

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

7<sup>th</sup> March 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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**S/2373/06/O – HIGHFIELDS CALDECOTE**  
**Erection of 2 Chalet Bungalows Following Demolition of Existing Bungalow at 86 West Drive for Mr & Mrs Platt**

**Recommendation: Approval**

**Date for Determination: 5<sup>th</sup> February 2007**

**Notes:**

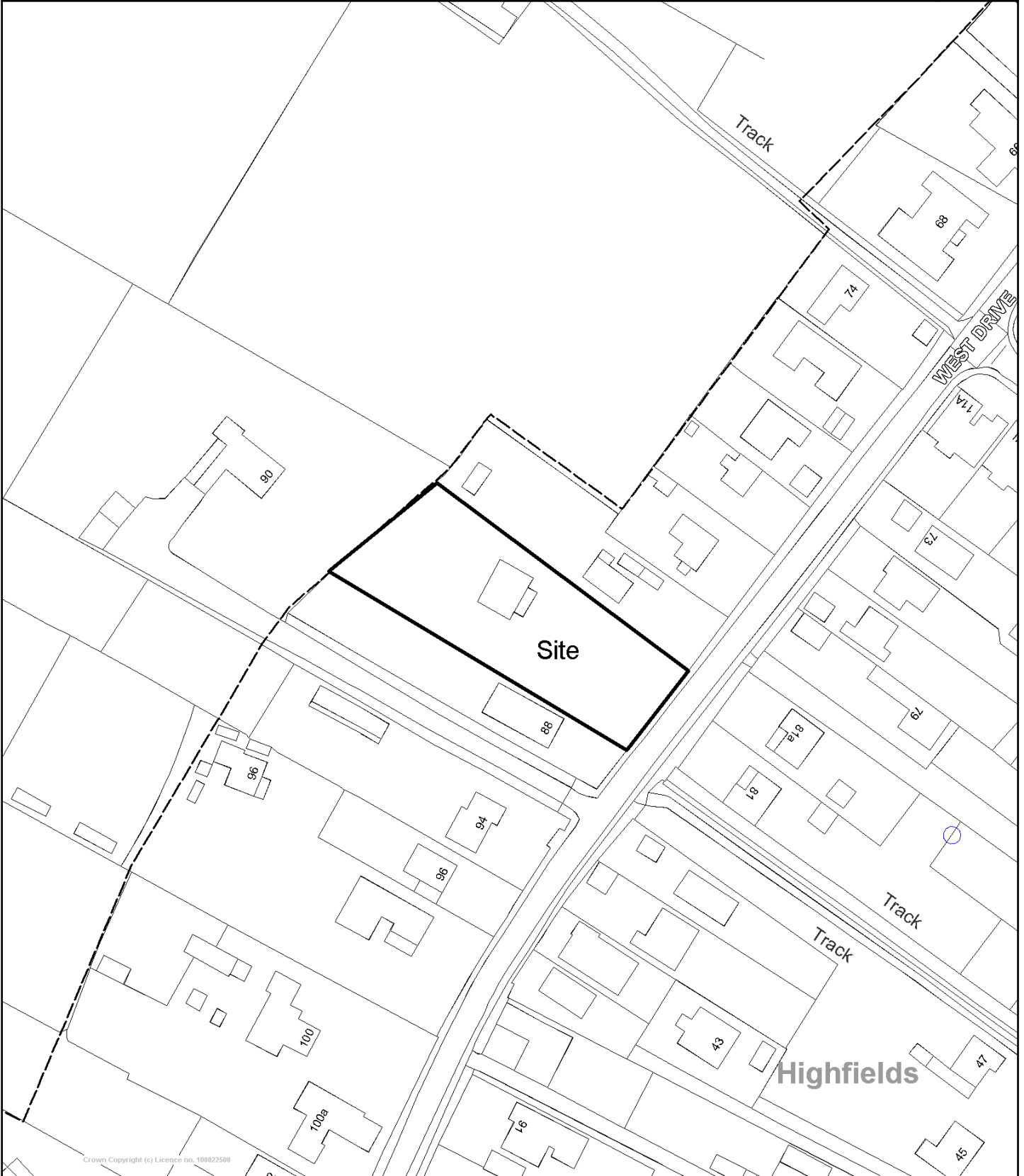
**This Application has been reported to the Planning Committee for determination because the Parish Council objection does not accord with the Officer recommendation.**

**Site and Proposal**

1. The 0.2 hectare application site is an existing residential parcel of land, located within the development framework of the village. It has a 23.5m wide frontage and measures 81m deep. A flat roofed, single storey dwelling is positioned towards the rear of the site and is accompanied by a flat roof garage. The dwelling is served by a single vehicular access which runs along the south-west boundary of the site, adjacent to the neighbouring dwelling at 88 West Drive. A concrete pathway accesses the dwelling separately and this crosses over a man-made pond which is located in front of the dwelling, approximately in the centre of the plot. A number of trees and mixed planting exists on the site, including a beech hedgerow along the frontage. An electricity substation is positioned on the site frontage, in the north-eastern corner. The plot is located within a street scene of residential dwellings and is surrounded on three sides by neighbouring dwellings.
2. This outline application, received 21<sup>st</sup> December 2006, proposes the demolition of the existing single storey dwelling and its replacement with 2 chalet bungalows on the site. The proposed bungalows, as amended, are sited with one frontage plot and one backland plot, each served by an individual access. The principle of the proposed development, site layout and access are to be considered by this application. Matters of scale, appearance and landscaping are reserved.
3. The density equates to 25 dwellings/hectare.

