

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th March 2007

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

S/0186/07/O - FOWLMERE
Retention of Existing House and Erection of Three Dwellings Following Demolition of Outbuildings

Recommendation: Delegated Approval/Refusal

Date for Determination: 28th March 2007

Notes:

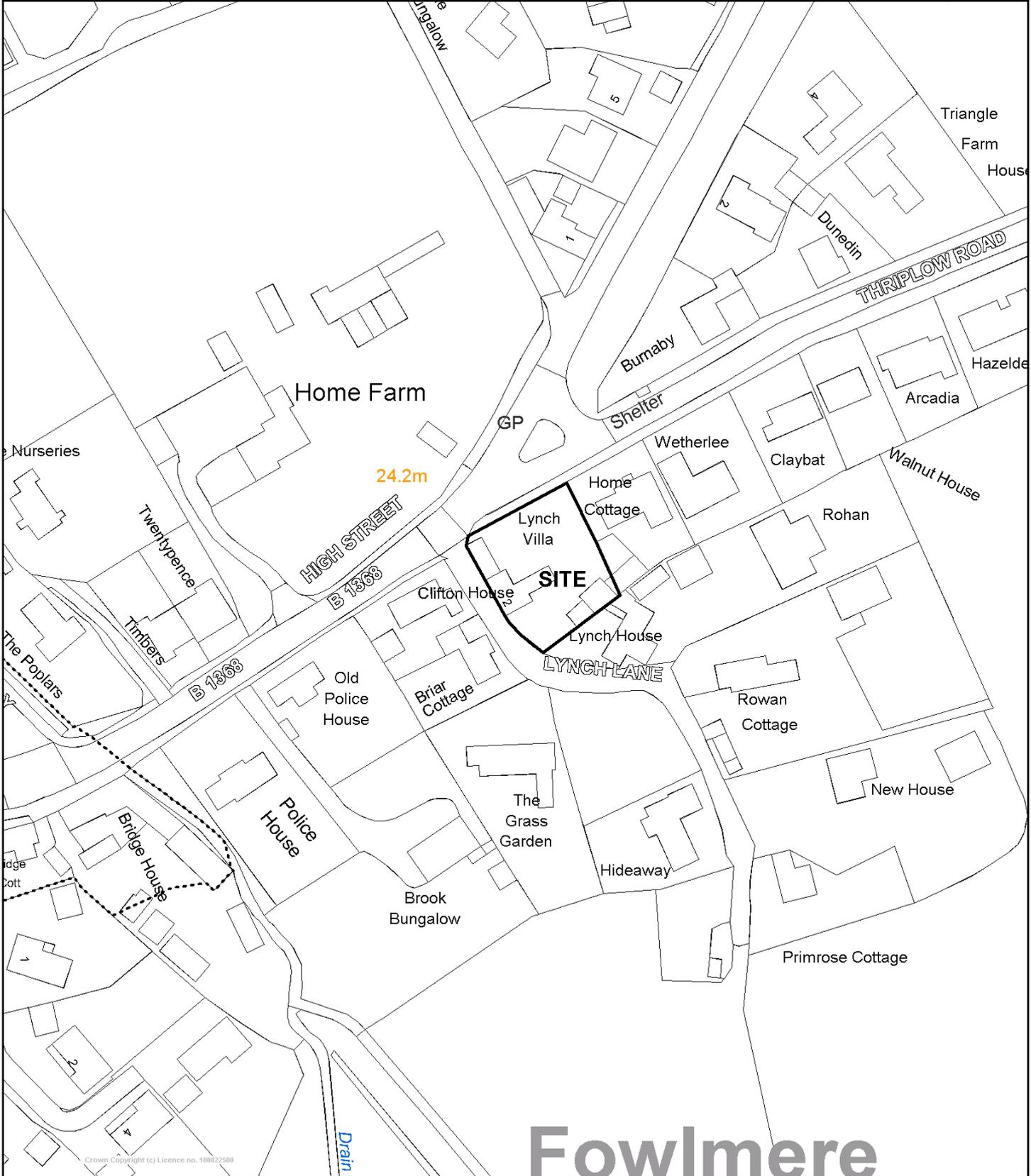
This Application has been reported to the Planning Committee for determination because the recommendation of the officers conflicts with that of the Parish Council

Site and Proposal

1. The site 27m x 31m (217 sq.m/0.08ha) is located within the village of Fowlmere on the corner of the junction between Lynch Lane, Thriplow Road and High Street. The site currently consists of a traditional rendered cottage fronting Lynch Lane to the west with a row of outbuildings stretching along its southern boundary. The north area of the site consists of an open garden, which is bounded by a low wall and wire fence allowing views across the site. Mixes of modern chalet style dwellings are located to the east and west of the site with traditional dwellings off Lynch Lane to the south.
2. The outline application received 31st January 2007 proposes the retention of the existing dwelling and the erection of 3 additional dwellings following the demolition of the outbuildings. The details to be considered for this application are the layout and the access. Scale, appearance and landscaping are reserved for further consideration. The density equates to 50 dwellings per hectare.

