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28th April 2011

Dear Sirs

**RE: DISCHARGE OF CONDITIONS 9 AND 3 OF PLANNING APPROVAL S/2435/07/F AT 82
MILL LANE, SAWSTON**

I write with regard to the discharge of two conditions relating to the application cited above. The two conditions are reproduced below for your attention;

Condition 3;

No development in respect of the bungalow, garages and driveway shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping which shall include indications of all hard surfaces, walls, fences and other boundary treatment, access features, existing trees, hedges and shrubs on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition 9;

No part of the development that results in the diversion of the public footpath that runs through the site shall be commenced until the diversion as shown on submitted drawing No. (00) 01A has been agreed and the footpath has been provided in accordance with the approved drawing.

I understand from correspondence between the former case officer, Ms Pelcogins, and the Countryside Access Team of the County Council, that a plan was previously submitted to the Council which adequately addressed Condition 9, and this was accepted in principal by the Council. However, the Countryside team raised concerns regarding the landscaping treatment of the redirected PROW, and requested further details. It was decided at the time that the footpath could not formerly approved without details of landscaping. Following my discussions with the Case Officer I provide full details addressing both issues so that they may be both discharged together. This application therefore provides;

1. A completed application form to discharge both conditions 3 and 9

2. A plan providing the proposed diversion of the footpath, ref 624/(00)01, addressing condition 9
3. A plan providing indications of all landscaping proposals upon the site, along with an explanatory note. These items together addressing condition 3.
4. Details of proposed 1.8m and 1.2m fencing
5. A copy of the letter send to the Planning Officer from the Countryside Access Team dated 8th December 2009 citing concerns raised by the Countryside Access Team which this submission seeks to address

I trust that you now have all the information that you require to validate this application, and I look forward to hearing from you to that effect. If however you require any clarification, or any further information please do not hesitate in contacting me.

Kind Regards

Adam Wilkinson (Agent)

EXPLANATORY NOTE OF LANDSCAPING PLAN FOR THE DISCHARGE OF CONDITION 3 OF
PERMISSION S/2435/07/F AT 82 MILL LANE, SAWSTON

Planning Property Services

27th April 2011

Condition 3 requires;

No development in respect of the bungalow, garages and driveway shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping which shall include indications of all hard surfaces, walls, fences and other boundary treatment, access features, existing trees, hedges and shrubs on the land, and details of any to be retained, together with measures for their protection in the course of development.

Footpath 18

Footpath 18 is described by the Countryside Access Team as a broad swath of open green space, an unrestricted path with a semi rural feel. I visited the site in April of this year, and provide some photographs of the footpath below;