**Planning History**

4. **S/2334/03/F**– application for the erection of 2 dwellings and a garage, following the demolition of the existing dwelling and outbuildings was granted at 84 West Drive, immediately adjacent to the current application site. The dwellings were positioned with one frontage plot and one backland plot.



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Scale 1/1250 Date 26/2/2007

Centre = 535035 E 258787 N

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## Planning Policy

5. The site is located within the village framework.
6. **Policy ST/6** of the South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007 identifies Highfields Caldecote as a Group Village and states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within village frameworks of Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
7. **Policy HG11** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that 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.
8. **Policy EN5** of the Local Plan states that the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development. 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. Conditions will be imposed on planning permissions to ensure the implementation of these schemes.
9. **Policy EN13** of the Local Plan states that the District Council will not grant planning permission for development which could adversely affect, either directly or indirectly, the habitats of animal and plant species which are protected by law unless the need for the development clearly outweighs the importance of conserving that habitat and the advice of English Nature is to the effect that permission may be granted. Where development is permitted which may have an effect on these species, the District Council will impose conditions, where appropriate, and seek to use its powers to enter into planning agreements to: (1) facilitate the survival of individual members of the species; (2) reduce disturbance to a minimum; and (3) provide adequate alternative habitats to sustain at least the current levels of population.
10. **Policy P7/2** of the County Structure Plan 2003 states that all development will seek to conserve and enhance the biodiversity value of the areas which they affect. Landscape features of major importance to wild fauna and flora will be retained, managed and enhanced.
11. **Policy NE/6** of the Draft Local Development Framework 2006 ("The LDF") states that new development will have regard to the conservation and enhancement of biodiversity, and opportunities should be taken to achieve positive gain through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitats and natural landscape. Priority for habitat creation should be given to sites which assist in achieving targets in the Biodiversity Action Plans (BAPs).

## Consultation

12. **Caldecote Parish Council** recommends refusal and comments "the council do not approve of further backland development. The Parish Council consider this form of back land development undesirable. It is out of keeping with the linear pattern of

development and consequently out of keeping with policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies SE4 (b) and HG11 (4) of the South Cambridgeshire Local Plan 2004. It would be detrimental to existing and future occupiers of the adjoining properties by vehicular access along the proposed narrow access driveway. The proposal is therefore contrary to Policy SE4 (b) and HG11 of the South Cambridgeshire Local Plan 2004. Overdevelopment.”

”Should the application gain approval the Council ask:

That consideration is given to land drainage issues and the capacity of the current foul water system in the village which is believed is already beyond its capacity.

Wildlife, all development should make due consideration of problems associated with wildlife disturbance.

Observation of the Crime and Disorder Act Section 17.

Any construction should specify good quality materials.

Consideration of the effect on the Street Scene.

Any rights of way effecting any development should be the responsibility of the applicant to move.

Any access should not be allowed to increase risks.

*Conditions should be applied on the following during construction:*

- (a) No work should be carried out before 8am and should finish by 6pm. (1pm Saturdays).
- (b) No work on Sundays or Bank Holidays.
- (c) Any spoil removed should not be used to raise ground levels and create neighbouring flood problems.
- (d) Site traffic should be diverted away from existing roads if possible, roads if used should be kept free of mud and if necessary regularly swept. Wheel washing facilities should be used.
- (e) Parking and site compounds should be provided to ensure that disturbance to nearby properties is kept to a minimum.
- (f) Planting plans should be agreed before any construction is started to ensure existing planting is preserved if possible.”

13. **Trees and Landscape Officer** – states that “the trees in the rear garden are prunus spp of poor condition. There is a young cedar on the North East boundary which I would like to see retained along with the beech hedge to the front of the site.”
14. **Ecology Officer** states that “the site has a large pond in the front garden. This feature although man-made should be retained within any future scheme as it is clearly a major feature of the site. Furthermore, it would be advisable to have the pond assessed for great crested newt prior to considering any full application. The vegetation in the rear garden and boundaries will be providing nesting habitat. No removal of vegetation should take place during the bird breeding season unless otherwise agreed in writing. A condition should be used to secure the provision of nest boxes.”

15. **Environment Agency** – comments that soakaways are unlikely to operate satisfactorily due to geology. Surface water harvesting systems have operated satisfactorily elsewhere.
16. **Chief Environmental Health Officer** – has recommended conditions to be attached to any consent to protect potential occupiers of the development from the effects of noise generated from TKA Tallent's industrial site that is located nearby on Bourn Airfield.

