

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 February 2011

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

S/2285/10 - WILLINGHAM

Erection of 9 dwellings following demolition of existing dwelling - 12, Green Street, Willingham, Cambridge, Cambridgeshire, CB24 5JA for Mr G Nelson, Relmfield Builders

Recommendation: Delegated Approval

Date for Determination: 17 February 2011

A. Update to the report

Agenda report paragraph number 13 – Willingham Parish Council

Willingham Parish Council recommends refusal. 'The Parish Council felt that not all the issues previously raised have been addressed. The density remains the same and it felt the build would have an adverse effect on the locality.'

Agenda report paragraph number 31 - Representations

The occupiers of **14 Green Street**, a Grade II listed building, state that they have three concerns about the proposed development.

There is a risk that the setting back of Plots 7-9 as proposed, which results in them being 1.96m closer to the boundary with No 14, will adversely impact on the amenity of the listed building.

There is concern about the inadequate provision for the boundary between the application site and No 14. The boundary currently comprises a red brick wall which is the southern wall of some of the outbuildings on the application site, a white brick wall, and part of the northern wall of the outbuilding within the grounds of No 14. Any planning application should make it clear that the latter two of these are to be retained in their entirety. There should also be a requirement that the red brick wall should be rebuilt at a height of 2.4m using suitable materials reclaimed from, or which match those of, the existing wall. This is requested in order to protect and enhance the setting of the listed building.

No 14 was originally a farmhouse bounded on both its northern and southern boundaries by agricultural buildings. To demolish the outbuildings on the northern boundary, without making suitable provision for reconstruction of a brick wall, will create a major imbalance in the setting and look of the property, and will not comply with the development plan which requires development to be sensitive to the character of the area and in particular the listed building. The Local Planning Authority would also be inconsistent with the approach it has adopted in approving development at 16 Green Street for the treatment of the southern boundary of No14, to ensure retention or appropriate rebuilding of the boundary wall.

The lack of a suitable wall on the northern boundary will adversely affect the security and privacy of No 14 and will mean that noise emanating from the proposed development will have a significantly higher impact.

There is concern that about the impact of the development on the Sycamore tree situated within the grounds of 14 Green Street. The Arboricultural Report states that 'as a high quality tree it is vital that this tree is given adequate protection' and the Method statement points out that failure to comply with appropriate working practices could result in the risk of damage, probably beyond repair, to the root system of the tree. The Local Planning Authority should therefore ensure compliance with these requirements.

The Party Wall Act needs to be observed. Foul drainage from No 14 runs very close to the southern boundary of the application site and steps should be taken to prevent the development causing damage.

B. Comments

In dismissing the previous scheme the Inspector did not object to the density of the scheme and felt that the only adverse impact was on the amenity of the occupiers of 15 Short Lane. The main report sets out how this has been addressed in the current application.

The rear of the proposed houses on Plots 7-9 will be sited 13m from the boundary with No 14 Green Street. In my view, given the location of the plots, this distance is sufficient to ensure that there is no unreasonable adverse impact on the occupiers of that property in terms of overlooking or overbearing impact. The Conservation Manager has not objected to the impact of the development on the setting of the listed building.

I agree with the concerns regarding the need to retain a wall on the northern boundary of No 14 and the boundary treatment condition addresses this.

Proposed condition 5 addresses the concerns relating to the Sycamore Tree.

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