Figure 1 Photograph of existing footpath facing northwards

27 APR 2011

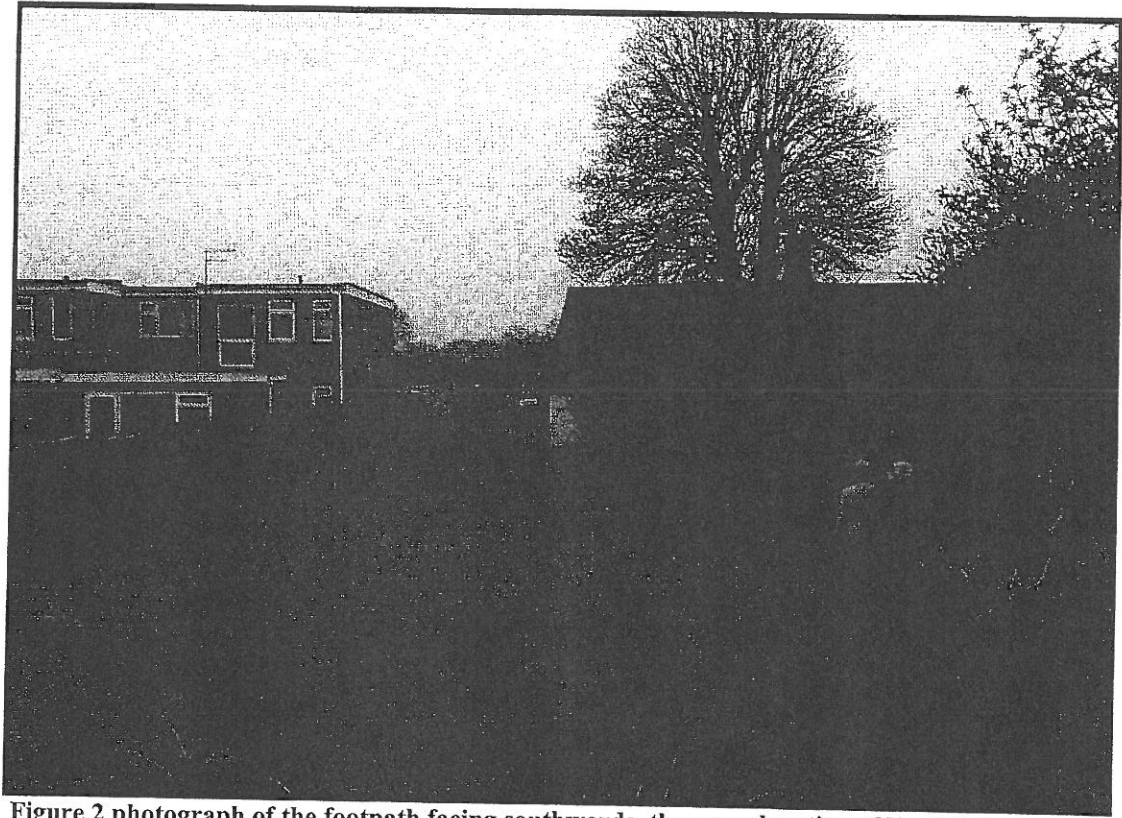


Figure 2 photograph of the footpath facing southwards, the rear elevation of No 82 Mill Lane on the right of the image

Previous correspondence

I understand that an application was previously made to discharge condition 9, redirecting the PROW. Concerns were raised at the time by the Countryside Access Team that without the submission of landscaping details, there was potential for the PROW to become an “urban alleyway” which would suffer from a perception of anti social behaviour. The concerns raised were documented in a letter dated the 8th December 2009, which is provided with this application for reference. The key concerns raised by the Countryside Access Team are summarised below;

- The redirected PROW, if enclosed by significant fencing on both sides, may appear as a constrained Urban Alleyway. The existing openness and rural character of the PROW would be lost
- There would be lack of natural surveillance overlooking the PROW, and this would encourage anti-social behaviour
- The lack of visibility along the PROW, created by the alleyway, would discourage potential users

New revised proposals

The proposals provided in this application fully acknowledge the concerns raised by the Countryside Access Team, and have sought to address them;

The proposed fencing has been kept to a minimum both in terms of its placement and proportions so that, whilst a necessary distinction between private property and the PROW is ensured, the PROW retains a sense of openness and accessibility. At the

southern entrance to the site, from Mill Lane and No 82, there is a gap of between 7 – 8m between fencing. The entrance to the PROW is therefore kept as open as possible, inviting users into the site. The existing fence along the eastern boundary of the site is retained, and the PROW is defined from the shared driveway supporting No 82 and the approved Bungalow by the raised tarmac pavement. A 1.8m fence is proposed around the rear garden of No 82, and this height is essential to provide the occupants with some privacy. It will however include a high level trellis, and it is intended that the occupant will grow some climbing plants to screen this section. This arrangement will add some greenery to the fence, and allow more light onto the PROW than a solid 1.8m fence. In addition the western edge of the shared driveway shall be a grass verge, which combined with the trellis, shall retain some of the green and rural character of the existing PROW.

At the other end of the site, at the north entrance, where the approved bungalow is situated, the minimal use of 1.2m fencing is proposed to define its front garden. This provides the user with an open aspect, and views around the corner of PROW and throughout the site. This smaller fencing is typical of a standard front garden arrangement, and shall offer natural surveillance of the PROW from the front of the approved Bungalow. Again, edges of the highway have been made green verges to ensure a rural feel and soft, non urban, character. Two trees are proposed to further enhance this. In both instances the fencing proposed is to be wooden, to match that along the east boundary of the site, and details are provided with the application.