### **Representations**

17. No representations have been received from the owner/occupiers of adjacent dwellings.

### **Planning Comments – Key Issues**

18. The key issues to consider in the determination of this application are:
  - (a) Pattern of Development
  - (b) Residential amenity, including noise generated by TKA Tallent
  - (c) Impact upon the pond and subsequent ecology and trees

### ***Pattern of Development***

19. Addressing the Parish's comments regarding the pattern of development proposed being out of character it is worth noting that the principle of development in depth is not out of character with the area. The precedent for in depth development has previously been established on several plots along West Drive. Indeed, immediately adjacent to the site is a plot of two dwellings that is currently under construction. The dwellings on this site are laid out in a pattern almost identical to that proposed under the current scheme.

### ***Residential Amenity, including noise generated by TKA Tallent***

20. The access to the proposed frontage plot, as amended, is set off the shared boundary with both neighbours, and will therefore not unduly affect residential amenity. The access to the back land plot is shown to be located along the boundary that is shared with the neighbouring dwelling at 88 West Drive. The access serving the existing dwelling is also located in this position. The proposed access would continue to serve a single residential dwelling and would therefore not represent a material increase in the impact of vehicular movements in this location to the adjoining residents. As such I consider that no additional undue harm would result from the proposed accesses.
21. No details of the dwellings types have been submitted at this stage, apart from the stated intention that the dwellings would be 1½ storey structures. Given the position of the proposed dwellings, being removed from both boundaries, and given that the dwellings on the adjacent site have previously been considered to be acceptable in terms of residential amenity, I do not consider that the pattern of development would necessarily give rise to loss of privacy or overbearing impact. The particular scale and design of the dwellings would be the subject of a further application, which would also need to consider the position of any windows and other openings.
22. Addressing the known problem with noise disturbance generated by the operations at TKA Tallent, it is recommended that the conditions proposed by the Chief

Environmental Health Officer are imposed on any consent in order to mitigate the effects of this adjoining use. It would not, however, be reasonable to withhold or refuse planning permission for the proposed dwellings on the basis of TKA Tallent not complying with the terms of any agreement entered into with the Local Authority's Environmental Health Department. This would be a matter outside of the control of planning legislation and would need to be resolved using the appropriate controls.

***Impact upon the pond and subsequent ecology and trees***

23. The Council's Ecology officer has recommended that the existing man-made pond be retained as part of any scheme and advised that it be assessed for great crested newts prior to any reserved matters application. The siting of the proposed dwellings allows for the pond to be retained, should this prove desirable. However, landscaping matters are to be considered fully at the reserved matters stage, at which time the method of retaining the pond would need to be fully explored.
24. It should be possible to retain the young cedar and the beech hedge, referred to by the Trees and Landscape officer except at the point of access to the site. The majority of the existing trees and hedgerows on the site are not worthy of retention, and would therefore not prejudice the grant of outline planning consent. Landscaping details, to include any trees and hedgerows to be retained as part of the development would be required as part of any reserved matters application and could be used to secure the retention of any favourable items, together with a scheme of phasing for the works.

**Recommendation**

25. Approve (as amended by letter and plan date stamped 18<sup>th</sup> January 2007) subject to the following conditions:
  1. Standard Condition B – Time limited permission (Reason B).
  2. SC1 (Submission of Reserved Matters) Scale, Appearance, Landscaping. (RC1).
  3. SC52 (Implementation of Landscaping) – (RC52).
  4. SC5 – details of surface water drainage and rainwater harvesting system; details of materials to be used for hard surfaced areas within the site including driveways and car parking areas (Reason - To ensure satisfactory drainage and to minimise disturbance to adjoining residents).
  5. SC60 (Details of the treatment of all site boundaries) – (RC60 and to ensure the movement of small animals, such as amphibians, across the site, for ecological benefit).
  6. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 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 disturbance to adjoining residents).
  7. Before any development is commenced, a scheme for protecting the proposed dwellings from noise from the nearby industrial premises shall be submitted to and approved in writing by the Local Planning Authority; all works which form part of the approved scheme shall be completed before any one of the permitted

dwelling is occupied. (Reason – To protect potential occupiers of the development from the effects of noise from the nearby industrial premises).

### **Informatives**

The Environment Agency has commented: Soakaways are unlikely to operate satisfactorily due to geology. Surface water harvesting systems have operated satisfactorily elsewhere.

### **Reasons for Recommendation**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007  
**ST/6** (Group Villages)
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P7/2** (Biodiversity)
  - **South Cambridgeshire Local Plan 2004:**  
**HG11** (Backland Development),  
**EN5** (The Landscaping of New Development)  
**EN13** (Protected Species)
  
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Pattern of Development
  - Residential Amenity
  - Biodiversity and Ecology
  - Landscaping
  - Noise

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2373/06/O and S/2334/03/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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