of the barns for employment use. Officers consider the proposal is in compliance with policy H/17 of the adopted South Cambridgeshire Local Plan.

10.12 Design, Layout, Scale and Landscaping

10.13 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

10.14 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

10.15 The proposed redevelopment will create four short-term holiday accommodation units. Unit 1 contains two bedrooms, and the remaining units each have one bedroom. Units 1, 2 and 4 each contain mezzanine areas whereas unit 3 is ground floor only. All units contain a separate kitchen, dining and living areas for guests.

10.16 The reconstructed barn buildings will sit in the same position as the existing barns, which are the closest structures on the site to Potton Road.

10.17 The internal layout is generally open plan and will allow views of the surrounding site and the mill structure from the units.

10.18 The reconstruction is proposed in a like for like manner to maintain the historical character of the site. The external appearance of the reconstructed barns will be comprised of facing brickwork, black stained timber boarding, clay roof tiles and conservation style roof windows along with timber windows and doors as required. This ensures that the rustic nature in appearance is maintained which would complement and enhance the setting of the heritage asset.

10.19 The area surrounding the proposed short-term accommodation units is predominantly grassed. It is proposed to retain this open, predominantly grassed, landscape character of the area with sheep mesh fencing to one metre high to the rear of the barns. This would provide amenity/sitting out space for the occupiers of the units. This is considered appropriate in this instance as it will ensure that the historical significance of the buildings is not undermined and to allow views from the unit.

10.20 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2 and HQ/1.

10.21 Heritage Assets

10.22 The application falls with the setting of the grade 2 listed Mill House an early 18th century building with 19th century and later additions, and Hooks Mill and Engine House, a 18th century water mill and 19th century engine house. Adjacent to the barns and circa 6 metres to the north-east of Mill House is a late 19th century cast iron pump with spout and lever, situated over a well which is also listed. There is also Tower Mill very close by which is a mid-19th century windmill also grade II listed. All these buildings were listed in 1986.

10.23 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

10.24 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

10.25 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

10.26 The Grade II listed buildings at Hooks Mill and Engine House, Mill House and Tower Mill are of special architectural and historic interest. Hooks Mill is good example of an 18th century water mill and 19th century engine house and is of significance owing to the surviving historic fabric of the building itself and its complete interior consisting of iron wheel, wallower and pit-wheel, upright-shaft and iron great spur wheel with wooden teeth, four pairs of under driven stones; floor dressers, weighing machines, sack hoist and grain hoppers. Attached to the mill and separately listed is the Mill House originally providing living accommodation for the miller which is early 18th century with 19th century and later additions. The Tower Mill is mid-19th century and is a tarred brick, four storey tapering tower without its original ogee cap and sail.

- 10.27 These listed buildings are good surviving examples of those used in the rural industry of milling carried out in this part of the village close to the river Cam. Given their grouping, these buildings add value to the setting of others and cumulatively this group value cumulatively adds to their individual significance. The significance of the listed Mill House and water mill and engine room should be seen as a set piece with the barns, and the separately listed Tower Mill to the south. The tight enclosure of the barns around their yard is an important indicator of their connection to the Mill House and their agricultural use.
- 10.28 Unless the list entry explicitly says otherwise, the law (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building that forms part of the land and has done so since before 1st July 1948. Whether land comes within the curtilage of a building depends on the facts and the nature for which the land has been held and used.
- 10.29 In this case, the buildings are considered to be curtilage listed. All of the buildings share the same design principles. A low-level solid brick wall, supporting a timber post and rail type structure with a “cut” timber roof comprising main cut trusses, purlins and an array of timber rafters. There is also the occasional timber tie/collar and timber frame. The floor slabs albeit that they vary in condition, comprise an independent concrete slab foundation which may have been in-fill. It is suspected the existing foundations to be minimal.
- 10.30 All of the barns have some form of partial collapse or loss of roofing/timber cladding and are therefore, quite vulnerable to the elements. The applicants have submitted a structural engineer’s report on the barns and their capability of being converted. Given their simple construction and possible lack of foundations, it is considered that they are not suited to conversion. Following the very high winds on Friday 18th February 2022, the structural engineers have confirmed that the barns have been so damaged that they cannot be repaired and are unstable.
- 10.31 The buildings (barns) themselves are considered of minor significance in terms of architectural and historic interest. Their main significance and special interest is derived from the contribution they make to the rural setting and wider landscape of the listed Mill House. Mill and Engine roof and its associated mill leat and the listed adjacent Tower Mill.
- 10.32 The Conservation Officer has advised that the proposal would entail the loss of the existing curtilage listed barns. However, the principle of dismantling the barns is acceptable subject to sound justification for the loss of the buildings and for their replacement, preserving or enhancing the setting of the listed building.
- 10.33 With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 197 and 199 would apply. It is considered that the

proposals would cause less than substantial harm to the character and significance of the listed building. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), requires clear and convincing justification in accordance with paragraph 200 of the NPPF. Paragraph 202 of the NPPF requires that the identified harm should be weighed against the public benefits of the proposal.

