

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

9 January 2013

**AUTHOR/S:** Planning and New Communities Director

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### **S/1783/12/FL & S/1792/12/CA - SAWSTON**

**Extensions, Alterations, and Conversion of School Buildings to Six Dwellings and Erection of Three Dwellings and Associated Works following Partial Demolition of Existing School Buildings at former John Falkner Infants School, The Baulks/Hammonds Road for Dr H. Fani**

### **S/1786/12/FL & S/2541/12/LB**

**Erection of Dwelling following Demolition of Existing Tool Shed at former John Falkner Infants School, The Baulks/Hammonds Road for Iran's Children Charity**

**Recommendation: Delegated Approval**

**Date for Determination: 6 November 2012**

#### **Notes:**

**These applications have been reported to the Planning Committee for determination because the officer recommendation conflicts with the view of Sawston Parish Council**

**Members will visit this site on 8 January 2013**

#### **Conservation Area**

**To be presented to the Committee by Karen Pell-Coggins**

#### **Site and Proposal**

1. The site is located within the Sawston village framework. It measures 0.6 of a hectare in area and currently comprises the former John Falkner Infants School and playing field. The former school is situated to the north of The Baulks that is a single track unmade road and public footpath off Mill Lane and to the south of Hammonds Road that is a single track unmade private road off the High Street. It is situated within the conservation area and comprises a grade II listed dovecote. It also lies adjacent a number of grade II listed buildings (Nos. 26 and 28 High Street, Nos. 1 and 2 Hammonds Road, and No. 11 Mill Lane). The former school consists of the following buildings: -

Building 1 - Victorian (1866) yellow brick and slate building situated gable end to The Baulks with tall sash windows on its long east and east elevations and arched windows on its north and south gable elevation. Immediately abuts the edge of The Baulks.

Building 2 - Victorian (1882), single storey, red brick with yellow brick details and slate building with its ridgeline parallel to The Baulks and a central gable feature on

its front elevation. Set back from The Baulks behind an open grassed area and low wall with railings.

Building 3 - Victorian (1876), two-storey, red brick with yellow brick details and slate building with its ridgeline parallel to The Baulks and and three gable features and two porches on its front elevation. Large rear modern rear extension (1960). Set back from The Baulks behind an area of hardstanding with partial low wall and railings, partial low wall, and partial open boundary.

It also consists of further buildings as described below: -

Building 4 - Modern (1960) single storey flat roof classroom block. Set back from The Baulks behind an open grassed area and low wall with railings and a hedge.

Building 5 - Modern (1960) single storey flat roof temporary portakabin. Set behind Building 1.

Building 6 - Modern brick and timber sheds. Set behind Building 1.

Building 7 - Modern single storey flat roof tool shed building on to a curtilage listed wall. Set behind Buildings 3 and 4.

Building 8 - 17<sup>th</sup> century grade II listed dovecote. Render timber frame with red brick plinth and clay tile gabled roof. Set behind Building 7.

Building 9 - 19<sup>th</sup> century single storey pitched roof timber clad barn. Set behind dovecote.

Buildings 1, 2, 3, and 9 are undesignated heritage assets. The school comprises two playgrounds to the north of Buildings 2 and 4 and a grass amenity area to the the westernmost portion of the site. The former playing field is situated to the south of the Baulks and to the north of Mill Lane. It comprises a number of mature trees. The site lies with flood one 1 (low risk).

2. The High Street is situated to the east of the site that comprises a number of commercial premises and residential properties. Hammonds Road lies to the north of the site, The Baulks lies to the west of the site, Mill Lane lies to the south of the site that comprise residential properties.
3. The applications seek the following: -

#### **S/1783/12/FL**

Retention, alteration and conversion of buildings 1, 2 and 3 (Victorian school buildings) to six dwellings and the erection of three new dwellings (as amended). A commuted sum is offered towards affordable housing if the scheme is financially viable. The former playing field would be retained as public open space or contributions would be offered towards the provision or improvement of open space within the village.

