

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd August 2006
AUTHOR/S: Head of Planning Services

S/1017/06/F – Impington
Change of Use of Former Egg Production Buildings, Including Alterations/Extensions for Industrial Uses (B1(C) Light Industrial and B8 Warehousing), Together with a New Vehicular Access, Car Parking and Servicing, Mereway Poultry Farm, Milton Road - For Walker Commercial Ltd

Recommendation: Approval
Date of Determination: 16 August 2006 (Major Development)

Member will visit the site on 31st July 2006.

Departure

Site and Proposal

1. Mereway Farm lies midway between Milton and Impington on the southern side of Milton Road, which links the A10, passed the Householder Waste Site, through to Impington Village College. The derelict battery egg production complex consists of 6 large timber clad poultry house totalling 6112m², interspersed with grain silos, with a packaging/office building of 264m² attached at the northern end. The buildings are surrounded by extensive hardstandings. A low grass bund runs to the west of the buildings. On the site frontage is the former farm manager's bungalow, surrounded by high conifer hedging. To the south and west is open arable farmland. To the east is Mereway, a Roman road, now a bridleway.
2. The full application, received on the 17th May 2006 and amended on the 24th July 2006, proposes the conversion of the existing buildings to light industrial/warehousing uses, involving the demolition of eastern ends of the poultry houses to improve vehicular access around the periphery of the site (284m²) and infilling between the sheds to create three main blocks (377m²). Units vary in size between 95m² and 647m².
3. A new vehicular access to the commercial part of the site is proposed, designed to prevent HGV's turning westwards towards Impington. The bungalow on the site frontage would continue to be served by the existing access. As part of the application Milton Road would be widened eastwards between the site and the Householder Waste Site and a footway/cycleway provided.
4. On the western boundary the existing earth bund is to be removed and replaced by a 17m wide landscaped belt with a reed bed on its outer edge which forms part of a sustainable drainage solution. The bungalow, an agricultural dwelling, will remain as such.
5. Accompanying the application are a planning statement, a design statement, a transport assessment, a building surveyor's report, and a market report.

Planning History

6. Planning permission was granted for the initial poultry house complex in 1972 followed by subsequent permissions for an agricultural bungalow and extensions.
7. In 1996 permission for a further 7 poultry buildings and bungalow was refused and dismissed at appeal because of the negative impact on the Green Belt.
8. In 2005 planning permission was granted to change the use of four of the poultry buildings to B8 storage/distribution use, which included the demolition of the two central buildings. The occupation of the bungalow was tied to the use of the site, and the permission subject to a Section 106 Agreement concerning the widening of Milton Road to provide a footpath/cycleway eastwards to the Householder Waste Site and to restrict permitted development rights for the erection of agricultural buildings on the remainder of the holding. The permission was not implemented.
9. A subsequent application to have the Condition tying the occupation of the bungalow to use of site in the 2005 permission was withdrawn.
10. In April 2006 an application was submitted to redevelop the site with new buildings of similar floor space as those existing for light industrial (B1(c)) /warehouse (B8) uses, involving some aspects of the current proposal eg a new access/landscaping/reed bed. The application was refused in June 2006 primarily as inappropriate development in the Green Belt where no very special circumstances had been advanced to overcome the presumption against such development.

Planning Policy

11. **Cambridgeshire and Peterborough Structure Plan 2003. Policy P1/2 – Environmental Restrictions on development** – states development will be restricted countryside unless the proposals can be demonstrated to be essential in a particular rural location.
12. **Policy P1/3 – Sustainable Design in Built Development** – requires a high standard of design and sustainability for all new development.
13. **Policy P2/6 – Rural Economy** - states sensitive small scale employment development in rural areas will be facilitated where it contributes to, inter alia, the re-use of existing buildings and maintaining the vitality of rural areas.
14. **Policy P6/4 – Drainage** – states all new development will be expected to avoid exacerbating flood risk locally by utilising water retention areas and other appropriate forms of sustainable drainage systems for disposal of surface water run – off.
15. **Policy P7/2 - Biodiversity** - states all new developments will seek to conserve and enhance biodiversity value of the area they affect.
16. **Policy 8/2 - Implementation Sustainable Transport for New Development** - states new development will be required to make provision for integrated and improved transport infrastructure to increase the ability to move by cycle, public transport and on foot.

17. **Policy P9/2a - Green Belt** - states within the Green Belt, new development including change of use will be limited to that required for agricultural and other uses appropriate to a rural area.

South Cambs Local Plan 2004

18. **Policy GB2 - Green Belt** - states planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated.
19. **Policy EN3 - Landscaping and design standards for new development in the countryside** - requires the scale, design and layout of a scheme, materials, and landscaping works are all appropriate to their particular "Landscape Character Area".
20. **Policy EN13 – Protected Species** – states the Council will not grant planning permission for development which could adversely affect the habitats of birds and plants.
21. **Policy EN14 – Protected Species** – states the Council will encourage developers to retain, enhance or provide roost sites for barn owls.
22. **Policy ES1 Contaminated Land** – requires a detailed investigation and risk assessment study to be undertaken.

Consultations

23. **Impington Parish Council** makes no recommendation but requests the following conditions:
- a. Redesign of highway access to prevent HGV's entering or leaving the site to and from Impington.
 - b. No access to the site by HGV's via Impington and Histon.
 - c. Landscaping needs to be carefully designed and alongside the Mereway.
 - d. Prefer a darker cladding colour, more appropriate for a rural environment.
 - e. During the build period, all site access from the A10.
 - f. No working Sundays or between the hours of 10pm and 7am other days.

Milton Parish Council "strongly" objects:

- a. There is no change from the previous application S/0728/06/F and the Parish support SCDC's reasons for refusal.
- b. Contrary to Policy P9/2a of the Structure Plan ie. within the Green Belt new development should be limited to that required for agriculture and forestry, outdoor sport or other uses appropriate to a rural area and Policy GB2 of the South Cambs Local Plan (inappropriate development within Green Belt).
- c. Outside Impington Village Framework and therefore contrary to Policy P1/2 of the Local Plan.

- d. Would have a detrimental visual effect on the countryside and therefore contrary to Policies EN1 and EN3 of the Local Plan. Visually overbearing from the rural byway.
 - e. This application for light industry is totally inappropriate within the Green Belt.
 - f. The Parish Council's concerns about traffic still apply.
24. **The Local Highway Authority** – requires amended plans
25. The omission of the right hand turn facility on Milton Road is queried, as this was included in the application submitted earlier this year.
26. The Transport Assessment does not provide total daily trip generation figures for the proposed use to support the lack of the right turn facility. The visibility splay dimensions of the new access are inadequately given the speed survey results, ie 215.0m not 160.0m shown, and it is not clear if they can be achieved.
27. Plans are also required demonstrating that the proposed carriageway widening to provide the required 2m wide footpath/cycling to the east of the site to link with that at the landfill site can be achieved. Larger scale drawings are required of the proposed access layout, showing in more detail the measures preventing HGV's turning left out of the site towards Impington.
- 29 **The Environmental Agency** - has no objection subject to standard conditions concerning surface and foul water drainage, and a condition requiring ground contamination investigation/remediation and an informative concerning the nearby landfill site.
30. **Anglian Water's** Comments have not been received.
31. **The County Council Minerals and Waster Group** has no objections but comments that historically landfill sits produce odours from time to time, which may be considered unacceptable to those that work close to the site.
32. **Cambridgeshire Fire and Rescue** requires the provision of fire hydrants.
33. **The Definitive Map Officer** (County Council) has no objections but points out that a Public Bridleway Open to All Traffic (No 3 Impington/Milton) runs along the south-eastern boundary of the site. Development must not encroach on the Bridleway, which must remain open and unobstructed at all times, and its surface must remain.
34. **The Ramblers** (Cambridge Group) has no objections subject to no damage to the surface of the bridlepath or its obstruction with materials/vehicles.
35. **The Chief Environmental Health Officer** suggests conditions to reduce potential noise disturbance:
- a. details of location and type of power driven equipment;
 - b. time limits on the use of power operated machinery during demolition and construction;

- c. if pile foundations to be used, a statement required of how noise and vibration to be controlled.
 - d. the bungalow on site shall be occupied by person or persons employed by the site owners and/or connected with one of the new companies;
 - e. an informative is required prohibiting bonfires.
36. **The Ecology Officer** has lodged a holding objection until a potential barn owl roost/nest site in one of the existing buildings has been investigated. The proposed provision of a cycleway will result in the loss of a grass verge and an equivalent area of grassland should be created as part of the landscaping of the site. The application provides several enhancement opportunities – the reed bed, new native planting and wildflower seeding. A barn owl box may be required.
37. **The Trees and Landscape Office** has no objections on the assumption that the access and car parking adjacent to the eastern boundary is the utilisation of the existing hardstanding. More space is desirable for planting in the southern corner of the site, between the proposed access road and the site boundary. A 10m strip for further planting is suggested.
38. **The Building Control Officer** has no adverse comments. Based on external viewing only the majority of the ground floor block walls appear in reasonable condition. However, cracking is evident to some areas, and the first floor structure is in a dilapidated state, with some of the walls bowing.

Planning Comments – Key Issues

39. The key issues are whether the proposal is appropriate development in the Green Belt, whether the buildings are capable of conversion/extension and the impact of the traffic likely to be generated.
- a. **Green Belt** Policy allows the re-use of existing buildings providing it does not have a materially greater impact on the openness of the Green Belt. The application also proposes extensions to the buildings in the form of infilling between the blocks. This is partly offset by reduction in the lengths of the existing blocks to facilitate improved access/parking on the eastern side, resulting in an overall increase in floor space of 93 sq m and a technical departure from Green Belt Policy, which requires strict control to be exercised over the extension of re-used buildings and over any associated uses of land surrounding the buildings because of possible conflict with the openness of the Green Belt. The site has the appearance of a factory farm with a serried rank of utilitarian poultry sheds and silos surrounded by large areas of hardstanding. Landscaping to the west is non-existent and the site is particularly visible from Impington across a flat fen landscape. The proposal includes removing the silos, which are particularly prominent, re-cladding the poultry sheds to improve their appearance, the planting of a substantial tree belt and the creation of a reed bed on the western side. The extensions are sandwiched between the existing buildings and will not affect the openness of the Green Belt. Overall the package of measures will enhance the setting of the existing site which is somewhat of an eye sore. I consider the proposal to be appropriate development in the Green Belt.

- b. **Condition of the buildings and the appropriateness for conversion.** Green Belt Policy requires that the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction. The site has been unused for over a year and the buildings show signs of neglect although they are basically intact. The applicant's own Building Survey points out that the buildings were constructed as agricultural buildings to a poor standard with numerous inherent defects. A comprehensive building refurbishment, together with the strip out of asbestos containing materials is necessary. Although each of the individual defects highlighted in the survey are generally repairable, the extent of the repairs necessary means the buildings would be substantially renewed. The survey concludes that given the cost of full repair and refurbishment, it would not be economically prudent to retain and adapt the existing buildings. There is a strong preference for new purpose-built industrial units. Indeed the applicants submitted an application earlier this year, to redevelop the site with new industrial units, but this was refused under delegated powers primarily because it was deemed inappropriate development in the Green Belt. I am partly persuaded that the conversion of the buildings should be allowed because as recently as last year planning permission was granted to convert four of the poultry sheds to B8 (warehousing) use, and without a use the buildings are likely to remain a blot on the landscape for many years to come. It is the stated preference of the applicants to clear the site and redevelop it, the cost of conversion being considerable in this case but I am satisfied the buildings can be converted, albeit a condition will be required setting out the precise method of conversion to be undertaken.
- c. **Traffic impact** The Local Highway Authority has queried the dimensions of the proposed visibility splays and requested amended plans showing more detail of the proposed access and the footpath / cycleway eastwards to the landfill site. These details were submitted on the 24th July 2006 and a verbal report will be made. The new access has much better visibility than that existing and there will be an improvement in road safety. The site is relatively well located, being close to the A10 / A14 trunk road network and the proposed access has been designed similarly to the nearby landfill access, preventing HGV's from turning westwards out of the site towards Impington. Impington Parish Council also requests no access to the site by HGV's via Impington and Histon, but this will be difficult to achieve and it would be likely that most HGV's would use the trunk road network.
- d. **General** The applicants have commissioned a marketing report which highlights the need for small industrial units in the area, where there is a severe shortage of new units. The site is well located to meet the need for this type of floor space, and about 150 new jobs could be created by the proposed development. The proposed footway/cycleway will link through to Milton and provide good access. No mention is made in the application of the future use of the agricultural bungalow on the frontage of the site, which is to be retained and served by the existing access. Although it is quite well screened from the main body of the site by conifer hedges, I agree with the Chief Environmental Health Officer that given its proximity its use needs to be tied to the industrial use of the site, as there is potential for noise disturbance. A similar condition was attached to the recent permission for warehouse use.