10.34 A structural report and a photographic survey have been submitted. The Conservation Officer agrees with the findings of the survey and the conclusion. The structural survey shows that the coverings of the timber framework of the barns are beyond reasonable repair. The structural report suggested that the frames should remain in place as per the report and the existing cladding materials should be salvaged and re-used where possible. However, this may not be possible after the further damage. However, a condition will be attached to ensure where possible, historic elements are reused.

10.35 The new barn structures would have the same dimensions as the existing barns. The buildings would have a similar visual appearance and would retain an agricultural character, which would outweigh the residential character introduced by the new use. The reconstructed buildings are appropriate to their curtilage listed status and the setting of the listed building.

10.36 The harm through the demolition of these curtilage listed buildings would be outweighed by the benefits that the replacement buildings would make to the setting of the heritage assets. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character or the setting of the nearby listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Local Plan policy NH/14.

10.37 Trees

10.38 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

10.39 The application is accompanied by a Tree Survey Arboricultural Impact Assessment and Preliminary Method Statement dated 03/07/23.

10.40 The Council's Tree Officer has advised that no trees will be impacted or removed in relation to visibility splays other than two trees recommended in relation to the road. The 95m length of hedgerow will require cutting back, this is acceptable. The Tree Survey Arboricultural Impact Assessment and Preliminary Method Statement is acceptable, and a condition will be attached to ensure compliance with this approved document.

10.41 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4 and HQ/1 of the Local Plan.

10.42 Biodiversity

10.43 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.44 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and to ensure that biodiversity net gain is delivered.

10.45 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development complies with policy NH/14, and the Biodiversity SPD 2022.

10.46 Water Management and Flood Risk

10.47 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

10.48 The site is partly in Flood Zones 2 and 3 and is therefore considered to be at risk of flooding from fluvial sources.

10.49 The applicants have submitted a Flood Risk Assessment & Drainage Strategy Report.

10.50 The Council's Sustainable Drainage Engineer raises no objection to the proposed development and recommends a number of conditions to be added to any approval.

10.51 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

10.52 Highway Safety and Transport Impacts

10.53 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

10.54 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact

on highway safety, or the residual cumulative impacts on the road network would be severe.

- 10.55 Hooks Mill is accessed from the west side of Potton Road via a long tree lined driveway. It is proposed that the existing access driveway will be retained and used for the proposed development.
- 10.56 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions requiring visibility splays and drawing ref: L-16 Rev B shows that the required inter-vehicle visibility splays of 2.4m(X distance) x 215m (Y distance) are achievable. The provision and maintenance of such splays will require the removal of all vegetation and obstructions above 600mm in height within the splays. This, as discussed previously is acceptable to the Tree Officer.
- 10.57 The proposal accords with the objectives of policy HQ/1 of the Local Plan and is compliant with NPPF advice.

10.58 Cycle and Car Parking Provision

- 10.59 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

Cycle Parking

- 10.60 The Local Plan does not identify a specific number of cycle parking for short-term accommodation uses. However, Policy TI/3 requires 1 cycle space per bedroom for residential dwellings. The proposed development has been revised so that there is a single outbuilding to contain cycle storage for 9 cycles. This is considered to be acceptable. Details of the cycle store/bin stores have been provided given that they require express consent being within the curtilage of a listed building.

Car Parking

- 10.61 Policy TI/3 states that car parking provision will take into consideration the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility.
- 10.62 Although the Local Plan Policy does not identify the number of required car parking spaces for short-term holiday accommodation in a rural area, Policy TI/3 requires 2 spaces per dwelling for residential dwellings. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.

10.63 Due to the potential impacts of the character of the listed buildings on the site, there is not suitable area to provide car parking spaces directly adjacent to the proposed short-term accommodation units.

10.64 It is proposed that 8 new car parking spaces will be provided alongside the access driveway for guests. There is suitable driveway space for guests to drive to the accommodation units to drop off passengers and belongings at the units before returning to park their cars at the new car parking area provided. This parking facility will be provided with suitable charging points and low-level illumination in a form to be detailed that will not have an adverse visual impact on the site/ open countryside or the native habitat on the site. It is recommended that a condition be added to any approval to require details of charging points and lighting be submitted to and approved by the Local Authority prior to works commencing.

10.65 To ensure that the character and setting of the site is preserved, it is considered acceptable to provide the car parking area adjacent to the access driveway.

10.66 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan.

10.67 Amenity

10.68 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

10.69 By virtue of the proposal's scale, siting, and single storey nature it is not considered that it would result in significant overlooking, overbearing or loss of light impacts upon the adjacent neighbouring dwellings. Therefore, the proposed development is considered to comply with Policy HQ/1 of the Local Plan 2018.