Conclusion

Collectively we feel that this arrangement provides users with good visibility throughout the site and its connections. Natural Surveillance is provided to reduce the possibility of anti social behaviour. Greenery is added where possible to give a rural character, and fencing is used to a minimum to reduce any sense of enclosure. We therefore believe that the concerns raised by the Countryside Access Team have been addressed, and ask that the two conditions be discharged.

Details of 1.8m tall wood panel fencing for discharge of condition 3 relating to Application Ref S/2435/07/F at 82 Mill Lane, Sawston

Pressure Treated Lap Lattice Panel
1.83m

FROM £29.99 Each

★★★★☆
Average Rating



Larger View / Zoom



- This panel features a decorative lattice top that when combined with the simplistic style of the panel, help make a traditional panel more aesthetically pleasing.
- Designed to be durable and robust, this panel protects your garden from the elements, particularly withstanding strong winds.
- Constructed with partially overlapping horizontal boards, with two battens measuring at 32mm for added stability.
- This panel has been Pressure Treated to provide protection against rot and fungal decay for up to 15 years.

Qty: £59.99

Spend and Save

- 1 to 2 **£59.99** each + includes FREE DELIVERY
- 3 to 5 **£39.99** each + includes FREE DELIVERY
- 6 to 8 **£34.99** each + includes FREE DELIVERY
- 9 to 10 **£32.99** each + includes FREE DELIVERY
- 11 or more **£29.99** each + includes FREE DELIVERY

Accessories: £0.00



Add to Basket Total £59.99

Product Info

Description

Dimensions	Imperial	Metric
Overall Panel Height	6'	1830mm
Height at highest points	6'	1830mm
Height at lowest points	6'	1830mm
Panel Thickness	1.97"	50mm

7 APR 2011

Details of 1.2m tall wood panel fencing for discharge of condition 3 relating to Application Ref S/2435/07/F at 82 Mill Lane, Sawston

Lap Panel 1.2m



FROM £16.79 Each ★★★★★
Average Rating



- Measuring 4' x 6', this panel is constructed with partially overlapping horizontal boards, with 4 battens (2 on each side) measuring at 32mm for added stability.
- Framing measuring 32 x 16mm, provides extra strength and sturdiness.
- Manufactured from rough sawn European Softwood, and Dip Treated to provide protection against rot for up to 10 years.
- This product should be installed with a Pressure Treated gravel board to isolate it from ground contact, and extend life.

[CLICK HERE TO VIEW ALL SIZE OPTIONS](#)

Qty: **£43.99**

Spend and Save

- 1 to 2 **£43.99** each + includes FREE DELIVERY
- 3 to 5 **£18.99** each + includes FREE DELIVERY
- 6 to 8 **£17.49** each + includes FREE DELIVERY
- 9 to 10 **£16.99** each + includes FREE DELIVERY
- 11 or more **£16.79** each + includes FREE DELIVERY

