

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Planning Committee

13<sup>th</sup> January 2010

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

---

### **S/1418/09/F - HASLINGFIELD**

**Erection of 9 Affordable Houses following Demolition of 3 Existing Dwellings at Land Comprising 12 Wisbey's Yard and 1 and 3 Fountain Lane, Haslingfield for Metropolitan Housing Trust**

**Recommendation: Delegated Approval**

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

**This Application has been reported to the Planning Committee for determination because an objection on material planning grounds has been received on the application where the District Council is the landowner.**

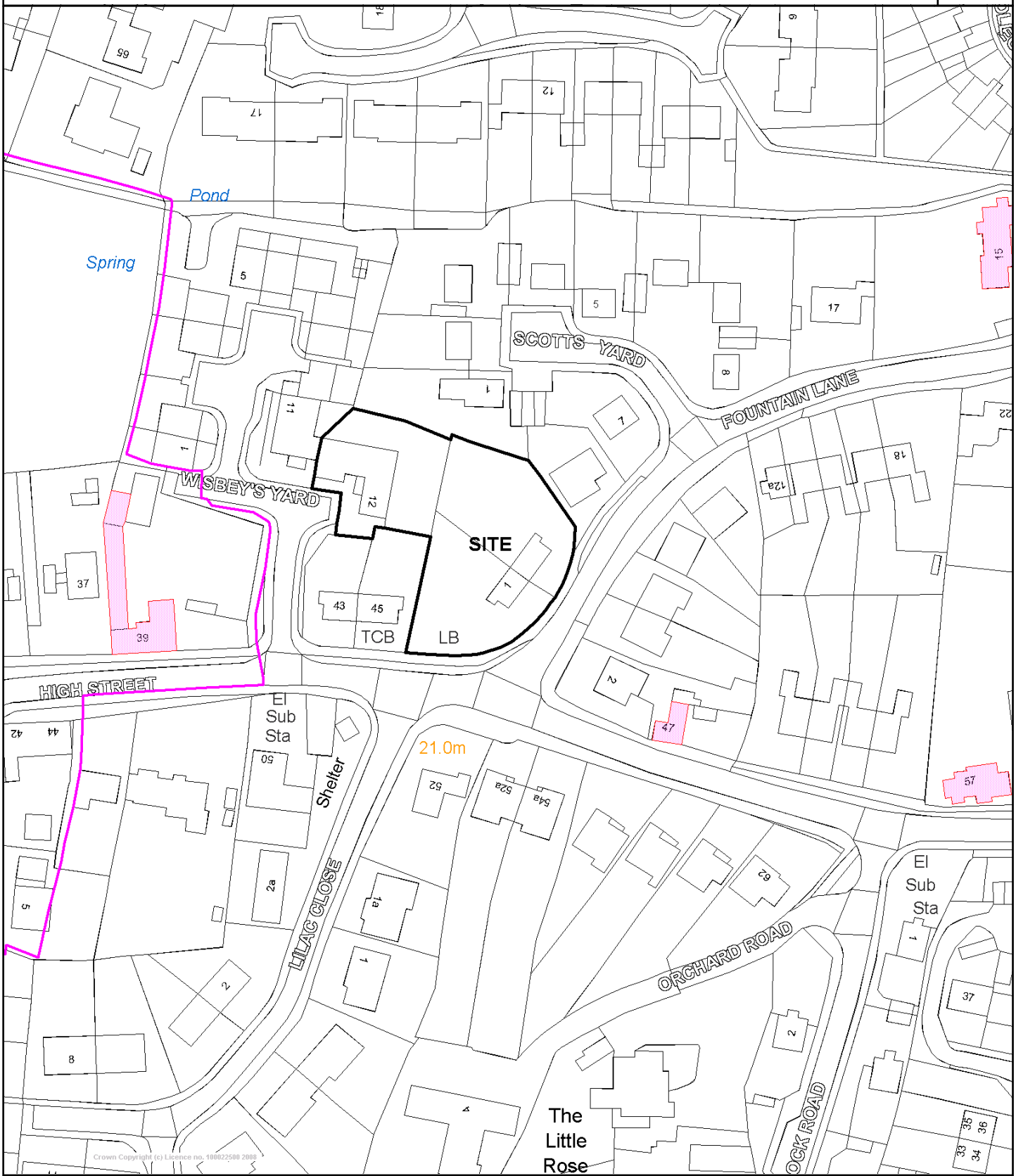
**Members will visit this site on 13<sup>th</sup> January 2010**

