

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th August 2009

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

S/0741/09/F – GREAT WILBRAHAM Erection of 4 Affordable Dwellings at Land to the Southeast of 1 Butt Lane for Dudley Developments

Recommendation: Approval subject to the outcome of the Affordable Housing Panel

Date for Determination: 6th August 2009

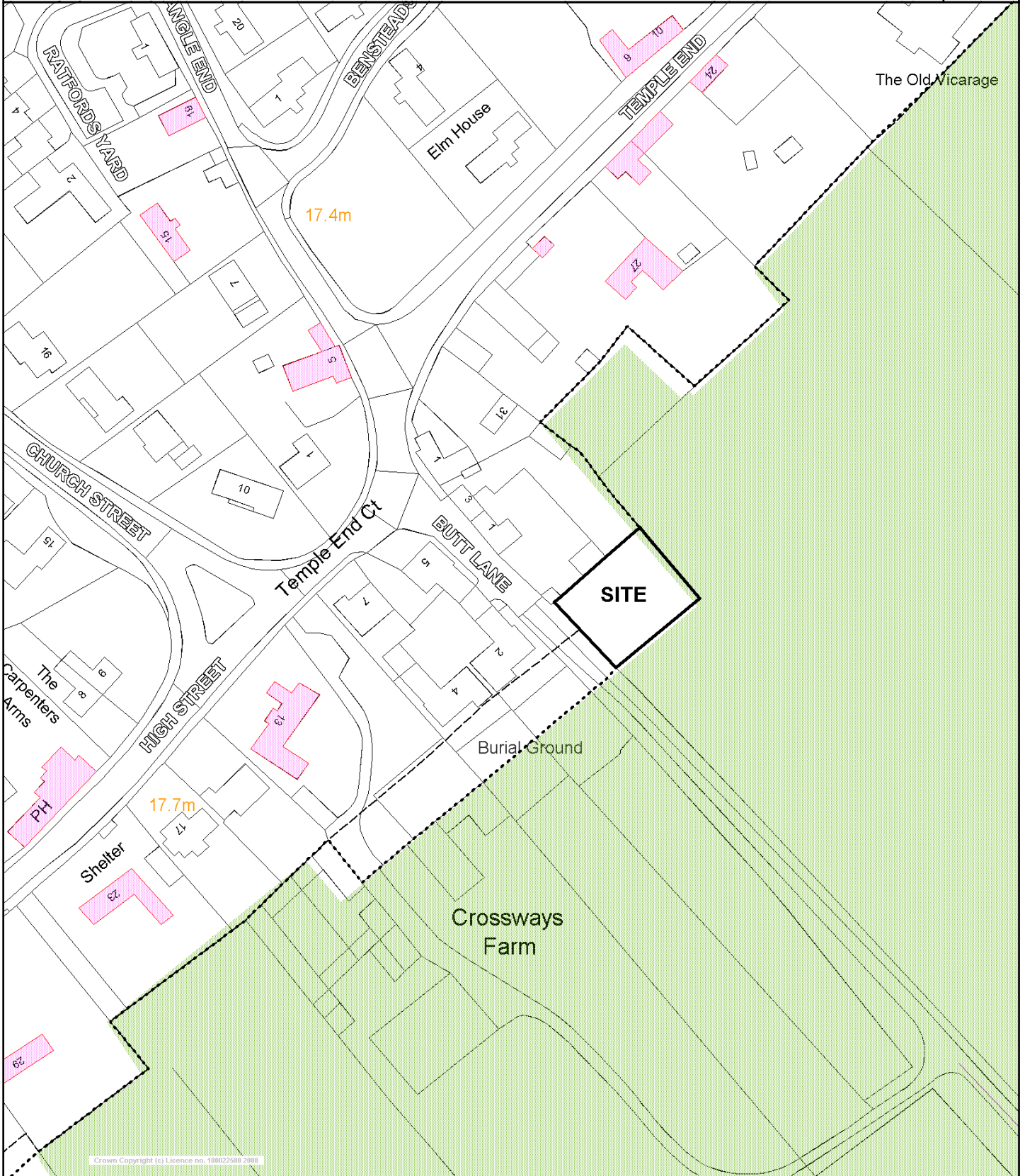
Members will visit the site on the morning of 5th August 2009

Notes:

This Application has been reported to the Planning Committee, as it is an affordable housing exception site and the officer's recommendation of approval differs to that of the Parish Council.