Accessories: **£0.00**

Add to Basket Total £43.99



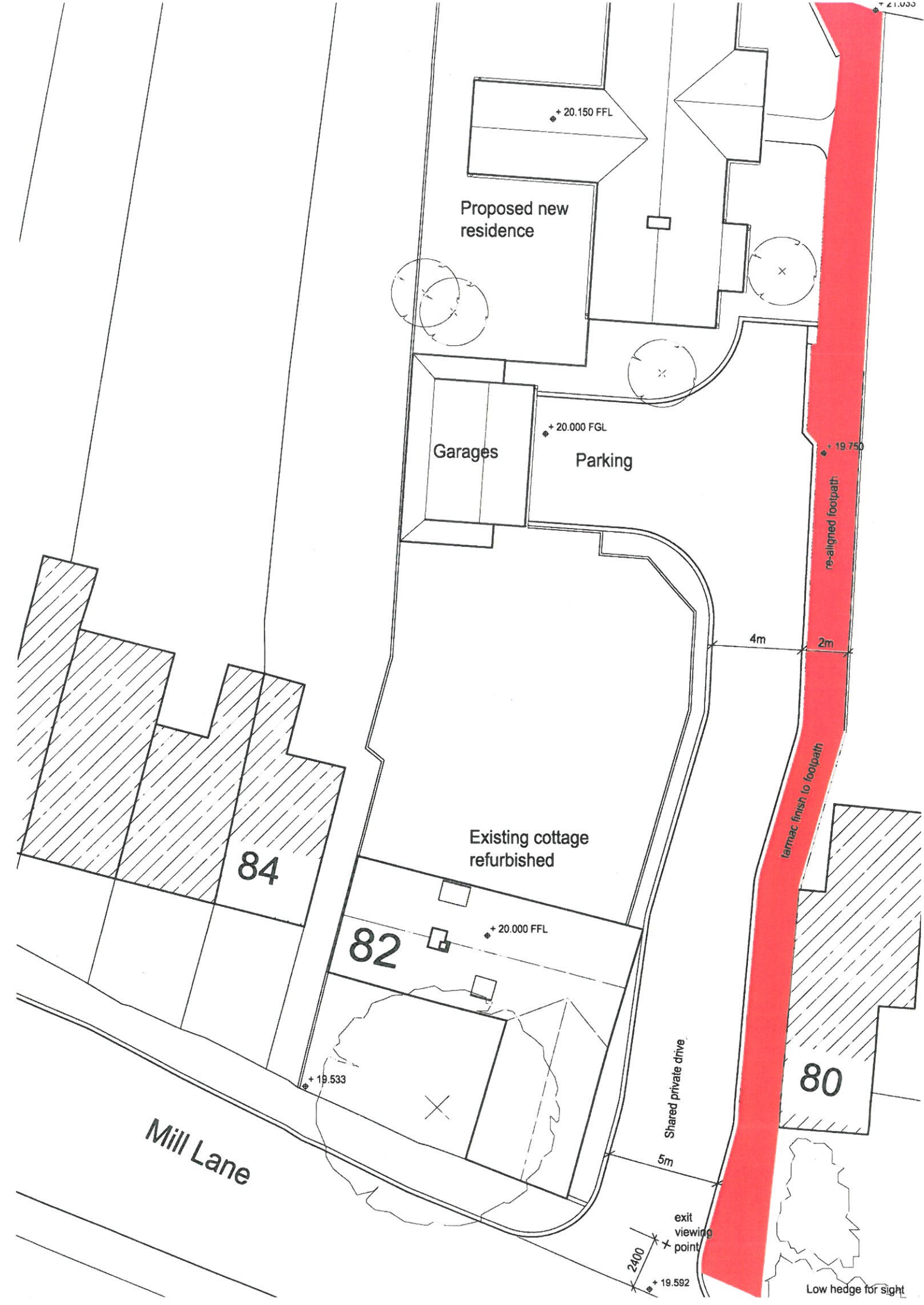
Larger View / Zoom

Product Info

Dimensions	Imperial	Metric
Overall Panel Height	5'	1213mm
Height at highest point/s	5'	1213mm
Height at lowest point/s	5'	1213mm
Panel Thickness	1 6"	40mm
Board Thickness	0 31"	4.7mm
Panel Width	5 11"	1624mm

Product Code: 560120

Size: 1.2m x 1.2m (4' x 4')