#### **Site and Proposal**

1. The application site is located within the Haslingfield village framework, and represents an area of land that currently occupies the properties and gardens of 12 Wisbey's Yard and 1 and 3 Fountain Lane. The site has an area of approximately 0.2164 hectares, and is within the ownership of South Cambridgeshire District Council.
2. The site is surrounded by other residential properties. To the north is Scotts Yard, a small cul-de-sac of two-storey detached dwellings. To the northeast is no. 5 Fountain Lane, a detached two-storey application. The two-storey semi-detached properties of nos. 43 and 45 High Street are located to the southwest, and the properties of Wisbey's Yard are set to the west of the site. Members should be aware that the plans submitted show nos. 1 and 2 Fountain Lane to be removed, but the numbering is incorrect and it is nos. 1 and 3 Fountain Lane.
3. The full application, received on 30th September 2009, seeks the removal of the three existing dwellings in the site area, and replacement with a scheme for nine dwellings on the land. This would include the addition of a new access road from Wisbey's Yard, and works to the Fountain Lane frontage. All units would be affordable dwellings. The application is accompanied by a Design and Access Statement, and Ecological Appraisal, a Tree Survey, an Arboricultural Implications Assessment and a Landscape Strategy Document. Small statements regarding Affordable Housing, Utilities, Open Space, Sustainability, Renewable Energy and Water Conservation are also included.

#### **Planning History**

4. The Wisbey's Yard development for nine bungalows, one wardens house and garage, communal facilities and an eight-bedroom group home was approved under application **S/0424/91/F**.



Reproduced from the 2008 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 14/12/2009

Centre = 540764 E 252218 N

5. There are various other historical planning applications in the area, although none are considered to be directly relevant to the determination of this application.

### **Planning Policy**

6. Local Development Framework Core Strategy 2007: **ST/6** – Group Villages. Local Development Framework Development Control Policies 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, **HG/1** – Housing Density, **HG/2** – Housing Mix, **HG/3** Affordable Housing, **SF/10** – Outdoor Playspace, Informal Open Space, and New Developments, **SF/11** – Open Space Standards, **NE/6** – Biodiversity, **NE/15** – Noise Pollution & **TR/2** – Car and Cycle Parking Standards
7. **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.
8. **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.

### **Consultation**

9. **Haslingfield Parish Council** recommends approval of the original scheme and the amended scheme.
10. The **Housing Development and Enabling Manager** supports the scheme and has been working with Granta Housing Association (Metropolitan Housing Trust) and the Local Member for some considerable time. The dwellings to be removed do not meet the Council's decent homes standards and would need considerable investment to bring them up to standard. The Housing Portfolio Holder has already considered a report on this matter and has agreed to allow for these units to be disposed of and for the land to be transferred to the Housing Association. The proposed dwellings would meet Code for Sustainable Homes Level 3 and will be built in accordance with Homes and Communities Agency Design and Quality Standards.
11. The **Landscape Officer** wishes to see a landscape condition to be applied if the scheme is approved, as the landscape drawing is considered inadequate as it stands. Details are provided of potential changes. It is also noted tree no. 26 does not seem to be protected, and it is considered an important tree.
12. The **Local Highways Authority** notes they would not seek to adopt the site as the proposed development does not serve five or more properties and therefore serves no highway function. Conditions are recommended regarding the closure of the existing access to no. 1 Fountain Lane, facilities for the parking, turning, loading and unloading of all vehicles during construction, drainage of the access, parking space dimensions, pedestrian visibility splays, and materials for the accesses. Informatives are also recommended regarding works to the public highway and any impact upon public utilities.
13. The **Trees Officer** has stated there is no objection to the proposal. Whilst some of the trees to be removed contribute to the green character, there is no objection to their removal subject to suitable replacements on the site. Conditions would be

required for tree protection during construction, and for foundation details where development encroaches into Root Protection Areas.