Site and Proposal

1. The application site comprises of a plot of land 0.055 hectares of elevated scrubland located outside the village development framework. The site is within the Great Wilbraham Conservation Area and immediately adjacent to the Cambridgeshire Green Belt. The Local Development Framework Core Strategy, 2007, identifies Great Wilbraham as a Group Village. Within Group Villages, residential development of up to 8 residential units are permitted within development frameworks. Group Villages are usually less sustainable locations for new development than larger rural or minor rural centres. These villages have few services and facilities allowing only some basic day-to-day requirements of residents to be met without the need to travel outside of the village.
2. Access to the site is obtained via a medieval lane, which is recognised as an adopted public highway controlled by the Country Council. The site is surrounded by a tree belt of dead, diseased and dying Dutch Elm trees to the north and southeast, whilst the site itself is currently covered in wild flowers and weeds. The medieval track running to the south of the plot is lined either side by trees and currently serves a few dwellings located around the junction with the High Street. The track is also used by occasional farm traffic, walkers and horse riders. The site is within flood zone 1 as defined by the Environment Agency.
3. The proposal consists of the erection of a terrace of 4 two-storey 2-bedroom dwellings with rear gardens and 6 associated car parking spaces. The site would be accessed via a new vehicle access sloping up into the site leading to a central parking area at the front of the terrace. New planting is proposed to mitigate the impact of the development upon the street scene by virtue of a hedgerow. The dwellings as proposed would be allocated as affordable shared ownership homes for local residents to be secured by a S106 agreement. The dwellings are designed to replicate a utilitarian pair of cottages, with the fenestration detail aiming to hide the



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Scale 1/1250 Date 21/7/2009

Centre = 555125 E 257448 N

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additional end units from view. The proposal would represent a residential density of approximately 72dph.

Planning History

4. Planning Application S/0060/88/O was refused and an appeal dismissed for the erection of one dwelling.
5. Planning Application S/2019/88/O was refused and an appeal dismissed for the erection of one bungalow.
6. Planning Application C/0207/68/D was refused and an appeal dismissed for the erection of two semi-detached properties.

Planning Policy

7. *South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:*
ST/6 Group Villages
8. *South Cambridgeshire Local Development Framework (LDF) Development Control Policies, DPD, adopted July 2007:*
DP/1 Sustainable Development
DP/2 Design of New development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
GB/2 Mitigating the Impact of Development in the Green Belt
CH/5 Conservation Areas
HG/1 Housing Density
HG/3 Affordable Housing
HG/5 Exceptions Sites for Affordable Housing
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage - Alternative Drainage Systems
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
9. *South Cambridgeshire Local Development Framework Supplementary Planning Guidance:*

Open space in new developments adopted in January 2009;
Trees and development sites adopted in January 2009;
Development affecting Conservation Areas adopted in January 2009;
South Cambridgeshire Draft Design Guide adopted in 2005;
10. Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

11. Circular 05/2005 - Planning Obligations: Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultations

12. **Great Wilbraham Parish Council** – Recommends refusal supporting the views of local residents referencing the following points:
 - (a) This is an unsuitable location for such a development for a number of different reasons.
 - (b) The proposal would set a precedent for building outside of the building line.
 - (c) There is unsuitable Highway Access to the site. It is a narrow single carriageway which is a right of way for vehicles from three farms, and although the responsibility of highways has not been maintained for many years. The lane contains no public footway and is frequently used by pedestrians.
 - (d) The level of car parking is not in keeping with the setting and therefore will be of detriment to the conservation area. Additionally they are concerned that the plot is not big enough to support the number of cars that will be generated by the four proposed houses, which may result in cars being parked on the road causing further problems with the Highways issues, here, and at the entrance to Butt Lane.
 - (e) Sewage and surface water drainage issues are of serious concern. Residents of Butt Lane and Angle End have suffered for many years from unpleasant odours and sewage rising at all times of the year due to an unsuitable system at Six Mile Bottom pumping station and an insufficient small gauge pipe. They also suffer from flash floods caused by poor surface water drainage in heavy rain. Councillors do not believe that these issues have been looked into sufficiently and can only imagine that this development will exacerbate the problems for residents.
 - (f) Members object to the suggestion that the proposed houses could be purchased and it is their opinion that they should be for rental only and remain in village ownership in perpetuity as had been previously indicated by Mr Dudley.
 - (g) Members were surprised to see that the number of properties had increased from that proposed in their previous informal meeting and feel that this is an overdevelopment of the site.
 - (h) Members of Great Wilbraham Parish Council do acknowledge that there is a need for social housing in the village but feel that this location is totally unsuitable.
13. **Affordable Housing Panel** – The conclusion of which will be provided by way of a verbal update.
14. **Conservation** – The site comprises a small-hedged green space within the Great Wilbraham Conservation Area. This application follows preliminary enquiries.
15. Whilst the design of the houses follows lengthy preliminary discussions, the extent of loss of the green space and mature hedging was not previously clarified. As noted during the consultation period, the mature traditional hedging is a significant part of the soft rural character of this part of the Conservation Area. Its replacement by new narrow hedging and close-boarded fencing would be detrimental to that interest. The loss of trees around the site would also harm the rural character and at least should be replaced by new traditional hedging trees.