Planning History

3. The planning history for this site dates back to early 2001 when an outline application was submitted for the erection of two dwellings following the demolition of the existing house at Lynch Villa, Lynch Lane, planning reference **S/0774/01/O**. The application was considered at Committee in August with a recommendation for approval. It was resolved to grant delegated approval because the consultation period had not expired. It was taken back to committee in September following the receipt of a petition with 390 signatures requesting that Lynch Villa be retained to protect the character of the village of Fowlmere. A further 7 letters of objection were received, Parish Council recommended refusal and the Conservation Manager recommended that the dwelling be retained also. The recommendation at September Committee was again for approval with reserved matters condition attached. Planning Permission was issued 17th September 2001.



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Fowlmere



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Scale 1/1250 Date 26/2/2007

Centre = 542461 E 246007 N

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4. Another outline application was submitted in August 2003, this time for the retention of the existing house and the erection of three dwellings, planning reference **S/1676/03/O**. This was approved under delegated powers with the reserved matters condition attached.

Planning Policy

5. **Policy P1/3** 'Sustainable Design in Built Development' of the Cambridgeshire and Peterborough Structure Plan 2003 seeks to ensure that all new developments incorporate a high standard of design that respond to the local character of the built environment.
6. **Policy ST/6** of the Core Strategy identifies Fowlmere as a Group Village.
7. **Policy HG10** of the South Cambridgeshire Local Plan 2004 'Housing Mix and Design' sets out the requirements for residential developments to make the best use of sites in addition to be informed by the wider character and context of the surrounding area.

Consultation

8. **Fowlmere Parish Council** recommends this scheme for refusal. *"The Parish Council is very concerned that since the original approval there is now constant flooding in Lynch Lane and suggest that more investigation be carried out before this application proceeds"*.
9. **Local Highway Authority** comments will be reported verbally.
10. **Chief Environmental Health Officer** comments will be reported verbally.
11. **Ecology Officer** comments will be reported verbally.
12. **Anglian Water** comments will be reported verbally.

Representations

13. No comments have been received to date.

Planning Comments – Key Issues

14. The key planning issues that need to be considered in determining this application are whether the proposed development could be accepted in terms of loss of character and visual amenity, whether the proposal would result in highway danger, what impact the proposal would have upon the amenity of neighbouring properties and whether there would be an adverse impact upon the sewerage system.
15. Without the aforementioned comments from varying consultees it is difficult to assess whether there have been any major changes since the approval of the outline consent in 2003. The application is identical to that of the previously approved scheme.
16. With reference to the layout of the scheme, this comprises 2 two-storey and 1 single storey dwelling with parking on the frontage of the site for 8 cars, shown on the drawings as 'covered barn parking'. The layout demonstrates that the proposed dwellings would not infringe on the amenity of the adjacent neighbours. The buildings

would not dominate the neighbouring properties and with an appropriate design would not cause overlooking.

17. Although neither the site nor Lynch Lane is within medium or high risk flood zones, it is suggested that any permission be the subject of a Condition requiring the approval of a surface water drainage scheme.

Recommendation

18. I am of the opinion that in terms of specifically planning related issues and considering the proposed layout, the scheme is acceptable and should be granted delegated powers of approval/refusal subject to the outstanding awaited comments and to the following conditions:
 1. ScB. Time limit. (RcB);
 2. Sc1. Reserved Matters: scale, appearance and landscaping (Rc1);
 3. Sc5(b) surface water drainage scheme (Rc5(b));
 4. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the buildings are occupied or the development is completed, whichever is the sooner. (Reason - To protect the amenities of the adjoining properties and to ensure that the appearance of the site does not detract from the character of the area, in accordance with the requirements of Policy P1/3 of the Cambridgeshire Structure Plan and Policy HG10 of the South Cambridgeshire Local Plan 2004.)
 5. Sc52. Implementation of landscaping scheme (Rc52).
 6. No power operated machinery shall be operated on the premises during the period of demolition and construction, before 08.00 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 during the demolition and construction process.)
 7. Before the commencement of the development, visibility splays shall be provided on either side of the junction of the proposed access road with the public highway and thereafter maintained. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and the length of the site frontage measured along the channel line of the public highway from the centre line of the proposed access line. (Reason - In the interests of highway safety.)
 8. Before the commencement of the development, visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0m x 2.0m measured from and along respectively the back of the footway. (Reason - In the interests of highway safety.)
 9. The vehicular access shall be un-gated. (Reason - In the interests of highway safety.)
 10. Before development commences, an ecological consultant experienced in working with bats and appointed by the developers shall survey the site and building for bats. The results of the survey shall be submitted to the Local

Planning Authority before development commences. If bats are found, a report shall be submitted to and approved in writing by the Local Planning Authority before development commences specifying:

- (a) How the development would affect the bats;
- (b) If the report shows that the bats would be affected, mitigation and compensatory measures aimed at minimising the impact of the development on the bat population; and
- (c) Measures to ensure that the bats are safely excluded from the building before development commences.

All subsequently approved mitigation and compensatory measures, and working periods, shall be fully implemented following the prior written approval of the Local Planning Authority.

(Reason - All species of bat and their places of shelter are protected under the Wildlife and Countryside Act 1981, further protection is afforded under the habitats Regulations 1994 and in accordance with Policy EN13 of the South Cambridgeshire Local Plan 2004.)

Informatives

Reasons for Approval

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:**
P1/3 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
HG10 (Housing Mix and Design)

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/0186/07/O, S/1676/03/O, S/0774/01/O

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