14. The **Ecology Officer** is yet to formally comment, and Members will be updated on any comments made.

### **Representations**

15. A letter has been received on behalf of the occupiers of no. **5 Fountain Lane**. This recognises concerns regarding the design of the scheme, due to the increased density. Concerns noted are the loss of frontage vegetation, the absence of vernacular form and architectural detailing and poor materials proposed. A “face-lift” for the scheme is suggested. Conditions removing permitted development rights and protection of the walnut tree are requested to prevent any loss of amenity and to protect the tree. A further concern is raised regarding drainage and flooding and the capacity of the area to cope with the additional hardstanding.

### **Planning Comments – Key Issues**

16. The key issues regarding the scheme are the principle of development, the impact upon the street scene, the impact upon the amenity of the occupiers of adjacent properties, highway safety, provision of public open space, impact upon trees, and drainage.

### ***The Principle of Development***

17. Haslingfield is classified as a Group Village in the Local Development Framework Core Strategy 2007, where residential development and redevelopment up to an indicative maximum scheme of eight dwellings could be permitted. Development may exceptionally consist of up to about fifteen dwellings in Group Villages where this would make best use of a single brownfield plot. The proposal seeks the removal of three dwellings and the erection of nine dwellings, giving a net increase of six dwellings. The scale of development is therefore suitable for the village, subject to site-specific issues.
18. The proposal would see the loss of three dwellings. All three are not considered to be of significant architectural merit that they should be retained. I note comments from the Housing Development and Enabling Manager regarding the status of these dwellings. They do not meet the Council's decent homes standards and would require considerable future investment. The Housing Portfolio Holder has agreed for the units to be disposed of and the principle of transferring the land to the Housing Association. I do not consider there to be any principle objections to the removal of the existing three dwellings on the site
19. The site has an area of approximately 0.2164 hectares. A scheme of nine dwellings would relate to development at a density of 42 dwellings per hectare. Policy HG/1 of the Local Development Framework Development Control Policies 2007 seeks residential developments to make the best use of land by achieving net densities of at least 30 dwellings per hectare, and higher densities of at least 40 dwellings per hectare should be achieved in more sustainable locations. The site is capable of providing dwellings at this density, and the aims of policy HG/1 are met. The scheme is for 100% affordable housing, and therefore would meet the aims of policy HG/3.