16. I am reluctant to recommend refusal at this stage after the negotiation on the design but the extent of urbanisation was not made clear in discussions with us and would significantly damage the character of this rural part of the Conservation Area. If it is likely that the hedging could be retained with the buildings as proposed, this could be covered by condition (SC9) adapted to include all boundary hedges, in addition to the other conditions, (SC5) hard & soft landscaping and (SC3) details of external materials.
17. If the provision of the 4 affordable units would necessitate the loss of the trees and hedges, then it would be over-development of the site and fewer units would be required. In this case I would therefore recommend refusal due to the loss of trees and rural character within this part of the Conservation Area.
18. **Trees & Landscaping** – No objection, the trees covered by the Tree Preservation Order are no longer present on the site and replacement landscaping will be a priority.
19. **Local Highway Authority** – Raises no objection recommending the following:
 - (a) The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway prior to any works starting on site, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
 - (b) The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m with a 6m reversing, space.
 - (c) No unbound material shall be used in the surface finish of the driveway due to the gradient of the entrance to the site.
 - (d) The bicycle parking facilities need to be shown to the front of the site on the submitted plan and be provided prior to the first occupation of the development and retained at all times.
20. **County Council Access and Rights of Way** – The lane in question is listed as a street all the way down to the rear entrance to Crossways Farm. It is then that the lane becomes a public right of way (Great Wilbraham byway no.6). As the section of lane, which runs past the proposed development site is identified as highway as recorded on the lists of streets the team have no objection to this development.
21. **Affordable Housing** – I can confirm that the last Housing Needs Survey for Great Wilbraham was completed in March 2005 and showed in the 2 years following that there was a need for nine units and a further 10 units in 2-5 years. The biggest need is for 2 bed rented houses, so the proposal from Dudley Developments fits well with the need identified.
22. The unit size is slightly smaller than we would usually accept. The current floor area is only 69sqm and the minimum floor area that we would normally expect to achieve is 72sqm, however having spoken to RSL colleagues they have confirmed that they would be able to consider taking on these units at the sizes proposed, provided we would support any grant application to the Homes and Communities Agency. Having reviewed the Design and Quality Standards on size, I do feel that this is something that we could support.
23. **Landscape Design** – I have no objections to these proposals provided a landscape condition is imposed giving the opportunity for a field maple tree on the lane corner and north east corner of the site. I should also like to see a hedge of *Acer campestre* and *Viburnum opulus* around the perimeter so that the inevitable elm suckers that will continue to regenerate on the site can be managed. It is likely that further elm suckers

will develop outside the site and unless the ground is cultivated these will grow into trees, then die as they reach a certain size and succumb to Dutch Elm disease again. In my view a screen will remain around the site although it will be a living one rather than ivy clad dead trees. I would be happy to see the existing dead trees cleared so that the new landscape can be planted.

24. **Ecology Officer** – Has no objection to the proposed development but would wish to see conditions attached to control vegetation removal and to secure nest box provision. The site appears to be unmanaged land and has suffered dumping of waste material. A good landscape scheme should be sought that enhances the frontage with the by-way and retains the "green lane" feel.
25. **Environmental Health** – There are concerns that problems could arise from noise during the construction of the development and would recommend conditions are attached to limit the hours of use of power operated machinery and that details of pile driven foundations are provided.
26. **Environment Agency** – The application site falls within flood zone 1 of the Environment Agency's PPS25 Flood Risk standing advice Matrix. It is considered that there are no other agency related issues in respect of this application and therefore the council will be required to respond on behalf of the agency in respect of flood risk and surface water drainage related issues.