11 Planning balance and conclusion

11.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

11.2 Summary of benefits

- The replacement buildings would preserve the setting of nearby Grade II listed buildings.
- The replacement buildings predominately have an agricultural character and their scale and appearance are of a high quality.

- Contribution to local economy through provision of visitor accommodation.

11.2 Summary of harm

- Loss of historic fabric and curtilage listed buildings.

11.3 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

12 Recommendation

12.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

Planning 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 hereby permitted shall be commenced until a surface water and foul water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridgeshire local plan policies has been submitted to and approved in writing by the local planning authority. The scheme shall be based upon the principles within Flood Risk Assessment & Drainage Strategy Report prepared by Scott White and Hookins (ref: 203612), dated November 2021 and shall also include:

- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
- b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- c) A site plan identifying indicative locations for sustainable drainage features;
- d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and e) Details of foul discharge location Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied and maintained thereafter.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 4 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. 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 site manager, including how these details will be displayed on site.

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

- 5 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- A) Risk assessment of potentially damaging construction activities.
 - B) Identification of "biodiversity protection zones".
 - C) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - D) The location and timings of sensitive works to avoid harm to biodiversity features.
 - E) The times during which construction when specialist ecologists need to be present on site to oversee works.
 - F) Responsible persons and lines of communication.

G) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

H) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981).

6 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;

ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;

iii) Identification of the existing habitats and their condition on-site and within receptor site(s);

iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;

v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To add to biodiversity in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

7 No development shall take place until:

a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.

b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 8 Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To maintain, enhance, restore or add to biodiversity in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 9 The approved tree protection methodology (Tree Survey Arboricultural Impact Assessment and Preliminary Method Statement dated 03/07/23) shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridge Local Plan 2018 Policy

- 10 No works to the building identified as containing a bat roost shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981).

11 No work shall commence on construction of the new holiday lets, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:

- (a) Samples of all materials to be provided on site
- (b) Details of the windows and doors including the glazing
- (c) Details of the rooflights
- (d) Details of any materials/structural elements to be reused.

The works shall be carried out in accordance with the agreed details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

12 Prior to the first occupation of the holiday lets hereby permitted, the works specified in any remediation method statement detailed in Condition 7 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

13 If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted 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 CC/6 of the South Cambridgeshire Local Plan 2018.

- 15 Finished floor levels shall be set no lower than 26.74m AOD in accordance with Flood Risk Assessment & Drainage Strategy Report prepared by Scott White and Hookins (ref: 203612), dated November 2021.

Reason: To reduce the risk of flooding to the proposed development and future occupants. All external areas should utilise permeable surfaces in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

- 16 The access 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the public highway and physical measures to prevent the same must be provided.

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

- 17 The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway boundary.

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

- 18 The access shall be constructed using a bound material, for the first 10 metres from the boundary of the public highway into the site, 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.

- 19 The inter-vehicle visibility splays shown on drawing ref: XXXXXX-RAP-XX-XX-DR-TP-3200 shall be provided prior to first use of the development hereby approved and the area within each splay shall be kept clear of any obstruction exceeding 600mm in height above the level of the adjacent carriageway.

Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of

users of the highway and of the access in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

20 Prior to first use of the parking area, the following shall be submitted to and approved in writing by the local planning authority:

a) An electric vehicle charge point scheme to the parking area demonstrating a minimum of 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to the parking spaces, designed and installed in accordance with BS EN 61851;

b) The provision of passive electrical charging infrastructure, including cable ducting, to enable the future installation and activation of vehicle charge points to the remaining car parking spaces:

c) Details of low level lighting to the parking area.

d) Details of surfacing and landscaping to parking area.

The scheme as approved shall be fully installed prior to first occupation of the holiday lets and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies Policy T/1, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

21 There shall be no permanent parking of motor vehicles within the curtilage of the holiday lets at any time by visitors during their stay other than by Blue Badge holders with the exception of dropping off/picking up on arrival and departure. Visitors vehicles shall use the parking spaces in the parking area shown on location plan drawing no. ***for permanent parking for the duration of their stay.

Reason: To protect the setting of listed building. (South Cambridgeshire Local Plan 2018 policy NH/14).

22 The holiday lets hereby permitted shall be occupied for short-term holiday accommodation only and shall not be occupied as a person's sole or main place of residence. Short-term accommodation in this instance is defined as not being occupied for a period of more than four consecutive weeks by the same person(s). The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges on the site, of their main home addresses, and length of stay and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure the barns hereby permitted are used for the purpose of holiday accommodation only in accordance with Policy E/20 of the South Cambridgeshire Local Plan 2018.

- 23 No holiday lets shall be occupied until a water efficiency specification, 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 holiday lets are able to achieve a design standard of water use of no more than 110 litres/person/day and 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 (South Cambridgeshire District Council Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

- 24 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 development 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.

Informatives

- 1 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.

- 2 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. A separate permission must be sought from the Highway Authority for such works.

- 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.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs