

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th September 2006

AUTHOR/S: Executive Director / Head of Planning Services

S/1113/06/LB and S/1114/06/F - OVER

- 1. Demolition of Front Boundary Wall and Rebuilding as Front and Side Boundary Wall on Revised Alignment**
- 2. Erection of 28 Dwellings, Provision of Playing Field for Over Primary School and New Walls etc.**
 - 1. 17 High Street;**
 - 2. Land R/o High Street, Long Furlong, The Lanes and Adjacent Papworth Close for Camstead Homes Ltd**

(MAJOR DEVELOPMENT)

Recommendation: Approval
Date for Determination: 6th November 2006

Members will visit the site on 4th September 2006

Conservation Area (Part)

Site and Proposal

1. The 1.62 ha site is centrally located in the village, to the south of the High Street, to the west of Long Furlong and to the north of The Lanes. It consists of a number of rear gardens and paddocks, divided by hedgerows and in part overgrown and covered in scrub/trees, and includes land to the rear of Haywards garage on the High Street frontage. To the rear of 17 High Street is an occupied residential caravan.
2. The site is predominantly surrounded by existing housing, including a number of listed buildings on the High Street frontage. Over Primary School abuts the south eastern corner of the site and The Cramp, a public footpath, forms the western boundary linking The Lanes to the south with the High Street to the north.
3. The full and listed building applications, received on 7th June 2006, (the full application was amended on 8th August 2006) involve the demolition and rebuilding of a listed wall at 17 High Street to achieve vehicular access to the main body of the site for a 28 house development which includes an area of approximately 0.6ha to provide playing fields for the primary school. The residential element consists of 2 and 2½ storey houses, including 8 affordable dwellings, in the form of detached, semi-detached and terraced properties. 11% are 1 bedroom; 25%, 2 bedroom; 32%, 3 bedroom and 32%, 4/5 bedroom.
4. A small area of public open space is proposed in the centre of the development, and a footpath link is provided to The Cramp.
5. The existing wall to be demolished consists of two distinct parts; that adjoining the listed house (17) which is largely intact, although in poor condition and the eastern section which has been extensively rebuilt. The proposal is to remove the entire wall

and rebuild it on a new, curving alignment closer to No. 17 in a matching style to the original.

6. Traffic calming measures are proposed in the High Street in connection with the new vehicular access. These principally involve a raised table and associated works at the entrance to the site, extending for approximately 60m along the High Street and raising the carriageway by approximately 75mm. An ancillary traffic calming feature is proposed at the junction of The Lanes and High Street further westwards, either in the form of a small raised table or a series of setts within the carriageway.
7. Accompanying the applications are a covering letter, a flood risk assessment, a planning statement, a transport statement, a tree survey, an ecological assessment, a landscape scheme and a breakdown of infrastructure costs.
8. In the **covering letter** the applicant's agent refers to the long-standing proposal in Development Plan documents for an additional school playing field provision on part of the site. For over 20 years developers have attempted to assemble the site, but because of the difficulties arising from multiple ownerships, potential access difficulties and other physical constraints, this has not proved possible until now.
9. **The Planning Statement** explains the design philosophy, with a central open space visible from the High Street, linked to The Cramp footpath by a landscaped corridor. A landscaped margin is proposed along the eastern (development) side of The Cramp, and on the southern boundary with the school. Conservation issues have been addressed with the appropriate configuration of the reconstructed wall giving views to the landscaped green. The barn-like theme of Plots 1 and 2 continues that of the timber-clad barns to the rear of 15 High Street. The proposed dwellings generally reflect the variety of styles and detailing one might expect in a central village location. The affordable dwellings are located in the north-west corner, closest to the facilities on the High Street and accessed from The Cramp. External finishes of the dwellings will be good quality traditional materials. Gault type facing bricks predominate, with a small number of red bricks reflecting the mix on the High Street, and the occasional use of render and dark stained boarding. Roof finishes are plain tiles/slate with some use of pantiles. Security issues are addressed by well-defined points of entry to the site combined with window presence in these positions. 2 storey configuration is used for the flats, so that each flat has its own private entrance, avoiding the use of common lobbies and stairs. Disabled access has been incorporated and 10% of communal parking spaces will be designed for disabled use. The land to be given over to the Education Authority for the playing fields extension has indicative drawings showing a junior football pitch, which has been agreed with the school. Access to the proposed playing fields will be solely through the existing school and will be physically divorced from the residential development site by boundary fencing and substantial planting. The vehicular access arrangements from the High Street have been evolved in discussions with the County Highways Department. The rebuilding of the walled enclosure and the treatment of the pavement and spaces around the access will enhance views of the listed building and the street scene. The proposed dwellings within the scheme have been designed to pick up features from the local vernacular style with materials selected to match as far as possible.
10. **The Transport Statement** contains detailed drawings of the proposed site access and the associated traffic calming measures in the High Street already described. The need to minimise additional street furniture and to use appropriate materials have been addressed, so as not to detract from the townscape, the Conservation Area and its listed buildings.

11. **The Tree Survey** updates the earlier survey undertaken in September 2005. It identifies those trees within the site which are worthy of retention and for incorporation within the scheme. The large area of scrub in the south-western quadrant of the site is largely regenerated elm, within which is evidence of Dutch Elm disease.
12. **The Ecological Assessment** is based on a survey in August 2005, updated since following further visits and meetings with the Council's Ecology Officer. The only protected species likely to be using the site are bats, although even these are more likely to be present in dwellings off-site. No evidence was found of badgers, which had been reported in the past. Great Crested Newts have been reported in Over, but mostly north of the High Street. A further survey will be required, comprising a destructive search prior to and during development, but the likelihood is very low of any being present. Ground works should avoid the bird nesting season. A further check for badger activity should be undertaken prior to development commencing. Creating ponds may enable newts to re-colonise the area. The layout proposed for the school playfields follows discussions and protects as much of the habitats as possible, by retaining a green boundary and green links throughout the site, as well as creating a new pond.
13. **The Flood Risk Assessment** and Drainage Report states discussions have taken place with all the relevant parties to achieve a scheme that will alleviate the existing drainage problems on the application site and allow a small development to be constructed, yet removing the existing localised flooding issues that remain. It is known that parts of the low lying areas adjacent to the existing site have flooded in winter periods due to the natural flow of water within the topsoil/subsoil and lack of existing land drainage. In order to satisfactorily drain the site, a new storm water system has to be constructed, conforming with the Sustainable Urban Drainage System (SUDS).
14. **The Landscape Scheme** gives details of trees to be retained and the extensive planting proposed in the school grounds. A feature tree is shown centrally on the public open space. Two ponds are proposed, one in the school grounds in a nature study area, and a third pond off-site is shown reinstated. The existing vegetation on the eastern side of The Cramp footpath is to be reinforced with the planting of a wider diversity of nature trees.
15. **The breakdown of Infrastructure** Costs totals £589,960. Drainage works account for almost half the amount.

Planning History

16. Prior to 2005 the only applications on the site were of a minor nature. Applications for single backland dwellings were refused.
17. In October 2005 applications were submitted by Camstead Homes for 30 dwellings/provision of a playing field for the school etc, and to demolish the listed frontage wall. Both applications were refused for the following reasons:
 - (i) **30 Dwellings/Playing Fields**
 1. In order to provide a safe vehicular access to the proposed development, off site traffic calming measures are required in the High Street Conservation Area, including two raised tables and a raised crossing facility. This will have the combined effect of damaging the character of the

historic road pattern, introducing a carpet of alien materials across the carriageway and footpaths with a proliferation of bollards resulting in a significant visual intrusion into the street scene. As such the proposal would be contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004, which seek to protect the Historic Built Environment and the character of Conservation Areas.

2. The proposed access involves the demolition and replacement of a historic wall, adjoining 17 High Street, a Grade 2 Listed Building. As the development in its totality will not enhance the setting of the listed building or preserve or enhance the Conservation Area, its removal and replacement would be contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EN18, EN20, EN28 and EN30 of the South Cambridgeshire Local Plan 2004, which seek to protect the character of Conservation Areas and Listed Buildings and their settings.
3. Notwithstanding the above, the layout is unacceptable for a site in the centre of the village, partly within and adjoining the Conservation Area because:
 - (a) The layout is excessively highway dominated with prominent frontage parking and views from the ends of access roads focused on garaging and parking areas of the dwellings.
 - (b) The spacing between detached dwellings is a minimal 2m in some instances, giving an impression of a cramped layout.
 - (c) The landscaping of the important footpath link to The Cramp is compromised by the proximity of the dwelling on Plot 25.
 - (d) There is limited space provided for streetscape planting.

Therefore the proposal is contrary to Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 which respectively seeks a high standard of design for new developments and requires Local Authorities to protect and enhance the quality and distinctiveness of the historic built environment, and will fail to preserve or enhance the character of the Conservation Area contrary to Policy EN30 of the South Cambridgeshire Local Plan 2004.

4. Insufficient areas of the existing regenerated elm woodland have been incorporated into the layout, resulting in a loss of a feature in the centre of the village of local landscape and biodiversity importance. This is particularly relevant adjacent to The Cramp public footpath. The loss of much of this wooded area would be contrary to Policies P1/2, P1/3 and P7/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies SE3 and EN12 of the South Cambridgeshire Local Plan 2004 which seek to retain natural habitats because of their biodiversity and environmental value.
5. Trees No 5-8 are incorrectly plotted on the application tree survey plan and are growing immediately north of the existing outbuilding. The Oak in particular is a good quality tree and would be compromised by the alignment of the proposed access road.

(ii) **Listed Wall**

1. The proposed demolition and rebuilding of the front boundary wall is not considered to be justified as there is no approved scheme for the redevelopment of the site which would enhance the setting of the listed building and the proposal would not make a positive contribution to the character or appearance of the Conservation Area. The proposal is therefore contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EN18, EN30 and EN33 of the South Cambridgeshire Local Plan 2004, which seek to protect the character and appearance of Conservation Areas and listed buildings and their settings.

The occupied residential caravan to the rear of 17 High Street does not have planning permission.

Planning Policy

Background

18. In the deposit version of the 2004 Local Plan the extension to the school playing fields was identified with its own policy and the remainder of the site shown as a P.V.A.A. (Protected Village Amenity Area). Objections were raised to the P.V.A.A. designation by the landowners, which were considered at the Local Public Inquiry in 2000. In his report the Inspector concluded the P.V.A.A. did not have the public qualities to warrant that designation. "It is, at least in part, previously developed land well within the confines (and quite close to the heart) of the village. In principle, therefore, I see no reason to prevent appropriate residential development of that part of the site outside the area safeguarded for the playing field extension. It is important that a corridor of good visual interest is retained/provided for those making use of The Cramp, but that can be achieved as part of the development control process. I do not know whether conditions exist which would result in early development of all of the land east of The Cramp and north of the extended school site. I therefore do not recommend specific allocation. However, deletion of the P.V.A.A. will enable the land to come forward for development in whole or part on a "windfall" basis."
19. The site is within the built-up framework of Over. The proposed access and two housing plots are within the Village Conservation Area. Two Local Plan 2004 Policies are of particular relevance:
 1. **Policy SE3** designates Over as a Limited Rural Growth Settlement where the development of 30 dwellings will be permitted on unallocated land, provided that:
 - (a) The retention of the site in its present form is not essential to the character of the village;
 - (b) The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
 - (c) The village has the necessary infrastructure capacity;
 - (d) There is no conflict with other policies in the Plan.

Development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30 dwellings per ha unless there are strong design grounds for not doing so.

2. **Policy Over 3** states a site of approximately 0.7ha is allocated as an extension to the school playing field. The supporting text explains the school occupies a cramped site without playing fields, dual use being made of the nearby village recreation ground. The extension of the playing field would allow the existing school to be remodelled in its existing location.

Other relevant policies are:

Cambridgeshire and Peterborough Structure Plan 2003

20. **Policy P1/2** - Environmental Restrictions on Development - seeks to protect the biodiversity of an area.
21. **Policy P1/3** - Sustainable Design in Built Development - requires a high standard of design and sustainability for all new development.
22. **Policy P5/3** - Density - states in locations close to services and facilities, densities of at least 40 dwellings per ha should be sought. Densities of less than 30 dwellings per ha are not acceptable.
23. **Policy P6/4** - Drainage - states all new development should avoid exacerbating flood risk locally and incorporate Sustainable Drainage Systems (SUDS) for the disposal of surface water run-off.
24. **Policy P7/2** - Biodiversity - states all development should seek to conserve or enhance the biodiversity value of the area.
25. **Policy P7/6** - Historic Built Environment - requires Local Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

The South Cambridgeshire Local Plan 2004

26. **Policy SE8** - Village Frameworks - states there is a general presumption in favour of residential development within village frameworks subject to settlement policy.
27. **Policy HG7** - Affordable Housing on Sites within Village Frameworks - states in villages with less than 3000 population up to 50% of the houses should be affordable dependent on the level of clearly identified local need, although higher or lower percentages may be agreed in the light of factors such as proximity to local services; access to public transport; the particular costs associated with the development; and whether or not the provision of affordable housing would prejudice other planning objectives.
28. **Policy HG10** - Housing Mix and Design - requires residential developments to contain a mix of units in terms of types, size and affordability (including 1 and 2 bedroom dwellings). The design and layout of schemes should be informed by the wider character and context of the local townscape.
29. **Policy HG11** - Backland Development - states development to the rear of existing properties will only be permitted where the development would not:
 1. Result in overbearing, overlooking, or overshadowing of existing residential properties;

2. Result in noise and disturbance to existing residential properties through the use of its access;
 3. Result in highway dangers through the use of its access; or
 4. Be out of character with the pattern of development in the vicinity.
30. **Policy CS5 - Flood Protection** - states permission will not be granted for development where the site is liable to flooding or where development is likely to:
1. Increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water;
 2. Increase flood risk in areas downstream due to additional surface water runoff, unless it is demonstrated that the above effects can be overcome by appropriate alleviation and mitigation measures.
31. **Policy EN5 - The Landscaping of New Development** - states the Council will require trees, hedges and woodland and other natural features to be retained wherever possible. Landscaping schemes will be required to accompany applications for development where it is appropriate to the character of the development, its landscape setting and the biodiversity of the locality.
32. **Policy EN12 - Nature Conservation: Unidentified Sites** - states the Council will, wherever possible, seek to retain features and habitat types of nature Conservation value. Planning permission will only be permitted where the reasons for development clearly outweigh the need to retain the feature or habitat type and in such cases developers will be expected to provide appropriate mitigation measures.
33. **Policy EN15 - Development Affecting Ancient Monuments or Other Archaeological Sites** - states the Council will protect, preserve and enhance suspected sites of archaeological importance.
34. **Policy EN18 - The Demolition of Listed Buildings** - states there is a presumption in favour of the preservation of Listed Buildings. Consent for demolition will only be granted in exceptional circumstances.
35. **Policy EN28 - Development within the Curtilage or Setting of a Listed Building** - states where the proposal would affect the curtilage of a listed building, the Council will require the submission of sufficient illustrative and technical material to allow its impact to be established. Applications which damage the setting, well-being or attractiveness of a listed building will be refused.
36. **Policy EN30 - Development in Conservation Areas** - states the Council will require proposals to preserve or enhance the special character and appearance of Conservation Areas.
37. **Policy EN33 - Demolition in Conservation Areas** - states that, in exceptional circumstances where Conservation Area Consent is granted for the demolition of a building, the Council will, in appropriate cases, impose conditions requiring the salvage of materials of interest, and the making of a pictorial record to be deposited in a public institution.

Consultations

(Pre-amendments)

1. **S/1114/06/F - Erection of 28 dwellings etc.**

38. **Over Parish Council** objects:

“The amended plan has not addressed any of our previous concerns - we are still opposed to this application on the following grounds:

- (i) Visual and vehicular issues: this development would pose safety issues in relation to the access it would also significantly alter the look of this Conservation Area contrary to Policy P7/6 of the Structure Plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004.
- (ii) Flooding - the amended plan has not addressed the risk of flooding to existing dwellings in the High Street and Randall's Lane.

39. **The Local Highway Authority** raises a number of technical points relating to the internal layout of the development and requests amended plans. A verbal report will be made.

40. **The Environment Agency** raises no objections, but asks that the Council's Drainage Manager comments in respect of comments concerning existing drainage problems made by local residents. It is suggested the letters are submitted to the applicants in order that they can be addressed by the Flood Risk Assessment.

41. **Anglian Water** comments have not been received. A verbal report will be made.

42. **The Council's Drainage Manager** comments

1. “The Environment Agency finds the surface water proposals satisfactory. I agree with the consultants that the proposals represent an improvement in surface water drainage for the site and that flooding in the High Street should be reduced.
2. Under the Council's Land Drainage Byelaws, consent will be required to connect to the Council's Award Drain. The drawings indicate that the connection will be made to Award No. 174. This is not acceptable as the outlet at Fen End is unsuitable to cope with any additional flows. However, no objection will be raised to a connection to Award No. 176 adjacent to the sewage treatment works.
3. It would not be reasonable for me to object to the proposed development on the grounds of surface water drainage.”

43. **English Nature** comments:

1. **Great Crested Newts** - have been recorded in the vicinity and there is currently suitable habitats available on the site for the terrestrial phase of their lives. Great Crested Newts are protected by The Wildlife and Countryside Act 1981. However, it is recognised that these newts have largely been recorded north of the High Street. Therefore the recommendations of the ecological report are supported and a destructive search (carried out as the land is

cleared) is more likely to be an effective way of dealing with this issue. If Great Crested Newts are discovered during any work on site, the work should be halted immediately and further advice sought from English Nature.

2. **Bats** - It is noted a bat survey has not been undertaken. All British bats are fully protected under the Wildlife and Countryside Act 1981. A Condition is recommended:
“The mature and maturing trees present on the site, as identified in the Pre-Development Tree Survey (September 2005) should be retained in their present state. If it is unavoidable that any works occur to these trees that may disturb any bats potentially present, for example, pollarding, lopping or felling, the trees should be surveyed for bats prior to the works commencing. Such works should also be carried out under the direct supervision of a licensed, qualified ecologist. A pre-demolition check of the interior of any outbuildings should also be undertaken by a licensed, qualified ecologist. If bats are discovered during work on the development, the work should be immediately halted and advice from an on-site ecologist or English Nature sought.”
3. **Badgers** - there is anecdotal evidence that badgers have been recorded on the site, although no setts or signs of activity were found during the ecological survey. Badgers are fully protected under the Wildlife and Countryside Act 1981. Support is given to the suggestion in the ecological appraisal that a check for badger activity could be undertaken at the same time as the destructive search for newts. If badgers are discovered, work on the site should be halted and advice sought from an ecologist or English Nature.
4. **Nesting Birds** - a large proportion of the site is currently young woodland and dense scrub, which is almost certainly utilised by nesting birds. Nesting wild birds are protected under the Wildlife and Countryside Act 1981. A condition is recommended:

“Any removal of trees, scrub or hedgerow should take place outside the bird breeding season of March-August inclusive. If it is unavoidable that vegetation is to be removed during, or close to this period, it should first be thoroughly assessed by a suitably experienced ecologist as to whether it is in use by nesting birds, and English Nature consulted if necessary for further advice.”
4. **Biodiversity** - habitat enhancement plans are supported. There is considerable scope for biodiversity gain by the suitable management of the overgrown and gappy hedgerow along the western boundary of the site. The retention of mature trees and their management, together with bird and bat boxes, can improve biodiversity.

It is also recommended that the developer provides commuted maintenance sums and a biodiversity management plan.

44. **The Chief Financial Officer (County Council)** confirms terms have been agreed with the applicant for the transfer of school playing field land and the carrying out of a full programme of works in the extended school grounds by the Developer to the County Council's specifications, prior to the occupation of any of the proposed dwellings. The land transfer should be part of the Section 106 Legal Agreement.

45. **The Countryside Access Team (County Council)** states that following a site meeting with the applicants, earlier comments requiring the widening, fencing and lighting of The Cramp and the provision of a rear access to the extended school playing field, have been withdrawn. The proposed pedestrian link to The Cramp is welcomed as a useful addition to the footpath network. The proposed use of non-intrusive metal fencing has reassured them that the footpath will not be dominated adjacent to the school playing field. Informatives to prevent footpath encroachment and obstruction are quoted.
46. **The Ramblers** - have similar concerns to the Countryside Access Team regarding obstructing the footpath during construction. The maintenance of the wooded verge on the western edge of the development is queried. A high chain link fence on the edge of the footpath should be avoided.
47. **The Cambridgeshire Fire and Rescue Service** - require the provision of fire hydrants.
48. **The Architectural Liaison Officer (County Council)** - comments that The Cramp is poorly overlooked, increases vulnerability to crime by providing additional access and escape routes and the anonymity sought by offenders. It is recommended the proposed footpath link is removed. This is especially the case if the footpath link between plots 22 and 23 to the car park is retained. In the event that the path is retained then sharp bends into The Cramp should be avoided to maximize the vision for users of the path. The paths, roads, and parking courts should be lit by means of column mounted white downlighters to BS 5489:1996 Code of Practice for outdoor lighting.
49. **Cambridgeshire Archaeology** comments that the site lies in an area of high archaeological potential, to the immediate south of the Medieval village core and an extension area of Iron Age and Roman Settlement. It is possible that important archaeological remains survive on site which could be damaged by the proposed development. A negative condition (PPG16) is suggested, to secure a programme of archaeological investigation at the expense of the developer. A design brief for the evaluation phase would be prepared by Cambridgeshire Archaeology.
50. **The Conservation Manager** comments:
 - “1. This proposed development has been the subject of considerable development and pre-application discussion. Please also refer to my comments of 9th December 2005. The developers have attempted to address some of the concerns which were raised at that time, relating to the access in the layout design and the setting of the adjacent listed building and the character of the Conservation Area.
 2. I am of the opinion, that the amendments to the proposed development have largely addressed the concerns regarding layout, access and retention of green space. In general, I therefore, support the amended proposal. However, I still have a number of concerns which are outlined below.
 3. *Access provision* - I am satisfied that the alterations to the boundary wall will not have a fundamental impact on the character of the listed building, nor is the surviving section of such historic interest or value to sustain an objection to its re-construction.

4. The form of the reconstructed wall will need to be carefully detailed and should include:
 - (a) Specification for an appropriate brick bond for the face and coping.
 - (b) Detail of mortar colour and material.
 - (c) Minimum loss of historic fabric, by re-using bricks salvaged from site, where possible.
5. *Traffic calming measures* - The proposed measures appear to address earlier concerns regarding the appearance of the road and drainage but will still need to be subject to detailed approval of materials for kerb edgings, drainage channel and surface materials etc. Any signage will also need to be carefully detailed with the basic objective to reduce the alterations to the streetscene to the bare minimum. I would suggest that any warning signs are bollard mounted and that approval is required for any new signs or street lighting.
6. In order to retain the currently open streetscape it is important to limit bollards and retain a minimum kerb edge to distinguish the footway from the vehicular surface.
7. *Impact on greenspace* - The amendment to the scheme will now result in less impact on the greenspace along The Cramp. The scheme must demonstrate a net gain in biodiversity (as per PPS9). I presume details will be subject to Rob Mungovan's approval. This development indicates that there will be some off-site biodiversity enhancement and the development of wildlife space around the football pitch, which are welcomed. These elements need to be supported by an Ecological Management Plan, which should also indicate the long-term management of these greenspaces. I presume that there will be a S.106 agreement which should detail this management and maintenance responsibilities.
8. *Comments on the proposed layout* - The amendments make the scheme much more permeable, creating a potentially green, sinuous link between the High Street and The Cramp. It will be important to require details of the landscape scheme and particularly streetscape planting before any works commence on site, to ensure that the street trees are not compromised by implementation of drainage. I would suggest that the landscape scheme includes the drainage details, as well as details of the management arrangements for the public open spaces.
9. While I generally support the revised layout, I do have some concerns with some of the proposed units, as follows:
 - (a) **Plots 1, 2 and 3** - It was my understanding that these units would be considered as the transition between the outbuildings and the new development so would retain characteristics of the agricultural outbuildings that will be lost from the site. The proposed units are rather half-hearted in their approach to addressing this design form, to the extent of becoming something of a confusing and unsatisfying amalgam. Consequently, I would suggest that the frontage blocks (1 and 2) in particular need to be simplified and more overtly 'agricultural' or barn-like in their design form. They currently have the appearance of standard houses with boarding applied for no apparent reason.

- (b) **Plot 18** - This unit will create a long, unrelieved elevation to The Cramp which I would suggest would be oppressive and dominating on the footpath and emphasise the intrusion of the development into the greenspace. I would suggest that the mass of this elevation is both reduced and broken to create a measure of visual depth and movement on this important face to the public realm. Adoption of a smaller unit, with a gable projecting to The Cramp may be the answer.
- (c) **Plots 19 and 20** - This pair of units are in my opinion rather fussy on the main elevations. The projecting gables on the elevation (front door) do not seem to actually relate to the layout plans and would create an overlap of the projecting cables. The central projecting bay window further creates a visual confusion to the street elevation and negates the impact of the gable and their bays. I would suggest that these units are simplified by omission of these elements.
10. **Public Art** - It is agreed that an allowance for public art should be included in this scheme - the obvious targets considered for a design would be the links through from the High Street to The Cramp and the POS created. Gateway features or directional elements might be appropriate. It is unfortunate that this issue has not been integrated into the current design, but at the very least a condition and headline in the S.106 needs to be included in any approval to identify artist, location, funding and maintenance.
11. **Conclusion** - consequently, I am of the opinion that the proposed, amended scheme is an improvement on the previous submission and, overall I support the revised proposal. I would suggest that the above issues need to be addressed, and confirmed by further amendment and inclusion in the S.106 before any consent is granted.”
51. **The Ecology Officer** has no objection in principle. The latest scheme provides more for biodiversity as required by PPS9. Three ponds and a ditch are created/restored and three belts retained.

There is more planting proposed in the school playing field extension. The regenerated elm scrub/woodland is suffering from Dutch Elm Disease. It is likely that in a number of years some of the trees will die thus changing the woodland feel. Having inspected many of the trees on a number of visits in different seasons, no signs have been found of the lesser spotted woodpecker. No suitable bat roosts have been found except in one tree to be retained. No Great Crested Newts are believed to be on site following several refuge searches. However, their presence cannot be completely dismissed and a condition is required for a destructive search. It is not thought badgers are using the site. The site may be locally important for invertebrates. The increased proportion of existing vegetation retained in the revised scheme still provides a degree of habitat.

The increased areas of retained vegetation will provide bird habitat especially when enhanced through additional planting.

Dropped kerbs should be used throughout the development so as not to impede the movement of small animals.

Conditions will be required viz:

1. No vegetation removal during the nesting season.

2. Destructive search to be undertaken for Great Crested Newts.
3. Scheme of ecological enhancement to provide nest boxes, bat boxes and dead wood habitats and fence lifting to allow small mammals to cross the site.
4. Invertebrate survey to be carried out before work commences.

52. **The Trees Officer** comments that the pre-development landscaping scheme gives an outline of the desired planting plan, however, more detail of the species, mix, stocking, density and plant size in accordance with BS3936 (nursery stock) is required. The trees to be retained need to be specifically identified.

It is noted the main estate road has been realigned further to the east to give more clearance to existing trees to be retained. Details of no-dig construction will be required for the pavement which passes under the crowns.

53. **The Chief Environmental Health Officer** has concerns that noise from the school may have the potential to adversely affect the proposed dwellings.

Before any permission is granted, a scheme would be welcomed outlining how the dwellings will be protected from noise in accordance with the environmental standards stipulated in the SCDC Local Plan.

Conditions are recommended restricting the hours of use of power operated machinery and concerning driven pile foundations. An informative regarding the prohibition of bonfires is suggested.

54. **The Environment Operations Manager** seeks confirmation that space for three 240 litre wheeled bins per property will be available, and that the roads will be constructed to adoptable highway standard to take 26 tonne collection vehicles. Roads, whether private or public, are 5 metres wide with 6 metres radii junctions and hammerheads are such that each leg is 11 metres long to facilitate collection vehicles.

55. **The Housing Manager** supports the proposed provision of affordable houses as satisfying local needs coupled with the provision of a playing field for the primary school.

56. **County Councillor Mrs S Johnstone** "has no comment to make on the proposed dwellings; however I would point out that Over Primary School is currently one of only six primary schools in Cambridgeshire which does not meet minimum standards set down by the Department for Education and Skills for playing space. The school has expanded considerably in recent years, with no additional play space. Using the Green is not acceptable because of the need to cross a road which can be busy at times. Land for the school has been allocated in the current local plan, but this proposal is the only way of bringing that land forward. For the sake of many current and future pupils at Over Primary School, I hope that the application will be resolved positively as soon as possible."

57. **The Chair of Governors - Over Primary School**

"I am writing on behalf of the Over Primary School Governing Body, in relation to the above planning application.

The Governing Body understands that, as part of the planning application S/1114/06/F, the school will be given additional land without cost, and that this land will be developed to an agreed specification by the developer. We know that additional school land has long been identified in the village plan, and that this might be acquired as part of a compulsory purchase scheme. However, the timescale for any compulsory purchase is currently unknown; likewise, the potential costs to the school are unknown.

We are in consensus that the additional land, and the proposal for its development, will provide significant benefits for the children attending the school. Not least, it means that the school facilities will at long last meet the DfES minimum standards for playing space. That said, it has been difficult for individual Governors to conclude whether the benefits to the school outweigh the possible implications of the housing development on the community, of which the school is part.

In considering the planning application as it influences the school, we would like confirmation that the additional land will be provided to the school 'fit for use', with no additional costs other than grounds maintenance in future years. In addition, we would like to emphasise our concern for the security of the school with the extended boundaries it will have - provision of CCTV as part of the development proposal may well help us to maintain the school as a secure site, and we would welcome any other support that would help address our concerns."

2. S/1113/06/LB - Demolition of front boundary wall etc.

58. Over Parish Council objects.

"The proposed access would involve the demolition and replacement of a wall within the curtilage of a Grade 2 listed building within a Conservation Area contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies EN18, 20, 28 and EN30 of the South Cambridgeshire Local Plan 2004."

Representations

(Pre-amendments)

1. S/1114/06/F - Erection of 28 dwellings etc.

59. A total of 90 letters have been received from Over residents, 27 of which were in support of the application, the remainder objecting. For clarification, of the 27 letters of support, 23 were standard letters individually signed. Two letters of support were from landowners of part of the application site.

The main points of objection were, ranked in approximate order of frequency:

1. The development will result in the loss of an important wildlife habitat, resulting in the removal of hedges and trees. The area is frequented by many bird species including owls and woodpeckers, bats, badgers, foxes, Great Crested Newts, adders, grass snakes, butterflies and muntjac deer. The applicant's Ecological Report is inadequate.
2. The proposal is an overdevelopment of the site involving the loss of an historic wall and will damage the Conservation Area.

3. The proposed access on to the High Street is on a bend and dangerous for pedestrians and other road users. The High Street is a main pedestrian route to the shops and used by children en route to school. Traffic generation has been underestimated.
4. The development will exacerbate existing flooding problems experienced in the village (High Street, Fen End, Randalls Lane, gardens in Long Furlong and The Cramp footpath. The reliance on a pumped system for the surface water drainage will be unreliable and likely to fail. Current problems experienced because surface water enters the foul sewer.

Photographs of flooding of the road in Long Furlong and Fen End on 26th July 2006 following a storm were submitted by a local resident.

5. The proposed traffic calming in the High Street will be intrusive (bollards, raised tables) and detrimental to the Conservation Area. It will not significantly slow traffic.
 6. The application is very similar to the previous refusal. The reasons of refusal have not been addressed.
 7. The increased traffic will cause disturbance to neighbours and add to congestion and pollution in the High Street. There is a risk that older buildings will be damaged by construction traffic.
 8. The proposed school playing field extension could be compulsory purchased by the County Council. It is not required because of the existing facilities on the recreation ground. The football pitch is reduced in size and is too small to meet F.A. standards.
 9. Traffic will divert on to The Lanes and surrounding roads to avoid proposed traffic calming in the High Street. The Lanes is narrow and has no footpaths, therefore increased traffic will be a danger to pedestrians, particularly school children.
 10. Two and a half storey houses are not in keeping with the rest of the village. More smaller units are required. There is potential for overlooking/overshadowing the rear gardens of the houses in Long Furlong. The studs in some house types could be converted into further bedrooms, resulting in insufficient parking on the site.
 11. The Council's Local Development Framework now designates Over as a Group Village, i.e. no more than 8 dwellings.
 12. A further large development is not needed given the developments scheduled for Longstanton and Northstowe nearby.
 13. Council policy requires 50% affordable housing in Over. The proposal is only 28% i.e. 8 out of 28.
 14. The proposed point of access will adversely affect the setting of 17 High Street, a listed building.
60. The letters of support can be summarised as follows:
1. The application site has no public access at present.

2. The land required for the extension to the school for playing fields has been a long standing requirement of the Education Authority and the village, and there is no realistic alternative to it being brought forward other than by Development, as Compulsory Purchase is a lengthy process.
3. The proposal will bring a mix of new dwellings to the centre of the village providing more housing choice and additional residents will increase the likelihood of local facilities being retained.
4. The development is to a high standard of design and materials.
5. Affordable houses are needed in the village.
6. Drainage problems existing on site will be overcome by the scheme, which has the support of Anglian Water.
7. The highway proposals meet the Local Highway Authority's requirements in full. Further traffic calming will make High Street safer. The bollards and traffic calming will protect people and buildings.
8. A 'rebuilding' of the wall at 17 High Street, which is in poor condition, will be a major benefit to the street scene.
9. Flora and fauna on site will be enhanced by the "green corridors" and ponds created.
10. Flooding in the High Street will be reduced, as water which currently runs off site will be collected by the new drains in the development and transferred outside the village.
11. "Destruction" of a natural habitat is in reality an area of overgrown back gardens. Currently accessed by youths for anti-social activities.
12. Development would avoid green field sites being taken on the edge of the village.

2. S/1113/06/LB - Demolition of front boundary wall etc.

No representations received - see Comment 2 under the representations received on S/1114/06/F.

Planning Comments

61. The applicants have been in discussion with officers for over 2 years with regards to the development of this site. An application for 30 houses was refused in January 2006, and discussions have continued since.
62. The policy background can be traced back to the Inspector's Report in 2001 on the Deposit Local Plan. The Plan identified a site for the extension to the school playing field, which has been carried forward into the current 2004 Plan, but the remainder of the application site was identified as a Protected Village Amenity Area. The Inspector concluded the P.V.A.A. did not have the public qualities necessary and stated that "In principle, I see no reason to prevent appropriate residential development". He did not allocate the site specifically for residential use, because he was unsure whether conditions existed which would result in its early development,

but in deleting the P.V.A.A. he considered the site could come forward on a 'windfall basis'."

Key Issues

1. The impact of the vehicular access, necessitating the demolition of a listed wall, and the associated traffic calming on the Conservation Area and the adjacent listed building.
2. The loss of much of the existing scrub, hedge and the habitat on the site.
3. The impact of the development and its proposed drainage system on the existing flooding experienced in the village.
4. The appropriateness of the layout, housing mix and house types.

1. Impact of the vehicular access

Achieving vehicular access to the site has been one of the main impediments to the site coming forward for development. Without demolishing a property, the proposed point of access is the only possibility. However, because of the curving alignment of the High Street, traffic calming is necessary to slow traffic as the necessary vehicular visibility for a development of this size is not available. Extensive discussions have taken place with the applicants to minimise the impact of the traffic calming on the Conservation Area, and on the design of the replacement wall to enhance the street scene and not damage the setting of the adjacent listed building.

Since the earlier refusal the traffic calming has been reviewed. A raised table incorporating a pedestrian crossing has been deleted, the table at the junction of The Lanes is proposed to be replaced by two rows of granite setts at the existing road level, and the main table at the point of access is to be tarmaced instead of block paved to aid its visual assimilation, and the number of bollards reduced to the minimum to ensure pedestrian safety i.e. 23. On this basis the Conservation Manager is satisfied that the impact on the Conservation Area will be minimized, subject to conditions concerning points of detail - kerb edgings, drainage channels, surface materials and signage.

The demolition of the listed wall and its replacement by a similarly detailed wall on a different, curving alignment has been the subject of detailed discussions with the Conservation Manager. The wall is in poor condition and has been partly rebuilt with modern construction. Subject to conditions requiring its replacement to be built with an appropriate brick bond for the face and coping, details of the mortar colour and material, and the re-use of salvage bricks where possible, no objections are raised to its removal to facilitate the proposed access.

2. The Loss of the existing wildlife habitat

Large areas of the site are covered with scrub (largely elm) and there are a small number of large trees and hedgerows dispersed through the site. The loss of much of the scrub vegetation was a reason for refusal of the applicant's previous scheme for 30 dwellings. Since the refusal the Council's Ecologist has met the applicant's ecological consultant on site and it has been established that Dutch Elm disease is present in the scrub, and therefore it

cannot be relied upon to form mature vegetation. To compensate for its removal, additional planting has been agreed within the school grounds, made possible because the School now requires a smaller football pitch, with a wider margin of the existing vegetation retained on the eastern side of The Cramp, to be reinforced by additional planting. Two new ponds will be created and a ditch that runs north-south along the western side of the proposed access road reinstated. An existing overgrown pond off site on the western side of The Cramp will be reinstated, subject to clarification of ownership.

The layout retains the two high quality trees identified in the applicant's tree survey and most of the moderate quality trees and hedging. A grassed area of public open space with a feature tree is also to be provided within the development itself. The Council's Ecologist is satisfied that these measures will offset the loss of the scrubland, and has requested conditions which will prevent vegetation clearance during the bird nesting season, require a scheme for ecological enhancement, an invertebrate survey and a destructive search for Great Crested Newts. It must be remembered that the scrub is predominantly in overgrown back gardens/old orchards outside the Conservation Area and is not protected by any legislation.

3. *The proposed drainage system*

Because of the degree of local concern about current flooding problems in the village and the fear that the proposed development may exacerbate the problem, it is necessary to go into considerable detail on this issue.

A Flood Risk Assessment and additional drainage information have been submitted by the applicants; the latter in an attempt to allay local concerns. Draining surface water from the site has been recognised as a major issue from the outset, and the applicants have engaged two consultants to look at the problem.

The land falls gently from the site's southern boundary approximately northwards towards the High Street, but there is no existing adopted storm drainage sewer that could be used. It is known that parts of the low lying areas adjacent to the existing development have flooded in winter periods due to the natural flow of water within the topsoil/subsoil and the lack of existing land drainage on the application site.

In order to satisfactorily drain the site, a new storm water system is proposed as the existing infrastructure is either non-existent or unsatisfactory. The surface water run-off has to be captured, collected and removed from the site. The Environment Agency has advised that the natural run-off of water in this particular area of Over is to the north-east, and therefore any new scheme must remove run-off from the site and discharge it to a suitable location to the northeast.

It is proposed to drain the site using a system of porous block paving areas which incorporate a large underground sub-base storage zone. Roadways and paths will be constructed in the porous paving system, and roof water will drain via storm drains into the sub base.

To the rear of the site, the proposed football pitch and landscape areas will be served by a new land drainage network which will connect via shallow ponds into the storage system.

Because of the fall in the land the collected water will migrate slowly in a northerly direction through the storage sub-base where it will be directed to a new pumping station sited to the rear of 15 High Street. It will then be pumped off-site at a restricted Greenfield run-off rate via a new rising main running approx. 380m eastwards along the High Street and Willingham Road before it discharges into an Awarded Watercourse. The discharge will occur at a very low rate such that there will be no apparent change in the flows in the Award drain.

Local concern has been expressed at the need for the surface water from the development to be pumped from the site, and questions raised about the reliability of such a system. The applicants have confirmed that the pumping station would be adopted by Anglian Water who would be responsible for its maintenance. Two pumps would be installed, one on standby in case of failure. The station is monitored 24 hours a day. Should the equipment report a fault in one pump, the other pump takes over. If there is any electrical or mechanical fault, the system will, via the radio telemetry, report to Anglian Water's monitoring office. The Consultant emphasises it is common in East Anglia for surface water to be dealt with by pumping.

The onsite storage has been designed for a storm return period of 1:100 years. This creates a large emergency storage capacity for water run-off.

Neighbour letters detailing existing flooding problems have been passed to the applicant's Drainage Consultant for comment. A theme of the letters is that existing flooding is caused by surface run-off from both the application site and land further to the west at a higher level. This run-off discharges into the High Street, increasing the quantity of surface water during storm conditions. The Consultant explains it is intended that the drainage solution proposed for the site will alleviate current flood problems and prevent further flooding of the High Street from the site. Once developed any rainfall onto the site will be absorbed within the site storage capacity provided. Further, the design is such that water from the higher ground to the west will be intercepted by this storage facility and attenuated i.e. held during the storm to be released after the end of it. The net effect of the concept is that the amount of water in the High Street will be reduced during storm conditions and thus the risk and frequency of flooding will be significantly reduced.

The Environment Agency has no objections to the proposals, subject to the comments of the Council's Drainage Manager. Anglian Water's comments have not been received, but they have been involved in discussions with the applicants and a letter from them dated September 2005 included with the application indicates a general acceptance of the drainage proposals and a willingness, in principle, to adopt the pumping station. The Council's Drainage Manager supports the proposed scheme in principle and considers that it will reduce the risk of flooding in the High Street. He does object to the proposed discharge of surface water from the site into Award No. 174 and has suggested to the Applicants that they consider discharging into Award No. 176 further eastwards. A verbal update will be made.

4. *The layout, housing mix and house types*

Extensive discussions have taken place with the applicants, both before and since the last planning application for 30 houses was refused. The concept of a central open space within the site - visible from the High Street - was

established at the outset, along with the importance of respecting the setting of The Cramp footpath as an attractive footpath along the site's western boundary. Deletion of a house plot at the officer's suggestion has enabled a more generous margin of existing vegetation to be retained adjacent to The Cramp, and more spacing between the houses adjacent. The footpath link from the proposed development to The Cramp now runs through a much improved landscaped corridor. The Conservation Manager has encouraged the applicants to design the first two plots to the rear of 15 High Street to reflect converted barns, taking up the timber clad theme of adjacent traditional outbuildings. The latest amended plans successfully achieve this. In order to reduce the impact of the over-engineered access road initially proposed into the site, the footway on the eastern side has been deleted and the road realigned to enable the retention of a small group of trees to the west. The footpath has also been deleted in front of Plots 20-22 enabling more landscaping to be introduced, and the parking bays previously proposed deleted. The road layout within the development has been modified to reduce the vista southwards being concentrated on a garage court.

The housing mix i.e. 11%, 1 bed; 25%, 2 bed; 32%, 3 bed and 32%, 4/5 bed is considered acceptable. 8 affordable flats, comprising three 1 bed flats, three 2 bed flats, and two 2 bedroom terraced houses, are proposed. Although this amounts to only 28% of the total dwellings proposed, as opposed to 'up to 50%' affordable housing target in the Local Plan, it is caveated in the policy that lower percentages may be agreed in light of particular costs associated with the development. In this case the provision of drained and landscaped land for an extension to school for playing fields and the high cost of site drainage are considered sufficient justification for the number of proposed units, which has been discussed and agreed with the Council's Housing Department.

A variety of house types are now proposed, including a significant number of one-off designs, in an attempt to reflect the character of the village. In lengthy discussions with officers the Developers have shown a willingness to amend house types (and the layout in general) where the case has been made. Residents in Long Furlong have expressed concerns about the 2½ storey house types backing on to their properties causing overlooking/loss of light but given the degree of separation between the properties, which is over 30m, I do not consider the objections can be substantiated. The glazing in the rear dormers of these proposed dwellings has been slightly reduced in size in the latest amended plans to improve their proportions and reduce the perception of overlooking. The density equates to approximately 30 dwellings per ha.

5. General

It has been suggested by many local residents that the land required by the School could be provided through the mechanism of Compulsory Purchase instigated by the County Council and the erection of houses is unnecessary. The applicant's are at pains to point out the complexities of the Compulsory Purchase procedure, even if there was any willingness on the County Council's part to undertake it. The site for the school grounds extension has been allocated in the Local Plan for many years and there is no indication that the County Council has ever contemplated Compulsory Purchase, which would not only be time consuming but costly. I agree with the Developer that it is likely that development of the adjoining land is the only mechanism likely to bring forward the playing field for the school in the foreseeable future.

The Architectural Liaison Officer has expressed concern about the footpath link to The Cramp increasing the vulnerability of the site to crime by providing an escape route for offenders, but I consider this comment is outweighed by the advantages of having direct footpath links to the High Street facilities, reducing dependence on the car. Lighting in the parking court is suggested and this can be secured by condition.

The comments of the Council's Environment Operations Manager regarding facilities for bin storage and the manoeuvring of the refuse freighter have been addressed in more detail in the latest amended plans.

Reference has been made by some objectors to the fact that Over is proposed to be downgraded to a Group Village (i.e. 8 dwellings) in the current L.D.F. The Inspector has considered the policy and the objections to it, but is unlikely to report until after the Committee Meeting. The current 1999 Local Plan remains the relevant policy document against which this application should be judged.