Representations

28. 13 neighbour objection letters have been received, the contents of which are summarised below:
 - (a) This planning application is for land outside the village limit within the green belt. Allowing any planning application on this land would be against sensible planning policy and would open up more of Butt Lane to development. It must therefore be rejected, even though the application is being presented as offering "affordable housing" for "local people".
 - (b) The development will detract from the historic rural feel of the lane creating an urban environment;
 - (c) The development would tower above the lane and adjacent buildings and would be overbearing and oppressive to adjoining residential properties;
 - (d) There is no access to the site from the lane at present;
 - (e) The existing sewer system is insufficient for present demands, with various houses within the parish already experiencing problems, additional houses could worsen this situation;
 - (f) Car parking will undoubtedly spill out onto the lane, which is already overcrowded, especially when farm vehicles use the tract during harvest;
 - (g) The parking area would not allow vehicles to turn, therefore they will need to reverse into the lane. This will cause traffic conflict due the narrow width of the lane;
 - (h) It is not clear what rights the site would have to gain access due to the lane not being a public highway;
 - (i) There are other sites available for affordable housing within the village, with the parish stipulating land owned by themselves, which could be used;
 - (j) It is not clear how the development would meet local housing need, the last survey was undertaken 3 years ago and we are not aware of the results, furthermore, the application makes no reference to a housing association to show that the development would provide affordable housing in perpetuity;
 - (k) Previous applications for residential development have been turned down on this site due to the impact they would have upon the Conservation Area and

surrounding countryside. The proposed development would also harm the character of the area;

- (l) The development would increase the risk of flooding and water damage to neighbouring properties within the vicinity;
- (m) Surface water regularly runs down Butt Lane causing the drains in Butt Lane and the corner of Butt Lane/Temple End to overflow leading to localised flooding;
- (n) There is no evidence that other sites have not been identified within the village framework;
- (o) The lane adjacent to the site is used as a recreational route for walkers, riders and dog walkers and should be protected as such;
- (p) The development would be ecologically damaging, as there are a number of birds using the site along with a bat colony;
- (q) The overcrowding of 4 dwellings on a small piece of land adjacent to the Green Belt will undermine the tenets of Green Belt Policy;
- (r) The junction where Butt Lane meets the High Street is already awkward and increased traffic numbers will only increase traffic flow making the situation more dangerous;
- (s) How will affordable housing in perpetuity be agreed and how is the proposed development in accordance with local need?;
- (t) Due to the size of the village any site would be closely related to village services and facilities;
- (u) The end user, i.e. an affordable housing provider, should be making this application and not a developer;
- (v) The pressure to meet externally imposed targets has led officers to advise developers on procedures to circumvent the legitimate framework of planning approval;
- (w) The proposal and future affordable housing will put pressure on the existing bus network and the local service will have to be strengthened;
- (x) It is unclear who will own these houses, and what restrictions there will be on their re-sale;

29. 1 letter of support has been received stating that the village is in great need of smaller housing to enable local people to remain local. Many 2-bedroom houses have been extended and there are very few small homes left within the village. The site however, would benefit from 3 dwellings and additional parking rather than a terrace of 4 dwellings. The housing should be made available for social renting only to ensure they stay available.

Planning Comments – Key Issues

30. The key issues to consider in the determination of this application are the impact that the proposed development would have upon the character and appearance of the Conservation Area and surrounding area, highway safety, neighbour amenity, biodiversity, local housing need, public open space infrastructure and flood risk.

Housing Principle

31. Great Wilbraham is identified as a Group Village, which has limited services and facilities. The village does, however, benefit from a primary school, church and post office all within close proximity to the application site. Furthermore, the site is located within close proximity to the local bus stop. The application site is situated immediately adjacent to the villages development framework sandwiched between the village edge and the Green Belt. As the site is situated outside of the development framework it is considered against the criteria for a housing exception site.

32. The applicant has confirmed its willingness to enter into an agreement to secure the development for affordable housing in perpetuity for those locally with housing need. This is to be secured by condition. Furthermore, the proposed dwellings meet the size, type and tenure appropriate to local need. Given the site's location adjacent to the village edge, it is considered well related to the built up area of the village and the scheme for 4 units is considered small scale and appropriate to the size and character of the settlement. The site would be within easy access to the local primary school, church and village shop along with local public transport links. The development has been designed in accordance with the advice of the Conservation officers in order to preserve and enhance the character of the Conservation Area. Given the site's natural screening from its landscaped boundary, separating the site from the surrounding Green Belt, the development is not considered to damage the rural character of this part of the village.

