

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1 December 2004
AUTHOR/S: Director of Development Services

S/2122/04/F - Willingham
Variation of Condition 1 of Planning Permission S/2065/01/F to Allow a Further Period of Three Years for the Submission of Reserved Matters for the Erection of Two Dwellings at 30 and 32 High Street, for J. O. Askew

Recommendation: Approve

Site and Proposal

1. The site, which is roughly rectangular in shape, measures 0.05 hectares (0.13 acre) in size. It has an approximately 17m wide frontage along High Street, with a depth of approximately 32m. The site is surrounded by residential dwellings, with listed buildings to the south (No. 38 High Street) and west (No. 34 High Street). Immediately adjoining the site to the south is a gravelled access track to No. 34, 36 and the rear of 38 High Street, Willingham.
2. The application received 14th October 2004 seeks to vary condition 1 of planning permission S/2065/01/F to allow a further period of three years for the submission of reserved matters for the erection of two dwellings on the site. Condition 1 of planning application S/2065/01/F required the approval of a reserved matters application by 2 January 2005. The proposal represents a density of 40 dwellings per hectare.

Planning History

3. The site was formerly occupied by a pair of thatched cottages set on the pavement edge. These were demolished in 1976. In 1976 outline planning permission was first given for the demolition of the pair of thatched cottages and the erection of two dwellings (Ref: **S/0304/76/O**). Outline planning permission for the erection of two dwellings on the site has subsequently been granted in 1978 (Ref: **S/1877/78/O**), 1984 (Ref: **S/1996/83/O**), 1994 (Ref: **S/1715/94/O**) and 1998 (Ref: **S/1620/98/O**).
4. In January 2002 full planning permission was given for a variation of Condition 1 of Planning Permission **S/1620/98/O** to allow a further period of three years for the submission of reserved matters for the erection of two dwellings (Ref: **S/2065/01/F**).
5. It is noted that a full planning application has been received for 76 dwellings and the conversion of an existing barn into a dwelling on land to the west and north of 34 High Street, Willingham (Ref: **S/1785/04/F**). This application is currently under consideration.

Planning Policy

6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") states that development will be restricted where there could be damage, destruction or loss to areas that should be retained for their biodiversity, historic, archaeological, architectural and recreational value.

7. **Policy P5/5** of the County Structure Plan states that small-scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.
8. **Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
9. **Policy SE1** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) indicates that existing planning permissions will be renewed provided that development would not conflict with other policies and proposals of the Development Plan.
10. **Policy SE2** of the Local Plan identifies Willingham as a Rural Growth Settlement. Residential development and redevelopment will be permitted on unallocated land within the village framework of these villages, providing that:
 - The retention of the site in its present form is not essential to the character of the village;
 - The development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours;
 - The village has the necessary infrastructure capacity; and
 - Residential development would not conflict with another policy of the plan, particularly **Policy EM8** (Loss of employment sites in villages).
11. **Policy EN28** of the Local Plan aims to protect the setting, well-being and attractiveness of Listed Buildings.

Consultation

12. **Willingham Parish Council** - recommends the refusal of the application, on the grounds that it is now more than ten years since the original planning application was submitted.
13. **Conservation Manager** - No objections.
14. **Cambridgeshire County Council, County Archaeology Office.** There are no significant archaeological implications.

Representations

15. None received at the time of writing the agenda report.

Planning Comments - Key Issues

16. The principle of erecting two dwellings on this site was last supported by the Council on 2 January 2002 with the approval of the last planning application on the site (Ref: **S/2065/01/F**), with the suitability of this site for residential development formerly recognised by the Council in the granting of several outline planning consents, and applications to vary the conditions of outline planning consents since 1976.

17. I am of the view that there have been no significant changes in circumstances since 2 January 2002, which would warrant the refusal of the planning application, particularly having regard to Policies of the now adopted Local plan. Controls on the design, materials and siting of new dwellings, to protect the setting of the adjacent listed buildings, the visual amenities of the streetscene and the residential amenities of nearby dwellings will be exercised in the assessment of any reserved matters application submitted.
18. The amount of time which has elapsed since the submission of the original application, does not represent sufficient grounds for the refusal of the application, so long as there have been no material change in circumstances to warrant not renewing the consent.

Recommendation

19. Approve

Conditions of Consent

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
The development hereby permitted shall be begun before the:
Expiration of 5 years from the date of this permission, or
before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the latter.
(Reason: to ensure that consideration of any future application for the development of the area will not be prejudiced by permissions for development which have not been acted upon).
2. SC1 - Submission of reserved matters (RC1)
3. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority.
(Reason: to secure the provision of archaeological excavation and the subsequent recording of remains).

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/2 (Environmental Restrictions on Development),
P5/5 (Homes in Rural Areas) and **P7/6** (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004:**
SE1 (Existing Planning Permissions)
SE2 (Development in Rural Growth Settlements) and
EN28 (Development within the Curtilage or Setting of a Listed Building).

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

Cambridgeshire and Peterborough Structure Plan 2003

South Cambridgeshire Local Plan 2004

Planning File Refs: S/2122/04/F, S/1785/04/F, S/2065/01/F, S/1620/98/O, S/1715/94/O,
S/1996/83/O, S/1877/78/O and S/0304/76/O

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