

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 August 2010

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

S/0856/10/F and S/0857/10/LB – Caldecote

Alterations, reconstruction and conversion of former barn and cart shed to offices and demolition of 3 outbuildings at Manor Farm, Main Street for Strutt and Parker

Recommendation: Refusal

Date for Determination: 11 August 2010

A. Update to the report

Agenda report paragraph number 33 – Highway Safety

Since the writing of the report I have discussed further the safety of the access with the Local Highway Authority. One of the primary questions is the comparison of vehicular traffic for the proposed use to its current agricultural use. It is fair to say that at present there is no active use but the land does have an agricultural use that could be implemented as such. The Local Highway Officer Dr Jon Finney makes the following comments:

Whereas, the existing agricultural use may at particular times of the year (e.g. harvest) generate significant levels of vehicle movements, these are unlikely to equal to continual number of movements that the proposed use will produce; i.e. a minimum of ten per day, five in and five out, though with deliveries, visits etc., this figure will regularly be exceeded.

It also should be taken into consideration that agricultural vehicles tend to be larger and the driver tends to be seated in a higher position, than domestic vehicles. Under these circumstances, visibility both to and from an exiting vehicle is significantly improved, which reduces the risk of any traffic incident occurring.

The Local Highway Authority are still of the view that this scheme should be recommended for refusal due to the negative impact it will have on highway safety.

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

An email has been received from Cambridgeshire Archaeology that have made the following comments:

Our records indicate that the site lies in an area of high archaeological potential. The proposed development is situated within the core of the shrunken medieval village of Caldecote. Directly to the site's north is St Michael's and All Angel's Church, and directly to the west and east several medieval house platforms are located (Historic Environment No. MCB13202 and MCB13201). It is considered likely that important

archaeological remains survive on the site and that these could be severely damaged or destroyed by the proposed development.

We therefore consider that the site should be subject to a programme of archaeological and historic building investigation and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

The model condition also indicates: Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

If Members recommend this application for approval it will be necessary to include the above as a condition.

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