Housing Need:

33. The most recent housing needs survey for Great Wilbraham was carried out in 2005 and identified the need for 9 units followed by a further 10 units over a period of 2-5 years. Local housing need also identifies 2 bedroom dwellings for social renting as the largest proportion of units and tenure that is required. Whilst the housing proposed has a slightly smaller floor area (69sqm) than the usual standards (72sqm), discussions with local registered social landlords (RSL's) has confirmed that the units would be acceptable on the premise that the local authority supported any grant applications to the Homes and Communities Agency. It is felt that the proposal is acceptable in terms of the Design and Quality Standards and any grant application would gain the support of officers.

Historic Environment:

34. The site in its present form does not provide any merit to the character and appearance of the Conservation Area. However, the landscaped buffer surrounding the north and east boundary of the site does provide a green buffer separating the built form of the village edge from the adjacent Green Belt. This natural enclosure of the site is considered essential to the rural character of this part of the village. In order to facilitate the proposed development the Conservation team feels that the north and eastern boundaries would need to be maintained. The housing proposed has been subject to extensive pre-application discussions and the development is considered to be acceptable in terms of the proposal's built form design and scale. The terrace would replicate a simple pair of cottages with the end units being accessed from the side elevations. To this end the proposed terraced housing is considered to preserve the special character and appearance of this part of the Conservation Area.
35. The north and east boundaries mainly consist of Dutch Elms, which once formed part of a group Tree Preservation Order. This group has suffered from Dutch elm disease along with significant ivy growth. This has undermined the longevity of these boundaries to the point where the preservation order has been lifted. The trees within this boundary are now considered to be dead, diseased or dying and offer little merit in their own right. Notwithstanding this the retention of a landscaped buffer to the green belt and Conservation Areas is considered essential should the site be developed. The proposal suggests that some trees shall be removed upon both the north and east boundaries whilst others are to be thinned. This would lead to holes within the existing tree line opening up views of the site from the adjacent Green Belt.
36. It is considered that new healthy specimens that would not suffer from the existing diseased site conditions could fill these holes to good effect. The landscape design

officer is adamant that a landscape proposal secured by condition would allow for appropriate replacement specimens to be sought safeguarding the character of the area. The proposed boundary treatment shall also be controlled by conditions ensuring it maintains the rural character of this part of the village. The use of close-board fencing is only proposed between village edge and the development site and between the gardens within the terrace. All exterior boundary treatment shall form chain link fencing or replacement hedging.

Neighbour Amenity:

37. The South Cambridgeshire Draft Design Guide SPD (2005) stipulates the acceptable minimal distances in terms of privacy and light. A back-to-back distance of 12m is considered acceptable in terms of adequate light for a blank wall fronting a neighbouring window. A distance of 18m is considered acceptable in terms of an adequate distance for privacy between two windows.
38. The proposed development would contain one window within each of its side elevations. These windows would serve landing stair wells and only the window within the northwest elevation would overlook a residential curtilage (namely no.1 Butt Lane). The distance from this window to the immediate amenity area of no.1 Butt Lane would be approximately 18m. The front elevation of the proposed terrace would be orientated towards the side and rear of the curtilage of no.2 Butt Lane, the distance of these windows to the immediate amenity areas of this property are approximately 20m. The boundary of no.2 is also afforded screening by the tree line within the lane. Therefore, assessing the above against the design guide standards, the proposed dwelling would not result in a serious loss of light or loss of privacy to the amenity that the surrounding neighbour residents currently enjoy.
39. The development once built would not interfere with the use of the lane for pedestrian or vehicular traffic. The identified public right of way does not start until much further down the lane away from the application site.

Highway Safety:

40. Butt Lane reverts into a medieval lane known as the street, which would appear to demarcate the transition from the public highway to a public right of way. In fact despite the visual transition of this road/lane it is in fact all public highway from Butt Lane all the way to Crossways Farm. It is then that the highway reverts into a public by-way. The proposal would provide adequate car parking provision at a level of 1.5 spaces per dwelling in line with highway standards (2.5m x 5m with 6m reversing space) along with 2m x 2m pedestrian visibility splays onto the public highway. The highway adjacent to the site is lightly trafficked with through access only for farm vehicles or walkers. It is therefore considered that the proposed level of development would be appropriate in terms of traffic intensification onto the highway at this point.

Biodiversity:

41. No protected species have been identified on the site and as such the ecology officer has no objection to the proposed development on the premise that a condition is attached to control the removal of vegetation to outside of the bird-breeding season. In addition the provision of nest boxes would be required to ensure onsite biodiversity enhancement. With the introduction of replacement planting agreed by a hard and soft landscaping scheme the site will mitigate the loss of the existing habitat for local wildlife. Nevertheless, the site in its present form is unmanaged with evidence of waste dumping.

