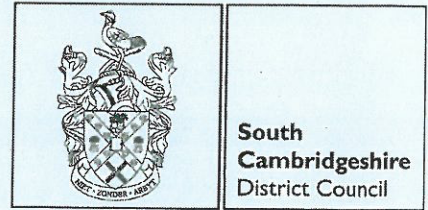


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500
f: 01954 713149
dx: DX 729500 Cambridge 15
minicom: 01480 376743

www.scambs.gov.uk



Saskia Dart
Caldecote Parish Council
89 Highfields Road
Highfields Caldecote
Caldecote
Cambridge
Cambridgeshire
CB23 7NX

Planning and New Communities
Contact: Andrew Phillips
Direct Dial: 01954 713169
Fax: 01954 713152
Direct email: andrew.phillips@scambs.gov.uk
Our Ref: S/1693/12/FL
Your Ref:
Date 30 August 2012

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

Dear Sir/Madam

Proposal: Single dwelling and detached garage
Location: 101A West Drive, Highfields, Caldecote, Cambridge, CB23 7NY
Applicant: Mr Henry Moss

Attached is a copy of the above application for your retention.

Any comments that your Parish Council wishes to make should be made **on this form** and returned to the above address **no later than 21 days from the date of this letter**. (You should note that at the expiry of this period the District Council could determine the application without receipt of your comments.)

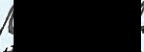
Comments of the Parish Council:-

Recommend for refusal,

Continued over

Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Recommendation	<input type="checkbox"/>
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Signed:  Date: 8/9/12
Clerk of the Parish Council or Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

- | | | | |
|------------|----------------------------------|------------|---|
| O | Outline | LDC | Lawful Development Certificate |
| F | Full | PNA | Prior Notification of Agricultural Development |
| RM | Reserved Matters | PND | Prior Notification of Demolition Works |
| LB | Listed Building Consent | PNT | Prior Notification of Telecommunications Development |
| CAC | Conservation Area Consent | HSC | Hazardous Substance Consent |
| A | Advertisement Consent | | |

confirm that this is the case as Grafton Drive is a private road not a public highway ?

- A building this size and in this position would create poor visibility on the corner of West Drive and Grafton Drive.
- No provision has been shown for the drainage of surface water. A water harvester system needs to be specified for this site.
- Although modifications have been made to the Planning Application, we see no reason to change our original comments. However, we notice that the applicant has not addressed the problem with the fence on the corner of West Drive/Grafton Drive.

Should the development be allowed to proceed.

Conditions should be applied on the following during construction

- No work should be carried out before 8am and finish by 6pm. (1pm Saturdays)
- No work on Sundays or Bank holidays.
- Any spoil removed should not be used to raise ground levels and create neighbouring flood problems.
- Site traffic should be diverted away from existing roads if possible, Roads, where used, should be kept free of mud and if necessary regularly swept. Wheel washing facilities should be used.
- Parking and site compounds should be provided to ensure that disturbance to nearby properties is kept to a minimum.
- Water harvester to be specified.
- Boundary fence to be remedied before any plans agreed or work proceeded.

This was and is the unanimous view and opinion of the entire Parish Council, as discussed and agreed at the Parish Council meeting on 6th September 2012.


*Clerk & Responsible Financial Officer
Caldecote Parish Council*