

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 3<sup>rd</sup> November 2004  
**AUTHOR/S:** Director of Development Services

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### **S/1676/04/F - Castle Camps Extensions and Conversion of 2 Barns into a Dwelling and Erection of Garage/Stores**

#### **Recommendation: Approval**

Members of Committee will visit the site on Monday 1<sup>st</sup> November 2004.

#### **Departure Application**

#### **Background**

1. Members may recall that, at last month's Committee meeting, this application was deferred for a site visit. A copy of the Committee report is attached as an appendix. There is no further update.

#### **Recommendation**

2. The recommendation remains one of refusal for the following reasons:
  1. The site is in the countryside as defined in the South Cambridgeshire Local Plan 2004 and a considerable distance from any settlement and local services. Rather than only involving the conversion of existing buildings, the proposal involves substantial rebuilding of the barns, extensions, a new building to be used as garaging/stores, a new driveway and the creation of a domestic garden. The proposal is not therefore considered to comply with the Government's policy, as stated in Planning Policy Statement 7, to only support the re-use of appropriate located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Furthermore, there are no material considerations in this instance to justify setting aside South Cambridgeshire Local Plan 2004 Policy SE8, which states that residential development outside village frameworks will not be permitted, and, as it has not been demonstrated why the development is essential in this particular rural location, the proposal is also contrary to Cambridgeshire and Peterborough Structure Plan 2003 Policy P1/2.
  2. The change in the appearance of this site as a result of the proposed development is also considered to be harmful to the visual amenity of the countryside, the rural character of the hamlet and the relationship of the adjacent Listed farmhouse with the natural landscape. The proposal is therefore contrary to the aims of: South Cambridgeshire Local Plan 2004 Policy EN1, which states that planning permission will not be granted for development which would have an adverse effect on the character of the South Suffolk and North Essex Landscape Character Area; South Cambridgeshire Local Plan 2004 Policy EN28, which states that the District Council will refuse applications which damage the setting, well-being or attractiveness of a listed building or would harm the visual relationship between a listed building and its natural landscape surroundings; and Cambridgeshire and Peterborough Structure Plan 2003 Policy P7/6 which requires Local

Planning Authorities to protect and enhance the quality and distinctiveness of the historic built environment.

**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 Policy Statement 7 'Sustainable Development in Rural Area' 2004

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