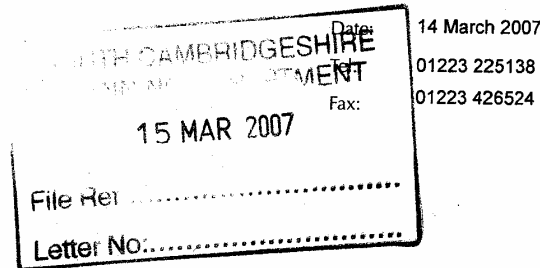


Your Ref:
Our Ref: NS/MAT/38398.40
Email: nick.straw@taylorvinters.com



APPENDIX 1 S/0067/07/F - STAPLEFORD → Legal 16/3/07

Mr G Jones
South Cambridgeshire District Council
DX: 729500
CAMBRIDGE 15



Dear Mr Jones

Determination of planning application ref: S/0067/07/F for development on land adjacent to 17 Gog Magog Way

I am writing on behalf of my clients, Hogger Homes Ltd, the applicants for the application referred to above. My clients' planning application was considered at a meeting of the council's Planning Committee on 7 March. The application was recommended for approval. I understand that Members resolved to refuse permission, but could not supply officers with any reasons for refusal. The application was deferred to seek advice from the Council's legal officers as to the options available to Members.

As far as I am aware, there should be no legal impediment to prevent Members reconsidering the application, notwithstanding their previous resolution to refuse permission, and I understand that this accords with the advice that you have received. It is your intention to re-present the application to Members at the next available committee meeting.

When the application is considered again by Members I would ask that Members' attention be drawn to the fact that the current proposal is materially different from the previous proposal which was dismissed at appeal. The principal difference is that the application no longer includes land designated as Green Belt, all of the site falling within the defined settlement area. However, the proposal is also different because the dwelling has been reduced in scale and form to further limit its impact on neighbours. Specifically, the footprint has been reduced by 8% and the floorspace by 10%. Moreover, the originally proposed gable end facing No.19 has been replaced by a hipped roof.

Members will be aware that the previous scheme was rejected only on grounds of conflict with Green Belt policy. The Inspector did not raise objection on the grounds of impact on the amenities of adjoining neighbours. Indeed, he considered that a condition requiring boundary treatments to be submitted for approval would safeguard the living conditions of the occupiers of No.17, and the view of the house from No.19 would not be visually intrusive. The amendments incorporated in the current proposal are therefore, strictly speaking unnecessary, but are included in the interests of good neighbourliness.

The Committee should also be aware that further plans were submitted prior to the last meeting which showed the extension on the neighbouring property. This was in order to address a criticism of the plans made by the Parish Council.



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Mr G Jones
South Cambridgeshire District Council
14 March 2007
Page 2



I hope Members find these points of clarification helpful and in the light of this information, will be minded to reverse their previous recommendation and grant planning permission.

Yours sincerely

Nick Straw

NICK STRAW

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