#### **S/1792/12/CA**

Demolition of buildings 4, 5, 6, and 7 (modern classroom buildings).

Building 1 would comprise Plots 1 and 2 that are two bedroom dwellings. External alterations include the insertion of first floor windows to the east and west elevations.

Internal alterations include the insertion of a first floor, partition walls and stairs. These dwellings have small gardens to the east of the building. No on-site parking would be provided. Cycle parking and bin storage would be provided within the rear gardens.

Building 2 would comprise Plot 3 that is a three bedroom dwelling. External alterations include the insertion of first floor roof lights to the north, south and west facing roof slopes, alterations to the ground floor windows in the north elevation, and the provision of a fire escape area on the flat roof to the east of the building. Internal alterations include the insertion of a first floor, partition walls and stairs. This dwelling would have front and rear gardens. Two on-site parking spaces would be provided. Building 3 would comprise Plots 4, 5 and 6 that are a 2 bedroom dwelling and 2 x three bedroom dwellings. External alterations include the insertion of first floor roof lights to the north, south and west facing roof slopes, alterations to the ground and first floor windows in the north elevation and the insertion of front doors to the porches to Plots 6 and 6. Internal alterations include the insertion of a first floor, partition walls and stairs. Each dwelling would have front and rear gardens. One on-site parking space would be provided for Plot 4 and two on-site parking spaces would be provided for Plots 5 and 6.

Building 4 would be demolished and Plots 7 and 8 would comprise two new detached, two-storey, four bedroom new dwellings. Each dwelling would be set back from The Baulks behind front elevation of Building 3 and forward of the front elevation of No. 12 The Baulks. The buildings would have a T shape floor plan and measure 10 metres in width, 15 metres in depth, and have a height of 5.2 metres to the eaves and 8.25 metres to the ridge. The dwellings would have front and rear gardens. Two on-site parking spaces would be provided for each dwelling. The design of the dwellings has forward projecting front and rear subservient gable features. The materials of construction would be red bricks for the walls and slate for the roofs.

Buildings 5 and 6 would be demolished and Plot 9 would comprise a new detached, single storey, three bedroom bungalow. The dwelling would be set back from Hammonds Road in line with the rear elevation of No. 5 Hammonds Road. The building would have an L shape floor plan and measure 15 metres in width, 11 metres in depth, and have a height of 2.2 metres to the eaves and 5.1 metres to the ridge. The materials of construction would be buff bricks for the walls and manmade slate for the roof. The dwelling would have a rear garden. Two on-site parking spaces would be provided.

#### **S/1786/12/FL**

Erection of one new dwelling (as amended).

#### **S/2451/12/LB**

Demolition of building 7 (tool shed).

Building 7 would be demolished apart from the curtilage listed wall. The listed dovecote and historic barn would be retained. Plot 10 would comprise a new detached, two-storey, five bedroom dwelling. The dwelling would be set slightly forward of the front elevation of No. 7 Hammonds Road. The building would have an L shape floor plan and measure 16 metres in width, 14 metres in depth, and have a height of 4.8 to the eaves and 7.7 to the ridge. The materials of construction would be buff bricks for the walls with render to the window bays and slate for the roof. The

dwelling would have front and rear gardens. Two on-site parking spaces would be provided.

### **Planning History**

4. **S/2420/02/F** - Security Fence - Approved  
**S/0738/91/F** - Extension to Three Classrooms - Approved  
**SC/0690/73/O** - Two Dwellings and Garage - Refused (Access off Hammonds Road)  
**SC/0651/73/O** - Dwelling - Refused (Access off Hammonds Road)  
**SC/0557/70/D** - Extension to School - Approved

### **Planning Policy**

5. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**  
ST/4 Rural Centres
6. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
CH/3 Listed Buildings  
CH/4 Development Within the Setting of Curtilage of a Listed Building  
CH/5 Conservation Areas  
NE/1 Energy Efficiency  
NE/3 Renewable Energy Technologies in New Development  
NE/6 Biodiversity  
NE/11 Flood Risk  
NE/12 Water Conservation  
NE/15 Noise Pollution  
SF/1 Protection of Village Services and Facilities  
SF/6 Public Art  
SF/10 Outdoor Playspace, Informal Open Space, and New Developments  
SF/11 Open Space Standards  
TR/1 Planning for More Sustainable Travel  
TR/2 Car and Cycle Parking Standards
7. **South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD):**  
Development Affecting Conservation Areas SPD - Adopted January 2009  
Listed Buildings SPD - Adopted July 2009  
Open Space in New Developments SPD - Adopted January 2009  
Public Art SPD - Adopted January 2009  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
Biodiversity SPD - Adopted July 2009  
District Design Guide SPD - Adopted March 2010  
Affordable Housing SPD - Adopted March 2010

## **Consultation by South Cambridgeshire District Council as Local Planning Authority**

**S/1783/12/FL**

8. **Sawston Parish Council** – Recommends refusal and makes the following comments:-

“Overdevelopment of the site: It is larger than SCDC previously recommended in their letter (21 June 2010). There are now 10 dwellings.  
Access is a major issue from both sides. 2 dwellings need access from Hammonds Road, this road is a single unadopted narrow lane with visibility problems on to the High Street.  
Construction traffic: Whilst construction traffic is relatively short term, this road is inadequate for this use.  
Parking: Increase density of development causes issues with parking. The number of parking spaces is inadequate for the size of the houses leading to potential problems of parking at The Baulks.  
Light and Privacy: reduction in light and privacy to surrounding properties (this is in a conservation area).  
If South Cambs Planners feel this application should be approved, then SPC would require a site visit.  
SPC has concerns for pedestrian safety using the public footpath running from the baulks to Crampton Terrace cause by the increase in traffic. The Parish Council would like to see a footpath put around the perimeter of the green on the inside.  
SPC also want to be consulted about any community money for this application as it has not yet been discussed with us.”
9. **Local Highways Authority** – Comments that the proposal will lead to a significant reduction of vehicular movements and represents no significant detriment to highway safety. Requires a condition in relation to a traffic management plan for vehicles visiting the site during demolition and construction. Questions turning for Plots 6, 7 and 8 as the area is very constrained.
10. **Cambridgeshire County Council Rights of Way and Access Team** – Comments that Public Footpath No. 4, Sawston runs along The Baulks. Has no objections as there is already access to existing dwellings along the footpath and it would not be affected by any works. However, it is a popular footpath that links to Public Footpath Nos. 3, 19 and 20 and motorists should be aware of this. Requests informatives in relation to points of law with regards to the public footpath.
11. **Conservation Officer** – Recommends approval (as amended).
12. **Affordable Housing** – Comments that there is a need for affordable housing across the district and Sawston is one of the most heavily subscribed villages. Four out of the ten properties proposed should contribute towards the affordable housing provision. The applicants have investigated the provision of affordable housing on site and have approached three RP's and this has been declined. A commuted sum is therefore agreed with the amount sought based upon the viability of the scheme.
13. **Section 106 Officer** – Contributions required towards education and public art.
14. **Environmental Health Officer** – Has concerns that problems may arise from noise and suggests a condition in relation to the hours of use of power operated machinery during demolition and construction in order to minimise disturbance to neighbours. Also requests a condition in relation to external lighting and informatives with regards

to the burning of waste on site, pile driven foundations, demolition notices, and air source heat pumps.

15. **Contaminated Land Officer** – Comments that the Contamination Report submitted with the application recommends further ground investigation to be carried out into contamination on the site. Therefore a condition in relation to the investigation and recording of contamination is suggested to secure these works.
16. **Trees and Landscapes Officer** – Has no objections providing tree protection is installed as set out in the arboricultural report to ensure that retained trees are not compromised.
17. **Landscape Design Officer** – Requests landscape and boundary treatment conditions.
18. **Ecology Officer** – Comments are awaited.
19. **Cambridgeshire County Council Archaeology Section** – Comments that records indicate that the site lies in an area of high archaeological potential and that important archaeological remains survive on the site that would be severely damaged or destroyed by the development. Requires a condition for a programme of archaeological investigation.

**S/1792/CA**

20. **Sawston Parish Council** – Recommends approval.
21. **Conservation Officer** – Recommends approval.

**S/1786/12/FL**

22. **Sawston Parish Council** – Recommends refusal and makes the following comments: -  
“Access is a major issue from both sides. Hammonds Road is a single unadopted narrow lane with visibility problems on to the High Street.  
Construction traffic: Inadequate access for construction traffic whilst the work is being done.  
If this area is to be developed it needs to be done at the same time as the rest as the construction traffic would not be able to go down Hammonds Road.  
SPC want it clarified that the site is not in Hammonds Road.  
It is not clear to the Parish Council the future use of this building.”
23. **Local Highways Authority** – Comments that no significant adverse impact upon the public highway should result from this proposal as Hammonds Road is not public highway.
24. **Cambridgeshire County Council Rights of Way and Access Team** – Comments that Public Footpath No. 4, Sawston runs along The Baulks. Has no objections as there is already access to existing dwellings along the footpath and it would not be affected by any works. However, it is a popular footpath that links to Public Footpath Nos. 3, 19 and 20 and motorists should be aware of this. Requests informatives in relation to points of law with regards to the public footpath.
25. **Conservation Officer** – Recommends approval (as amended).

26. **Affordable Housing** – Comments that there is a need for affordable housing across the district and Sawston is one of the most heavily subscribed villages. Four out of the ten properties proposed should contribute towards the affordable housing provision. The applicants have investigated the provision of affordable housing on site and have approached three RSP's and this has been declined. A commuted sum is therefore agreed with the amount sought based upon the viability of the scheme.
27. **Environmental Health Officer** – Has concerns that problems may arise from noise and suggests a condition in relation to the hours of use of power operated machinery during demolition and construction in order to minimise disturbance to neighbours. Also request informatives with regards to the burning of waste on site and pile driven foundations.
28. **Contaminated Land Officer** – Comments that the Contamination Report submitted with the application recommends further ground investigation to be carried out into contamination on the site. Therefore a condition in relation to the investigation and recording of contamination is suggested to secure these works.
29. **Trees and Landscapes Officer** – Has no objections providing tree protection is installed as set out in the arboricultural report to ensure that retained trees are not compromised.
30. **Landscape Design Officer** – No reply (out of time).
31. **Ecology Officer** – Comments are awaited.
32. **Cambridgeshire County Council Archaeology Section** – Comments that records indicate that the site lies in an area of high archaeological potential and that important archaeological remains survive on the site that would be severely damaged or destroyed by the development. Requires a condition for a programme of archaeological investigation.

#### **S/2451/12/LB**

33. **Sawston Parish Council** – Comments are awaited. Recommended approval on original conservation area consent application but the made the following comments:  
-  
“There is concern about the historic wall and SPC have no objection to the demolition of the shed but ask that someone from the conservation team supervises the demolition so that no damage is caused.”
34. **Conservation Officer** – Recommends approval.

#### **Representations by members of the public**

35. A large number of letters have been received from neighbours in relation to the above proposals. They raise the following issues: -
- i) Both applications should be considered together;
  - ii) Redevelopment of site supported in principle;
  - iii) Overdevelopment of site with increased number of dwellings and higher density than previously advised;
  - iv) Size and scale of dwellings dominant and out of keeping with area;
  - v) Massing and proportions of dwellings not acceptable;
  - vi) Materials need to be of high quality;
  - vii) Increase in traffic along Hammonds Road and The Baulks;