Proposed new residence

+ 20.150 FFL

Garages

Parking

+ 20.000 FGL

Existing cottage refurbished

+ 20.000 FFL

84

82

+ 19.533

Mill Lane

80

Shared private drive

5m

4m

2m

re-aligned footpath

+ 19.750

tarmac finish to footpath

exit viewing point

2400

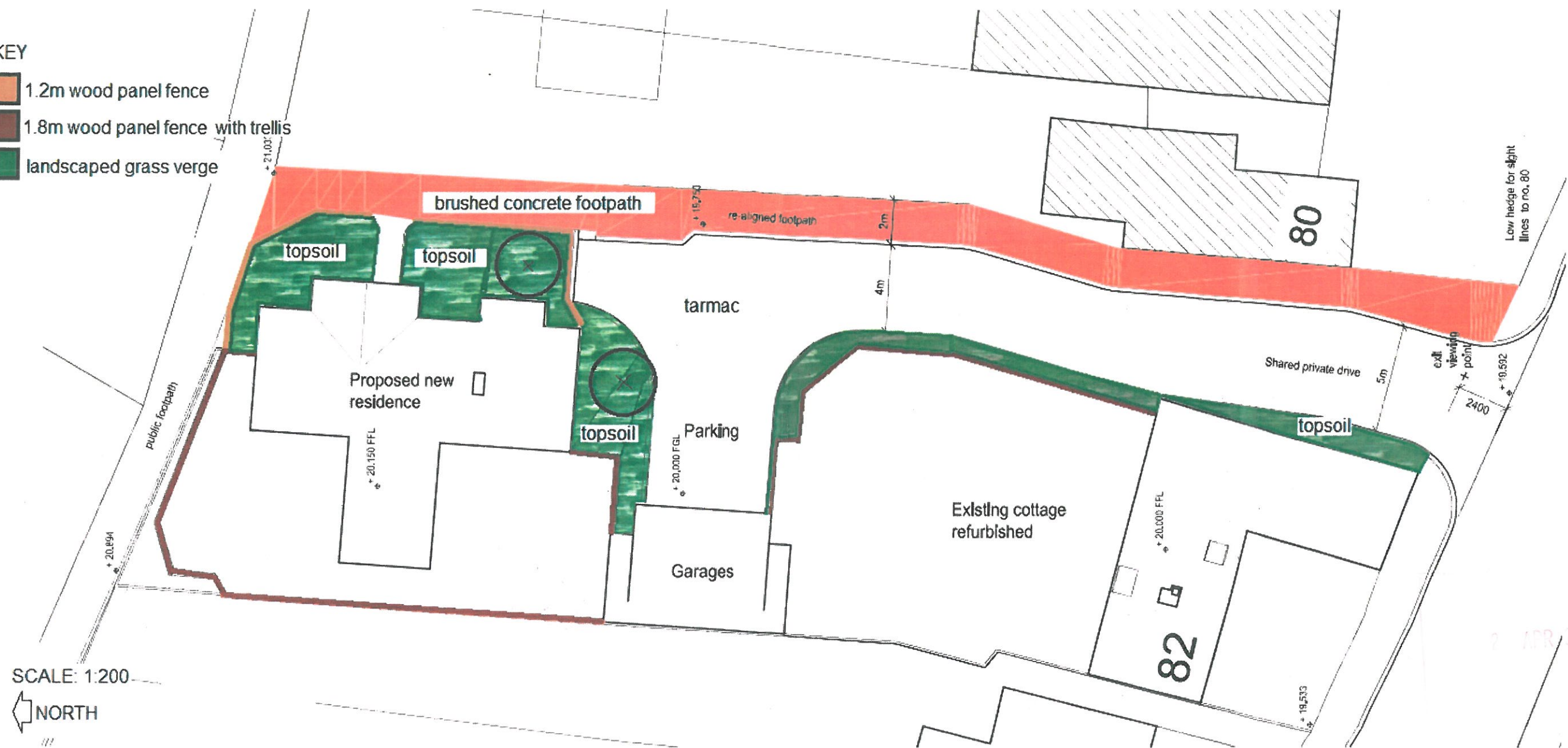
+ 19.592

Low hedge for sight

T 21.000

KEY

- 1.2m wood panel fence
- 1.8m wood panel fence with trellis
- landscaped grass verge



SCALE: 1:200



27TH April 2011

Landscaping plan for 82 Mill Lane, Sawston with regard to
Planning Application ref S/2435/07/F

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