



GAMLINGAY PARISH COUNCIL

The Eco Hub
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28/23/KR

27th September 2023

Mary Collins
Planning Officer
Greater Cambridge Planning
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Ms Collins,

Re: 23/03311/FUL-Rose Villa, Little Heath, Gamlingay SG19 3LL -5 newbuild units

The proposal is to demolish the agricultural buildings and erection of 5 dwellings and associated access and landscaping.

The Parish Council object to this planning application in the strongest terms. As a background attached in appendix 1 are the parish council's responses made to the previous applications relating to this site, detailing our previous concerns about the proposals for conversion of dwellings in this location. These previous concerns are still relevant and need to be fully considered.

The proposal is for the development of 5 newbuild properties in the open countryside. There is no mention of the Neighbourhood Plan in the planning statement, and no evidence that it complies with the neighbourhood plan policies.

The existing character of the site is severely compromised by the newbuild barns and their setting. The amenity land surrounding properties (the curtilage) is a significant altering factor of the setting. The garden enclosures, car parking prominent and visible and insufficient cycle storage facilities or garden storage is included in the current built form. Curtilage of properties will be severely impacted by modern day living, affecting the character of the location which is in the open countryside, outside of the village framework, and affecting views through the site. The bin storage and bin collection arrangements are not practical for the proposed residents. There are no visitor parking spaces, 2 parking spaces per property is not sufficient for 5 *4 bed houses, and these will be visible from the access changing the character of this location. The access road is in very poor condition, and the distance to village centre is significant (20-minute walk, with no footways).

GAM3- The proposed development is not in character with the open countryside, and more recent development in Little Heath. The proposed development does not respond positively to the character of the area and creates an urban feel in the open countryside by creating a cul de sac, effectively creating an urban 'close' in the open countryside.

GAM9- Proposed development is not safeguarding the landscape and not enhancing the natural environment features, severely altering the site with engineering works and level changes. There will be a significant impact on wildlife (lighting and increase in hard landscape features). Concern expressed about light overspill from properties, especially at night (impact on wildlife).

GAM8- contributions for footpath /cycleway improvements is formally requested as the proposal is a newbuild development.

GAM1- similar large properties are not selling within Gamlingay parish - oversupply, the Housing Needs Survey evidenced in the Neighbourhood Plan states the need for smaller 2-bedroom accommodation (previous application did provide **four** 2-bedroom properties).The revision to the mix of development by increasing floorspace by engineering beneath the current ground levels does not comply with GAM1.(the housing needs of the community)

The scheme is not a good example of design, and the parish council do not agree that the proposed scheme delivers a higher quality of development to the fallback Class Q conversion scheme, and the scheme will materially have a greater impact upon the rural character and appearance of the area.

The previous comments to all applications from 2021- present still apply- please see the appendix attached. The parish council strongly object to the application. The Council request that should the planning officer

recommend approval of the application the application be referred to Planning Committee.

Yours sincerely

Kirstin Rayner
Parish Clerk

SUMMARY OF ROSE VILLA APPLICATIONS 2021 TO PRESENT-Appendix 1

28th September 2021

46.1 Prior notification application - Agricultural buildings to 5 residential units, land adjacent to Rose Villa, Little Heath, Gamlingay SG19 3LL

21/03855/PRIOR

Object. Accept that Planning legislation permits conversion of agricultural buildings to residential dwellings, but this application is not acceptable: Agricultural buildings are very derelict, very little will be retained, this is essentially new build in the open countryside.

Location is very rural and not sustainable for starter homes – far from village facilities and public transport links

Access is via an unmade and unadopted road which cannot support additional traffic

Properties and ancillary land use (Parking/bin stores) will be very visible in this rural location and will cause harm to views

The addition of these properties will constitute overdevelopment of this rural location

Although 4 of the properties are 2 bedroom, they are unlikely to be affordable to local people wanting to get on the housing ladder.

If application was approved, this Council would like to see the developer offer a 20% discount on market value to local people wishing to purchase.

46.2 New dwelling- land adjacent to Rose Villa, Little Heath, Gamlingay SG19 3LL.

21/04014/FUL

(note: planning permission was granted in February 2018 for the same property)

Object. Council acknowledges that this a re submission of an application previously granted on appeal, but the original reasons for objection still stand: Development in the open countryside, outside the village framework, would cause harm to rural view in this location

Not a house type identified as needed locally in latest Housing Needs Survey. This Council hopes SCDC and the Planning Inspectorate would support its objections.

106.4 11th January 2022 106.4 – Bungalow to house

21/05426/FUL-Approved with comments

Concern that there is lack of a garage to contain vehicles in the open countryside. Parking and access requires reversing out onto access road to barns. Building in general conformity with others built in the area(2 storey).

22nd February 2022

136.3 Rose Villa, Little Heath, Gamlingay SG19 3LL– 3 Agricultural barns conversion to 5 dwellings

22/00498/PRIOR-Refused with comments

Concerns stated in relation to application 21/03855/PRIOR still stand. Concern about access-poor state of road , and development is at a significant distance from village amenities, limited existing structure of the barns is to be retained. Development should have footpath/cycleway link to village centre (amenities) . If the application is to be approved contributions to the footpath cycleway network is requested (GAM 9 and GAM10).

30th August 2022

34.1 Rose Villa, Little Heath, Gamlingay,SG19 3LL – conversion of barns to 5 dwellings – revised details- **No recommendation**

22/03529/PRIOR

Chair attended site and roadway almost impassable. No evidence potholes had been repaired. Size of the buildings- footprint to be enlarged? Buildings in poor state of repair and would require a total rebuild- dilapidated cladding and roof removal. Applicant advised that roof was asbestos, and cladding would need to be removed and replaced. AF- can not see current buildings being repaired, knock down and start again. Concern expressed about 5 families with no facilities, distant from village centre, no doctors or dentist available, primary transport by private car. Concerned about over development of the site, 2 bed accommodation will not be affordable for local people. Proposal- AF- abstain. No recommendation and reiterate previous comments. 3 MOP left the meeting.

11th October 2022

56.

ii) 22/00722/CONDA -Rose Villa, Little Heath, Gamlingay SG19 3LL materials, surface and foul water, boundary treatment, hard and soft landscaping, biodiversity and ecology- noted-subject to query in relation to biodiversity and hard standing areas- clerk to pursue.

END