- viii) Concern over the safety of pedestrians as Hammonds Road is narrow and unadopted with no footpath;
- ix) Concern over the safety of pedestrians as The Baulks is a well-used public footpath;
- x) Hammonds Road not suitable for construction traffic;
- xi) Poor visibility from Hammonds Road access to the High Street;
- xii) Poor visibility from Butlers Way access to Mill Lane;
- xiii) Lack of on-site parking;
- xiv) No parking for visitors or deliveries;
- xv) Damage to services on Hammonds Road;
- xvi) Capacity of sewer and drain on Hammonds Road and possible flood risk;
- xvii) Inaccurate plans showing the incorrect width of Hammonds Road;
- xviii) Some buildings already removed;
- xix) Biodiversity and retention of habitats within existing meadow;
- xx) Proximity to boundary wall;
- xxi) Damage to listed dovecote and walls;
- xxii) Care and maintenance of dovecote;
- xxiii) Noise and disturbance to neighbours in Hammonds Road;
- xxiv) Loss of light, privacy and outlook to neighbours;
- xxv) Missed opportunity for community hub.

### **Material Planning Considerations**

36. The key issues to consider in the determination of this application relate to the principle of the development, housing density, housing mix, affordable housing, developer contributions and the impact of the development upon the character and appearance of the conservation area, the setting of listed buildings, trees and landscaping, biodiversity, highway safety, and the amenities of neighbours. Both planning applications have been considered as a cumulative development.

### **Principle of Development**

37. The proposal would not result in the loss of an existing village service that would be contrary to Policy SF/1 of the LDF. The former John Falkner Infant School closed in 2010 when children from this school and the John Paxton Junior School transferred to the new purpose built Bellbird Primary School.
38. No objections are raised to the proposed demolition of Buildings 4, 5, and 6. These existing buildings on the site are not considered to have any significant historic or architectural merit. The demolition of Building 7 is supported providing the curtilage listed walls are protected and remain. Buildings 1, 2, 3, 8 and 9 are the most important heritage assets and these would be retained.
39. Policy ST/4 identifies Sawston as a Rural Centre where there is a good level of services and facilities. Residential developments with no limit in size are acceptable in principle within the village framework of the settlement subject to all other material planning considerations. The creation of 10 dwellings is therefore supported in policy terms.

### **Housing Density**

40. The site measures 0.6 of a hectare in area. The development of 10 dwellings would equate to a density of 17 dwellings per hectare. Whilst this density would not meet the density of at least 40 dwellings per hectare set out under Policy HG/1 of the LDF required for sustainable villages such as Sawston, it is considered acceptable in this

case given the character and appearance of the conservation area. The comments from Sawston Parish Council and neighbours in relation to the density of the proposed development in comparison to the information provided within the sales documents are acknowledged. However, this advice was an informal view only and not resulting from a formal planning application.

### **Affordable Housing**

41. At least 40% of the total number of dwellings within the development should be affordable to meet local needs to be in accordance with Policy HG/3 of the LDF. The applicant has demonstrated that the on-site provision of affordable housing is not appropriate in relation to the proposal. Three RP's (Registered Providers) have been approached but declined to take on such a development. The reason for their refusal is that the conversion scheme would not meet their requirements. Therefore, a commuted sum is considered acceptable. The amount offered is dependent upon the viability of the scheme. A viability report has been submitted and this will be independently assessed by an expert valuer appointed by the Council to determine the contribution required.

### **Housing Mix**

42. The total scheme of 10 market dwellings would provide 3 x two bedroom dwellings (30%), 4 x three bedroom dwellings (40%), and 3 x four bedroom plus dwellings (30%). Whilst it is acknowledged that this mix would not comply with the requirements of Policy HG/2 of the LDF that seek at least 40% of the development to comprise of one or two bedroom units, it is considered appropriate in this case given that the scheme would not be economically viable with a greater number of small units due to the costs of conversion of existing important buildings and the character of the area that comprises larger sized properties.

### **Developer Contributions**

43. A Heads of Terms has been submitted with the application that agrees to contributions in relation to public open space (unless playing field owned by applicants is provided as on-site public open space), community facilities, and waste receptacles to meet Policies DP/4 and SF/10 of the LDF and make the development acceptable in planning terms. The contributions would be secured via a section 106 agreement that would be attached as a condition to any consent. Contributions towards education are accepted providing the scheme is economically viable. The viability report is currently being assessed by an independent valuer. Contributions towards public art are not agreed. However, this is likely to be acceptable given that Policy DP/4 of the LDF only requires contributions subject to economic viability and Policy SF/6 of the LDF encourages rather than requires public art.