Recommendation

1. S/1114/06/F - Erection of 28 dwellings etc.

63. Approval, as amended by plans franked 7th August 2006, subject to:

1. Standard Condition A – Time limited permission (Rc A).
2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 1. The materials to be used for external walls and roofs of the dwellings and free standing walls.
 2. Hard landscaping materials.
 3. The materials to be used for surfacing roads and pavements.
 4. The surfacing materials, drainage channels and kerbing of the High Street traffic calming.
 5. The appearance and materials to be used for the pumping station compound and the bin store.(Rc5 a) ii.)
3. Before the use of the proposed vehicular access commences, the traffic calming in the High Street shall be constructed in accordance with the approved details. (Rc - In the interests of Highway Safety.)
4. The surface and foul water drainage shall accord with the details submitted with the Flood Risk Assessment and additional details dated June 2006 (as amended). (Rc - To ensure the drainage details are satisfactory.)
5. The development, hereby permitted shall not commence until a binding undertaking prepared in accordance with the requirements of Section 106 of the Town and Country Planning Act 1990 shall have been entered to ensure:
 1. The provision of 8 affordable dwellings.
 2. The maintenance of the central area of public open space and the land adjoining The Cramp on its eastern side.
 3. The transfer of the land for the school playing fields to the County Council, and its provision for use prior to the occupation of the first dwelling.(Rc - To ensure the details of the development are satisfactory.)
6. SC51 Landscaping (Rc51.)

7. Sc52 Implementation of landscaping (Sc52.)
8. The existing trees and vegetation shown as retained on the approved plans shall be adequately protected by fencing during site clearance and construction work. Details shall be submitted before development commences and the fencing carried out in accordance with the approved scheme. (Rc - To ensure no damage is caused to trees and other natural features to be retained.)
9. The proposed footpath on the western side of the new access road shall be of 'no dig' construction. (Rc - To avoid root damage to neighbouring trees.)
10. Before development commences, an Ecological Management Plan shall be agreed in writing by the Local Planning Authority. Future work shall be carried out in accordance with the Plan. (Rc -To ensure details of the development are satisfactory.)
11. Before development commences a scheme of ecological enhancement, including specialist bird boxes, and bat boxes and the provision of deadwood habitats shall be submitted to and approved in writing by the Local Planning Authority. (Rc - PPS9 - Biodiversity and Geological Conservation seeks the maintenance, enhancement and restoration of biodiversity.)
12. No clearance of vegetation on the site shall take place during the bird nesting season i.e. March-August inclusive. (Rc - To protect nesting birds which are protected under the Wildlife and Countryside Act 1981.)
13. Before development commences an invertebrate survey shall be carried out and submitted to the Local Planning Authority. (Rc - To establish whether locally important invertebrates are present on site.)
14. A destructive search for Great Crested Newts, carried out as the site is cleared, shall be undertaken. (Rc - Great Crested Newts are a protected species under the Wildlife and Countryside Act 1981 and have been found close to the site in the past.)
15. No development shall commence until site boundary details are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (Rc - To ensure the details of the development are satisfactory.)
16. Before development commences, a scheme for lighting the parking court shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved scheme. (Rc - In the interests of personal safety.)
17. During the period of site clearance and construction 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. (Rc - To minimise noise disturbance to adjoining residents.)
18. 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.)

19. No development shall take place on the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. (Rc - To secure the provision of archaeological excavation and the subsequent recording of any remains.)
20. Before development commences, a scheme for the provision of public art shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out and maintained in accordance with the submitted scheme. (Rc - To add visual interest to the layout.)
21. Before development commences, a scheme for the provision of children's play equipment on the central public open space shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved plan.
(Rc - To ensure provision for children's play required by Policy RT2 of the South Cambridgeshire Local Plan 2004.)

Informatives

1. The applicant is reminded that the development, hereby permitted, should not start until the S. 106 Agreement required by Condition 5 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 Planning Services 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 from you or those representing you would be appreciated.
2. The Council's Chief Environmental Health Officer comments:
 - (1) During construction no bonfires or burning of waste shall take place except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
 - (2) 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 Environment Health Officers, so that noise and vibration can be controlled.
 - (3) The Countryside Access Team (County Council) comments:
 1. The development must not encroach on the width of the footpath, any encroachment would constitute an obstruction, which is an offence under S137 of the Highways Act 1980.
 2. The footpath must remain open and unobstructed at all times. Building materials must not be stored on it, and contractors' vehicles must not be parked on it.

- (4) English Nature comments:
1. If Great Crested Newts are discovered during any work on the development, both during clearance and afterwards, the work should be immediately halted and English Nature should be notified and further advice sought. Failure to comply with this may result in prosecution and anyone found guilty of an offence is liable to a fine of up to £5,000 or to imprisonment for a term not exceeding 6 months, or both.
 2. The site should be finally checked for the presence of badgers prior to development commencing.
- (5) The Environment Agency's Standing Advice is enclosed.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/2** (Environmental Restrictions on Development)
 - P1/3** (Sustainable Design in Built Development)
 - P5/3** (Density)
 - P6/4** (Drainage)
 - P7/2** (Biodiversity)
 - P7/6** (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
 - SE3** (Limited Rural Growth Settlements)
 - SE8** (Village Frameworks)
 - HG7** (Affordable Housing on Sites within Village Frameworks)
 - HG10** (Housing Mix and Design)
 - HG11** (Backland Development)
 - CS5** (Flood Protection)
 - EN5** (The Landscaping of New Development)
 - EN12** (Nature Conservation)
 - EN15** (Development Affecting Ancient Monuments or Other Archaeological Sites)
 - EN18** (The Demolition of Listed Buildings)
 - EN28** (Development within the Curtilage or Setting of a Listed Building)
 - EN30** (Development in Conservation Areas)
 - EN33** (Demolition in Conservation Areas)
 - **Policy Over 3**
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Impact of the vehicular access necessitating the demolition of a listed wall, together with the associated traffic calming on the Conservation Area and the adjacent listed building.

- The loss of much of the existing scrub, hedge and tree habitat on the site.
- The impact of the development and its proposed drainage system on the existing flooding experienced in the village.
- The appropriateness of the layout, housing mix and house types.

2. S/1113/06/LB - Demolition of front boundary wall etc.

64. Approve, subject to:

1. Standard Condition A – Time limited permission (Rc A).

+ conditions concerning:

2. An appropriate brick bond for wall face and coping.
3. Details of mortar colour and material.
4. Re-use of existing bricks where possible.

+ Informative with Reasons of Approval

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File ref: S/1114/06/F

Contact Officer: Bob Morgan – Area Planning Officer
Telephone: (01954) 713395