### ***Impact upon the Street Scene***

20. There are two key street scenes to evaluate as part of the proposal. The most important is the impact when viewed from High Street and Fountain Lane. This is a prominent corner given the junction between the two roads, the slight bend in the road of High Street, and the openness created by the shop adjacent the site on Fountain Lane. Currently, nos. 1 and 3 Fountain Lane front this junction. It is relatively green, with a good hedgerow across the front of dwellings, which contributes significantly to the character of the area. There are also a number of trees on the site that further contribute to this character.
21. Four dwellings are proposed along this prominent junction. Plots 8 and 9 are two-storey semi-detached dwellings. These are three bedroom units that would visually front onto High Street, although vehicle access would be to the rear. They would be viewed against the existing semi-detached properties of nos. 43 and 45 High Street. The proposed units would be located approximately 6m from no. 45 High Street, and would be situated approximately 1.5m forward of these dwellings. Nos. 43 and 45 High Street have a hipped roof, and plots 8 and 9 have been designed to match, although the ridge height is 0.7m taller. However, the plots as a whole are significantly smaller in width, reducing the potential impact of this increased height.
22. Plots 6 and 7 are larger dwellings, designed as spacious two-bedroom units. These are proposed on a similar footprint to the existing units of 1 and 3 Fountain Lane, but are set approximately 4m closer to the road itself. They are smaller in height than plots 8 and 9 by approximately 1.2m. They have been designed to front into the site, meaning the northwest elevation is the frontage elevation. This does however allow the retention of the frontage hedge, and would allow the existing pedestrian access to be filled with further planting, with a new pedestrian access located closer to plot 8. Originally the rear elevation facing Fountain Lane had a regimented window arrangement. An amended plan has been provided showing reduced windows to the bathrooms. This serves to break up the elevation whilst retaining the character of the plot, and would tie in with the smaller windows to the front of plots 8 and 9. Subject to the retention of the green frontage, required through a landscape condition, I consider the proposal would have a neutral impact upon the street scene of High Street and Fountain Lane
23. The proposal requires a new road to be constructed, extending from Wisbey's Yard, which would serve the parking areas to all plots except plot 6, which continues to use the existing access from Fountain Lane. Plots 1-5 would create a new frontage on the land adjacent to the existing communal facility. This facility is a single storey building, with a height of 4.3m along the new road. Plots 1 and 2 are bungalows of simple design, with a roof height of 5.5m. Plots 3-5 are two-storey properties, with frontage dormer windows and a roof height of 7.4m. The development scales up in height along the road, and therefore does not look out of place in terms of the scale of development. I do not consider the introduction of dormer windows would have a negative impact upon the street scene, and the design of this area would not create a negative street scene.
24. Plots 6-9 do also form part of the street scene elevation to this Wisbey's Yard road extension. 1.8m high fencing is proposed to the rear of plots 8 and 9, which would be at the end of the turning head. A 1.8m high brick wall is proposed at the end of the roadway. However, this would be fronted by parking spaces and a small area of planting, designed to reduce the hard nature of the wall and to blend it in to the greenery of the site. The wall and fencing is needed to provide privacy for the main garden areas of the dwellings. Although not an ideal situation, I do not consider the

proposal, with a suitable landscaping scheme, would create a harmful street scene in this area.

***Impact upon the Amenity of the Occupiers of Adjacent Properties***

25. The removal of no. 12 Wisbey's Yard opens up the scheme in this area. The adjacent building is the communal facility for the estate. No. 12 is attached to this building, and no new side elevation for communal facility has been provided. This can be asked for by a planning condition to ensure an adequate relationship between it and plot 1.
26. To the north of the site is no. 1 Scotts Yard. It is a two-storey dwelling, with bedroom windows facing onto the site. It does not have a deep back garden, measuring approximately 8m at its closet point to the application site. These windows currently allow some overlooking to the rear gardens of no. 3 Fountain Lane. There are a number of small trees along this boundary, and the proposal seeks a 1.8m high fence along this shared boundary. Plots 1-5 all have very short rear gardens, measuring between 6m and 7m. There will be some overlooking from no. 1 Scotts Yard. However, given the existing arrangement and the boundary planting, I do not consider this relationship serious enough to warrant a refusal.
27. There would be a distance of approximately 14.3m between no. 1 Scotts Yard and plots 3 and 4, which are two-storey dwellings. They do have rear facing bedroom windows with rooflight openings. The amended plans show these rooflights to have a cill height of 1.7m, which prevents overlooking to the rear garden of no. 1 Scotts Yard. A condition can ensure no further windows are added in these rear elevations. Although the distance between the dwellings is 14.3m, I do not consider that either dwellings would appear overbearing when viewed from the rear gardens of windows of the other. This view is enhanced by the low eaves height of the proposed dwellings.
28. I note the comments from the occupier no. 5 Fountain Lane regarding the proposal. This property has a blank facing elevation. Plot 6 is set closer to the road and slightly further away from no. 5 than the existing. I do not consider the proposal would have a negative effect on no. 5 Fountain Lane. Plot 5 does have a bathroom window facing the rear garden of no. 5. If altered to a habitable room in the future, this would cause some overlooking. A condition can ensure the window is obscure glazed, and can ensure no further windows are added to this elevation. The occupiers of no. 5 also request permitted development rights are removed for all units. Given the small amenity areas, and proximity to existing dwellings, I believe this would be an appropriate requirement, and such a condition should be added.
29. Nos. 43 and 45 High Street have long rear gardens. Given the distance from the dwelling, there should be no significant noise disturbance from the new access at the end of the dwelling. This is particularly the case for no. 43 as a small landscape belt is proposed along its rear fence. No. 45 should not be significantly affected by plot 9. No. 45 does have a facing ground floor window that would look at plot 9. This would be seven metres from the new dwelling. However, the window is a secondary window, and although the dwelling would be easily visible, I do not consider that any harm caused would seriously detract from the outlook to this room. There is a proposed side facing bathroom window, which will need to be obscure glazed, and no further windows should be added to this side elevation. Plot 9 would result in the loss of a small amount of light to the rear garden of no. 45. However, this is minimised by the hipped roof. I do not consider any harm to the occupiers of no. 45 High Street to be significantly enough to warrant refusal of the application.