### **Conservation Area/ Listed Building**

44. The conservation area surrounding the site is characterised by the large former playing field that comprises an area of open space surrounded by mature trees, the former red brick and slate neo-Gothic school buildings, the listed dovecote, and Crampton Terrace, a 19<sup>th</sup> century terrace of gault brick and slate dwellings with bay window features to the front elevations. The area has a fairly low density of built form that comprises of a variety of building sizes and designs.
45. The proposed scheme (as amended) is considered to preserve the character and appearance of the conservation and protect the setting of adjacent listed buildings.

46. The setting of the dovecote would be preserved through the removal of the existing poor quality buildings and hard surfacing on the site. Although the new dwelling on Plot 10 would be situated within the setting of this building, it is considered to be situated a sufficient distance away. A condition would be attached to any consent to secure a scheme of works and future maintenance for the dovecote.
47. The important school buildings that are considered heritage assets would be retained and converted sympathetically with minor alterations that are considered satisfactory. The siting, scale, design, proportions, and details of the new dwellings are considered appropriate. This would ensure the character and appearance of the conservation area is preserved. Materials and precise details would be agreed through a condition of any consent.

### **Trees and Landscaping**

48. The proposal is not considered to result in the loss of any significant trees or landscaping that make a positive contribution to the visual amenity of the area. The mature trees within the former playing field are unlikely to be affected and would be retained and protected. A small number of inconsequential trees, hedges and shrubs would be removed. A condition would be attached to any consent to mitigate for the loss of existing landscaping on the site and enhance the quality of the development

### **Biodiversity**

49. A biodiversity survey was submitted with the application that demonstrates there is limited evidence of protected species or other wildlife habitats at the site that would be adversely affected by the development. The proposal would not therefore result in the loss of any important ecological features on the site. Conditions in relation to the provision of bird and bat boxes would be a condition of any consent in order to enhance the ecological value of the site.

### **Highway Safety and Parking**

50. A transport survey was submitted with the application that gives details of trip generation data for the former use of the site as a school and the proposed use of the site for residential purposes. The results of the survey show that there would be a significant reduction in vehicle trips to and from the site from the proposed use when compared to the former use. The proposal is not therefore considered to be detrimental to highway safety. Whilst the comments of the neighbours in relation to the poor standard of the access roads and limited visibility on to Mill Lane and the High Street are noted, a decrease in the level of use of these roads would not justify refusal of the application. It should also be mentioned that the roads would be likely to be used for a longer period of time throughout the day rather than at school peak times only. A traffic management plan for the control of contractors' vehicles during the period of demolition and construction would be a condition of any consent.
51. The Council's parking vehicle standards require an average of 1.5 vehicle parking spaces per dwelling for residents plus 0.25 vehicle parking spaces per dwelling for visitors. The development would provide a total of 15 vehicle parking spaces for 10 dwellings that would result in average of 1.5 spaces per dwelling. Whilst it is noted that on-site parking would be below average and that Plots 1 and 2 would not have any on-site parking, the site is within a sustainable village within very close walking distances to public transport links and the centre and there is unrestricted on-street parking along The Baulks and Mill Lane in close proximity to the site for any

additional parking. At least one secure and undercover cycle parking space would be provided within the rear garden of each dwelling to meet the Council's cycle parking standards.