Public Open Space Infrastructure:

42. Great Wilbraham is identified as having a shortfall within its play space, whilst it is considered to have a minimal surplus within its sports facilities. The proposed development would result in the erection of four 2-bedroom properties, which, in accordance with the adopted public open space in new developments SPD, would require an off site contribution of £8,979.60 to be secured by condition. The applicant has confirmed that they are willing to make such a contribution.

Drainage:

43. The site lies within flood zone 1 and therefore the main flood risk issue to consider is the management of surface water run-off. Drainage from the new development should be designed to not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SUDS) approach to achieve such an objective. The applicant has not provided detailed plans to show, how surface water and foul drainage shall be dealt with onsite. As a consequence of evidence of local flooding provided by the Parish Council and residents, conditions shall be attached ensuring that appropriate surface water and foul water drainage schemes (including the provision of sustainable urban drainage systems (SUDS)) will be submitted to and approved in writing by the authority prior to development commencing. In conjunction with this detail, conditions requiring hard and soft landscaping will seek to provide permeable surfaces. In order to further manage surface water run off into the lane, the gradients of the parking area to the front of the terrace will be required by condition. The site has not been identified as an area of critical drainage problems by the Environment Agency and therefore no formal consultation from the Environment Agency is required.

Recommendation

Approve

44. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the

planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

4. No development shall begin until details of a scheme for the provision of outdoor sports and playing space and informal open space infrastructure to meet the needs of the development in accordance with Policies SF/10 and SF/11 of the Local Development Framework Development Control Policies 2007 has been submitted to and approved in writing by the Local Planning Authority. (Reason: To ensure the development provides a suitable level of public open space for occupants of the development, in accordance with Policies SF/10 and SF/11 of the South Cambridgeshire Local Development Framework 2007.)
5. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
5. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
6. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
7. Any removal of trees, scrub or hedgerow shall not take place in the bird-breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority. (Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D, E,

and F of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - In the interests of the preservation of the character and appearance of the Conservation Area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Class A of Part 2 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - In the interests of the preservation of the character and appearance of the Conservation Area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)
10. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
11. No development shall begin until a scheme for the provision of bird nest boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the next boxes have been provided in accordance with the approved scheme. (Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
12. No development shall take place until a plan showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details. (Reason - In the interests of residential and visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
13. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - i) The numbers, type and location on the site of the affordable housing provision to be made;
 - ii) The timing of the construction of the affordable housing;
 - iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - iv) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.

(Reason - To ensure the provision of an agreed mix of affordable housing in accordance with Policy HG/3 of the adopted Local Development Framework 2007.)

14. The proposed access and turning areas shall be provided before the development hereby permitted is occupied and thereafter retained as such. (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
15. The development, hereby permitted, shall not be occupied until parking and turning space has been laid out within the site in accordance with the approved layout drawing. (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
16. No development shall take place until details of the drainage measures to the site's access have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details. (Reason – To ensure the prevention of surface water run off onto the adjacent public highway.)
17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained. (Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
18. The visibility splays specified on approved drawing no.229-P-01 C at the junction of the access road with the public highway shall be provided before the commencement of the development. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
19. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - i) Contractors' access arrangements for vehicles, plant and personnel;
 - ii) Contractors' site storage area(s) and compounds(s);
 - iii) Parking for contractors' vehicles and contractors' personnel vehicles; Development shall not be carried out other than in accordance with the approved details. (Reason - In the interests of residential amenity in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

Informatives

1. In relation to condition 4, above, the provision of recreational infrastructure to meet the need as of the development, in accordance with Policies DP/14 and SF/10 of the South Cambridgeshire Local Development Framework 2007, amounts to a financial contribution of £8,979.60, as calculated at the date of this decision. The applicant has agreed to such a contribution and an agreement under S106 (scheme) is required to secure this.

2. Should pile driven foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed in writing by the District Environmental Health Officer so that noise and vibration can be controlled.
3. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environment Health Officer in accordance with best practice and existing waste management legislation.
4. No unbound material shall be used in the surface finish of the access from the public highway. This is to avoid displacement of loose material onto the highway from the gradient of the sites entrance in the interests of highway safety.
5. The bicycle parking facilities should be provided prior to the occupation of the development and retained at all times.

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)

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