Recommendation

40 Approval, as amended by plan franked the 24th July 2006, subject to the following conditions.

1. Standard Condition A (Reason A).
2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a. The materials to be used for external walls and roofs.
 - b. Hard surfacing materials.
 - c. Boundary treatment.The development shall be carried out in accordance with the approved details.
(RC - To ensure the development is appropriate to its rural location.)
3. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such times(s) as may be specified in the approved scheme.
(RC – To ensure a satisfactory method of surface water drainage and to prevent the increased risk of pollution to the water environment.)
4. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
(RC - To prevent the increased risk of pollution to the water environment.)
5. Prior to the commencement of any development, a scheme for the provision and implementation of ground contamination investigation, assessment and remediation shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
(RC - To prevent the increased risk of population to the water environment.)
6. Before development commences, a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved by the Local Planning Authority. No development shall take place otherwise than in accordance with the approved scheme.
(RC - To ensure adequate water supply is available for emergency use.)
7. Before development commences a method statement for the safe removal and disposal of asbestos from the site shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.
(RC - To prevent the increased risk of contamination.)

8. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.
(RC - To minimise the affects of the development on nearby residents.)
9. During the period of construction and demolition no power operated machinery shall be operated on the premises before 08:00 hours on weekdays and 08:00 hours on Saturdays nor after 18:00 hours on weekdays and 13:00 hours on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents.)
10. Before the development commences, details of all external lighting shall be submitted to and approved by the Local Planning Authority.
(Reason – To minimise the effects of the development to nearby residents and the countryside in general.)
11. The existing bungalow on the frontage of the site shall not be occupied other than by a person or persons employed by the site owners/or connected with one of the companies on site.
(Reason – The close proximity of the bungalow to the main commercial part of the site means there is a high probability of noise disturbance occurring.)
12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To enhance the quality of the development and to assimilate it within the area.)
13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
(Reason - To enhance the quality of the development and to assimilate it within the area.)
14. Prior to any form of development taking place a scheme of ecological enhancement including the provision of owl boxes shall be submitted for written approval by the Local Planning Authority. The approved scheme shall be fully implemented within an agreed timescale.

(Reason – PPS9: Biodiversity and Geological Conservation seeks the maintenance, enhancement and restoration of biodiversity.)

15. No demolition, site clearance or building operations shall commence until the trees on the eastern boundary of the site have been adequately fenced off in accordance with a scheme to be submitted in writing by the Local Planning Authority. The fence shall be erected in accordance with the approved scheme. (RC - To afford protection to the trees on the eastern site boundary during building works.)
16. Before development commences a method statement for the precise means of conversion of the buildings shall be submitted to and approved by the Local Planning Authority. The conversion shall be carried out in accordance with the approved scheme.
(Reason – To ensure the buildings are converted rather than demolished and replaced, which would be contrary to the Green Belt policy.)
17. No buildings shall be occupied until a Green Travel plan has been submitted to and agreed in writing by the Local Planning Authority. The Green Travel Plan shall be implemented as approved.
(Reason – To ensure the proposal is as sustainable as possible.)
18. The development, hereby permitted shall not commence until a binding undertaking prepared in accordance with the requirements Section 106 of the Town and Country Planning Act 1990 shall have been entered to ensure:
 1. The provision of a footway/cycleway from the application site eastwards to link with the existing footway/cycleway which currently terminates at the County Council landfill site.
 2. The payment of contribution to the Northern Corridor Area Transport Plan.
 3. The abrogation of permitted development rights for the erection of agricultural buildings on the land to the west of the application site also in the applicant's ownership.(Reason – To ensure the details of the development are satisfactory.)

+ conditions required by the Local Highway Authority

In formatives

1. The Environment Agency has the following comments
 - (1) The development site is adjacent to the Milton active gassing landfill site. However the gas is extracted from the landfill for power generation and monitoring data does not show any gas migration towards the development site (intervening geology is clay). In view of these factors the risk to the development is low and no precautionary measures appear to be necessary. If unusual odours are encountered during development contact the Environment Agency immediately for advice on gas monitoring and protection.
 - (2) Environment Agency Guidance is available via the following link:
http://www.environment-agency.gov.uk/commondata/acrobat/devguidev1_1155225.pdf

To assist in the presentation of satisfactory proposals, the following information is offered:

Surface Water Drainage/Flood Defence:

Full details of the proposed method of surface water drainage must be submitted for appraisal by our respective authorities

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Soakaways will not be permitted in contaminated land.

Any surface water drainage scheme, which includes on site attenuation, must be accompanied by full details of design, design parameters, discharge control structures, adoption and maintenance proposals.

Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its Consent for such works will not normally be granted except as a means of access.

Foul Water Drainage/Trade Effluent Disposal:

Details of any foul water drainage scheme must be submitted for appraisal by our respective authorities.

The Agency's prior Consent, under Schedule 10 of the Water Resources Act 1991 will be required to for any non mains sewage treatment system.

The above comments are made only on the understanding that no public foul sewer is available to serve this development.

Pollution Prevention

The application site shall be subject to a detailed scheme for the investigation and recording of contamination and a report submitted together with detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless of such contamination, as may be found. (Environment Agency guidance is available via the following Link:)

http://www.environment-agency.gov.uk/commondata/acrobat/devguidev1_1155225.pdf

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking area for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

The following comments are made on behalf of the Agency's conservation team

Surveyors

An Ecological baseline survey should be carried out to determine the habitat and species already present, including protected species listed under the Wildlife & Countryside Act 1981 (as amended), especially barn owls.

If the site is found to be occupied by any protected species, whether for roosting or breeding, English Nature should be consulted, regarding the potential effects on the protected species and their habitats within the proposed development area.

Guidance

The applicant should refer to the Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough and South Cambridgeshire's Biodiversity Strategy for guidance regarding habitat creation and enhancement and the inclusion of good Biodiversity design.

Habitat

Planning Policy Statement 9 requires that developments should conserve and enhance Biodiversity. This proposal offers a good opportunity to enhance the existing features and create new habitat that could optimise the Biodiversity value of the site.

The proposed planting along the site boundary should be suitable native tree and shrub species and any grass seeding should be of appropriate grass and wildflower seed mixes.

Additional habitat provision could include the provision of bat boxes and bird boxes. An appropriate management plan for the site should be in place which optimises its Biodiversity value and should include mowing and hedge trimming regimes. More details are required on the reed bed sustainable drainage system, which may also provide opportunities for habitat enhancement.

Water Conservation

A water conservation strategy for the site could include the use of saved rainwater for use in facilities on the site. This would also reduce the run-off from the buildings to soakaway. Further details are available on www.environment-agency.gov.uk.

2. The Council's Chief Environmental Health Officer comments:

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled;
2. During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation;

3. The County Council's Definitive Map Offer comments:

Public Bridleway Open to all traffic (BOAT) No 3 runs along the South Eastern boundary of the site.

- i. The development must not encroach onto the BOAT, any encroachment would constitute an obstruction, which is an offence under S. 137 of the Highways Act 1990: if the developer requires advice on where the boundaries of the right of way they should contact the Definitive Map Officer for assistance;

- ii. The BOAT must remain open and unobstructed at all times. Building materials must not be store on it, and contractors' vehicles must not be parked on it:
 - iii. No alteration to the surface of the BOAT is permitted without our consent (it is an offence to damage the surface of a public right of way under S 1 of the Criminal Damage Act 1971).
4. The applicant is reminded that the development, hereby permitted, should not start until the S. 106 Agreement required by Condition 18 of this Decision Notice has been completed. Failure to complete the Agreement in advance of the development commencing, as with other similar Conditions, could result in Enforcement Action being investigated. In order to discharge this Condition, the applicant should contact the Case Officer in the Development Services Department to confirm that you wish to proceed with the Agreement. The Case Officer will advise you who is dealing with the drafting and completion of the Agreement on behalf of the Local Planning Authority. S. 106 Agreement negotiations can take time, particularly where it involves other authorities, so prompt replies to correspondence and draft documentation form you or those representing you would be appreciation.

5. **Reason for Approval**

- 1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - a. **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/2** (Environmental Restrictions on Development)
 - P1/3** (Sustainable Design in Built Development).
 - P2/6** (Rural Economy)
 - P6/4** (Drainage)
 - P7/2** (Biodiversity)
 - P8/2** (Implementing Sustainable Transport for New Development)
 - P9/2a** (Green Belt)
 - b. **South Cambridgeshire Local Plan 2004:**
 - GB2** - (Green Belt);
 - EN3** (Landscaping and Design Standards for New Development in the Countryside);
 - EN13** (Protected Species);
 - EN14** (Protected Species);
 - ES1** (Contaminated Land).
- 2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - 1. The openness of the Green Belt
 - 2. Condition of the Buildings and their appropriateness for conversion;
 - 3. Traffic Implications.

Background Papers: the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003;
- South Cambridgeshire Local Plan 2004;
- Planning application references: S/0728/06/O and S/1017/06/F

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