

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2<sup>nd</sup> December 2009

**AUTHOR/S:** Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

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### **S/1521/09/F – FEN DRAYTON**

**Replacement Dwelling at 32 Cootes Lane, Fen Drayton for Mr & Mrs S Jardine**  
**Recommendation: Refusal**

**Date for Determination: 25<sup>th</sup> December 2009**

#### **A. Update to the report**

##### **Agenda report paragraph number 12 - Consultation**

**Fen Drayton Parish Council** recommends approval of the application, given its innovative and exciting design that remains in keeping with its surroundings. The Parish Council request construction vehicles do not access the site through the village, and also note the reference to a wind turbine in the application and question the amount of accompanying information.

The **Ecology Officer** has visited the site and notes there are at least two missing slates on the roof. Given its proximity to trees, there is a potential for bats to be present. A bat survey is requested of the internal roof space. A holding objection is proposed until the matter is explored.

The **Strategic Sustainability Officer** notes the scheme shows considerable ambition that reflects the contemporary imperative of significantly reducing greenhouse gas emissions and the urgent transition to low carbon living. The approach is welcomed, particularly efforts to maximise solar gain, the growing and harvesting of biomass for the wood boiler on site, and the attempt to minimise household waste. It is hoped the scheme could secure level 5/6 of the Code for Sustainable Homes. There are concerns in terms of physical delivery, especially relating to mechanical ventilation, the number of solar panels on the roof, and the potential need for additional storage/drying space on site for the biomass production.

#### **B. Further Information received after publication of the agenda report.**

The Ecology Officer has placed a holding objection on the application, given the potential for bats to be present. No bat survey has been submitted with the application. Members will be updated on any further progress on this issue. It is hoped that a site visit by the Ecology Officer would allow for further comments on this issue. Members should be aware that this issue was not raised during the previous two applications for replacement dwellings.

The Strategic Sustainability Officer welcomes the concept, but does note there are concerns in terms of delivery to achieve level 5/6 of the Code for Sustainable Homes. However, this does not detract from the attempts and positive steps when compared to the existing dwelling on site.

Regarding the comments from the Parish Council, an informative could be added to any consent requesting that construction traffic does not go through the village to access the site. Although it is noted on the Environmental Concept plan, there is no wind turbine as part of this consent.

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