30. Overall, despite the tight nature of the site and the high density of development, I do not consider that any significant loss of amenity would occur to the occupiers of the existing dwellings around the site, or for the future occupiers of the proposed dwellings.

### ***Highway Safety***

31. The Local Highways Authority has noted it would not be seeking to adopt the site. The road does serve eight of the plots, but three are dual-fronted, and plot 1 replaces no. 12 Wisbey's Yard. This issue can be relayed to the applicant through an informative.
32. The Local Highways Authority has recommended a number of planning conditions regarding the scheme. Conditions should be added regarding the closing of the existing access to no. 1 Fountain Lane that is no longer needed, the siting of parking, turning, loading and unloading of vehicles during construction, driveway materials, and pedestrian visibility splays. Conditions regarding dimensions for parking, and the drainage of the accesses are not considered necessary. The new access is 5m wide, and also has a footway allowing easy pedestrian access to the dwellings. The scheme is considered to allow safe access for vehicles subject to the conditions described above.
33. Each dwelling has two designated parking spaces, except plot 9 that only has one designated space. The scheme as a whole meets the parking requirements set out in the Local Development framework Development Control Policies. Each unit is also proposed a shed that would allow for the storage of bicycles on site.

### ***Provision of Public Open Space***

34. The scheme does not provide any open space or play space within its layout. The applicant has noted in their open space assessment that no such provision is possible without a reduction in the number of dwellings to be provided. They note they anticipate a condition requiring a scheme for open space provision for the village. This will be secured through a planning condition.

### ***Impact upon Trees***

35. As noted, the site has a green character, particularly along Fountain Lane. The applicant has provided a Tree Survey, and Arboricultural Implications Assessment and a Landscape Strategy. The proposal does result in the loss of internal vegetation, but also allows replanting in line with existing species in the area. Tree and hedge protection measures are proposed. I note the comments from the occupiers of no. 5 Fountain Lane who note the walnut tree in their rear garden is not shown to be protected. This tree is close to the shared boundary and adds some further greenery to the setting of the site. A condition should ensure it is also protected during construction.
36. I note the comments from the Trees Officer regarding the Tree Survey. She notes that there is no objection to the removal of the existing trees, subject to adequate replacement where possible. The applicant has shown a desire to retain some trees and allow replanting to retain the green character. Conditions will be required regarding tree protection and foundation details where necessary.
37. The Landscape Officer notes that tree 26 on the proposed landscape plan is also not offered protection during construction. It is described as a mature tree of poor

physical condition. However, it should again be offered protection as it would provide more mature greenery whilst new planting establishes itself on the site. The Landscape Officer recommends some changes to the landscape layout, particularly relating to the species to be used. A landscaping condition can be added to ensure the correct species and numbers are used on site to retain the character of the area.

### ***Drainage***

38. The scheme lies within Flood Zone 1 of the Environment Agency matrix. As such, there is no requirement for a Flood Risk Assessment to be provided as part of the consent. The application forms state that foul water will be disposed of into the mains sewer, whilst surface water will be disposed of through soakaways. The applicant also notes that given the limited nature of the development, it is expected the existing system would have the relevant capacity, although this is not confirmed.
39. I note the comments from the occupiers of no. 5 Fountain Lane regarding flooding in Cantelope Road, and the overflowing of the drains outside no. 3 Fountain Lane. The applicant has provided the necessary detail to allow for the determination of the planning application, as the detail and capacity would be assessed through Building Regulations. I do not consider conditions necessary on this matter. However, if Members do seek further assurances, conditions regarding foul and surface water disposal could be added to any consent.

