

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 July 2012

AUTHOR/S: Planning and New Communities Director

S/0968/12/FL- CALDECOTE
Dwelling and carport - Land Known as Plot 7, The Willows
for Jane Jackson, AMA Developments Ltd

Date for Determination: 29 June 2012

Members should be aware of a further amendment which has shifted the carport westwards to allow for the location of hedge between the carport and the side boundary of the application site. This would be secured through the landscape plan and would soften the development when viewed from the entrance to The Willows.

Further comments have been received from the occupiers of 5 The Willows. Despite the amended plan, they state the carport and proposed hedgerow would remain on land within their ownership.

The occupiers of 8 West Drive have objected to the proposal, stating it does not fit with the local environment, and they question the loss of the green space. There is likely light and noise pollution from vehicles. The post and rail fence is likely to be replaced by a six foot fence in the future.

With regards to the final comment from the occupiers of 8 West Drive, a condition can remove permitted development rights for fences to ensure appropriate fencing to the area in the future.

The occupiers of 4 The Willows have objected to the scheme. They note the occupiers of existing dwellings own the road, and no permission has been granted to access the proposed site. They note they have a right of access 1.5m to the south of the road, which they need to ensure they can manoeuvre safely into the driveway. This would be lost in the proposal, and safe access into the driveway would not be possible. On other matters, the design is questioned, and the development is considered to destroy local character. The estate was originally designed for six units and should stay as such. Noise disturbance will result, adding to noise from the A428 and the Bourn Airfield site. The junction between West Drive and The Willows is unsafe, and there is too making parking spaces provided. Wide farm machinery also would struggle to pass the development. The carport and dwelling would result in a loss of light, and privacy would be lost given views of the carport and overlooking from windows. The walnut tree is also considered healthy.

The majority of these concerns are covered in the original report. Further legal advice is required regarding ownership issues, and Members will be further updated on this matter.

The Council's Contract Officer has commented regarding the RECAP Waste Management Design Toolkit. External bin storage and infrastructure is acceptable, and there are no highway concerns as the site is on a current collection round.

It has also been raised by a further neighbour that the applicant proposes soakaway for the discharge of surface water. The soil in the area has a high clay content and therefore soakaways are not suitable. A further condition is therefore recommended regarding a suitable scheme of surface water drainage.

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