### ***Other Matters***

40. A planning condition would be required to ensure an affordable housing provision on the site. A condition would also be required to provide an elevation to the new east elevation of the Wisbey's Yard Communal Facility building to prevent a negative relationship with plot 1 of the scheme. This was not submitted as part of the consent.

### **Recommendation**

41. The application is recommended for approval, as amended by plans date stamped 19<sup>th</sup> November 2009, `subject to any comments received from the Ecology Officer.

### **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 samples of the materials to be used in the construction of the external surfaces of the buildings and details of the fencing and walls, 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.)
3. The development shall not begin until a scheme for the provision of the affordable housing 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 arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
- iii. 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.)

4. No development shall begin until details of a scheme for the provision of outdoor playing space and informal open space infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details. (Reason - To ensure that the development contributes towards provision of outdoor playing space and informal open space in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)
5. No development shall take place until full details of both hard and soft landscape works, including materials to be used for all driveways, 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.)
6. 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.)
7. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees (including tree no. 26 in the rear garden of no. 5 Fountain Lane where necessary) to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any trees removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development

operations shall be replaced in the next planting season with trees of such size and species as shall have been previously agreed in writing with the Local Planning Authority. (Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

8. No development shall take place until foundation details for the construction of dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority, where the development encroaches upon the Root Protection Area of the trees to be retained. Development shall be carried out in accordance with the approved details. (Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
9. No development shall take place until details of the altered east elevation of the Wisbey's Yard Communal Facility 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 safeguard the privacy of the future occupiers of plot 1 in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
10. Apart from any top hung vent, the following proposed first floor windows, hereby permitted, shall be fitted and permanently glazed with obscure glass; plot 3 – bathroom window in the west elevation, plot 5 - the bathroom window in the east elevation, plot 8 – the bathroom window in the east elevation, and plot 9 – the bathroom window in the west elevation. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. 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 windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed at and above first floor level in the following elevations unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf; plot 3 – north and west elevation, plot 4 – north elevation, plot 5 - north and east elevation, plot 7 – northwest elevation, plot 8 – east elevation, and plot 9 – west elevation. (Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
12. The proposed rooflights in the north (rear) elevation of plots 3-5, hereby permitted, shall be installed with a sill height of not less than 1.7m above the finished internal floor level and thereafter retained as such. (Reason - To safeguard the privacy of adjoining occupier in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
13. 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, and E 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 – To prevent development that would not

usually require planning permission that may impact upon the amenity of the occupiers of neighbouring properties and create a cramped form of development in a high density site in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

14. No development shall take place until details of the garden sheds 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.)
15. 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.)
16. Prior to the occupation of either plots 7 and 8, the existing vehicle access currently serving no. 1 Fountain Lane shall be permanently and effectively closed. (Reason – To prevent over provision of parking on the site and to allow planting in this prominent location in accordance with Policies DP/3 and NE/6 of the adopted Local Development Framework 2007.)
17. The proposed access road, footway, parking areas and turning areas shall be provided before the dwellings hereby permitted are occupied and thereafter retained as such. (Reason - In the interests of highway safety and to allow safe access to the site on foot in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
18. Before development commences, a plan specifying the area and siting of the land to be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of demolition and construction, shall be submitted to and approved in writing by the Local Planning Authority; such space shall be maintained for that purpose during the period of demolition and construction. (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
19. Visibility splays shall be provided on both sides of all accesses and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

### **Informatives**

The applicant should be aware the Local Highways Authority has stated they would not seek to adopt the new section of road.

The scheme involves work to the public highway that will require the approval of the County Council as Highways Authority. It is an offence to carry out any works within the public highway, which includes a public right of way, without the permission of the

Highway Authority. It is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Please contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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

- Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007).
- Planning Files Ref: S/1418/09/F & S/0424/91/F

**Contact Officer:** Paul Derry – Senior Planning Officer  
Telephone: (01954) 713159