### **Neighbour Amenity**

52. The proposal is not considered to adversely affect the amenities of neighbours through being unduly overbearing in mass, through a significant loss of light, through severe overlooking, or through a substantial rise in the level of noise and disturbance.
53. The development is not considered to adversely affect the amenities of the neighbour at No. 12 The Baulks. Although it is noted that there is a ground floor kitchen window in the east side elevation of that dwelling would have a poor outlook and reduced amount of light due to the two-storey brick side elevation of the new dwelling on Plot 8 being located a distance of 5 metres away, it is not considered to be seriously harmful given the change from the existing building and the non-habitable nature of the room affected. The first floor windows in the side elevation of the new dwelling would not result in overlooking as they serve bathrooms and conditions would be attached to any consent to control their glazing and opening. The first floor windows in the rear elevation would be set off the boundary and result in a normal oblique angle of view to the garden from dwellings situated side by side.
54. The development is not considered to adversely affect the amenities of the neighbours at Nos. 5 or 7 Hammonds Road through a loss of privacy or being unduly overbearing in mass. The dwelling on plot 10 would have first floor windows in its side elevation that would face towards the rear gardens of these properties. However, given that they would be located a distance of 28 metres off the boundary with No. 7 and partially screened by the dovecote, they are not considered to result in severe overlooking. The dwellings on Plots 3 to 6 would not result in a loss of privacy to Nos. 5 or 7 as there would be a window-to-window distance of at least 28 metres that would exceed the standard of 25 metres set out in the Council's District Design Guide SPD and a window-to-boundary distance of 15 metres that would comply with the standard of 15 metres set set out in the Council's District Design Guide SPD. Whilst it is acknowledged that the dwelling on Plot 9 would be located just one metre off the boundary with No. 5 the is not considered to result in an unduly overbearing mass when viewed from the garden or dwelling of that property, as it would have a low eaves height and a roof sloping away from the boundary that would not obstruct the 45 degree/ 25 degree line drawn from the facing window in No. 5. It is therefore considered to result in an acceptable relationship between properties.
55. The development is not considered to adversely affect the amenities of the neighbour at No. 28 High Street through a significant loss of light. Although the bungalow on Plot 9 would result in some loss of light to the garden of that property, it is not considered seriously harmful given that it would be low in scale and only affect the very rear portion of the garden. Although there would be ground floor window that serve habitable rooms on the north elevation of the bungalow to Plot 9, they are not considered to lead to a loss of privacy given that a boundary fence could be erected to screen the windows.
56. The development is not considered to adversely affect the amenities of the neighbour at No. 30 High Street through overlooking. There would be a ground floor window that serves a bathroom in the east elevation of the bungalow on Plot 9. This is not considered to lead to a loss of privacy given the overlooking from the existing classroom building, the window serves a non-habitable room and its glazing could be controlled by condition, and a boundary fence could be erected to screen the window.

57. The development is not considered to adversely affect the amenities of the neighbour at Vine Cottage, 2 Hammonds Road through a rise in the level of noise and disturbance. The proposal would result in a decrease in the level of traffic using Hammonds Road.

#### **Other Matters**

58. The safety of pedestrians using the public footpath along The Baulks are not considered to be harmed by the development given that traffic already uses the access road and the development would result in a reduction in the amount of traffic.
59. The impact upon existing services along Hammonds Road is a civil matter between the applicants and the owners of the road. However, conditions would be attached to any consent to ensure a satisfactory method of foul and surface water drainage.
60. A Water Conservation Strategy and Renewable Energy Scheme would be conditions of any consent.
61. The Council can only comment on the application under consideration and cannot consider any other uses for the site such as a community hub.

#### **Recommendations**

##### **S/1783/12/FL**

62. It is recommended that the Planning Committee gives officers delegated powers to approve the application as amended subject to consideration of the viability assessment and the prior signing of a section 106 resulting from that consideration. The following conditions and informatives are suggested: -

##### Conditions

- (a) Time Limit
- (b) Approved Plans
- (c) Materials
- (d) Details of Building
- (e) Hard and Soft Landscaping
- (f) Landscaping Implementation
- (g) Tree Protection
- (h) Boundary Treatment
- (i) Removal of Permitted Development rights- all classes
- (j) Control of Windows (opening and glazing)
- (k) Power Operated Machinery
- (l) External Lighting
- (m) Traffic Management Plan
- (n) Contamination Investigation
- (o) Archaeological Investigation
- (p) Ecological enhancement
- (q) Foul Water Drainage
- (r) Surface Water Drainage
- (s) Water Conservation Strategy
- (t) Renewable Energy Scheme
- (u) Developer Contributions
- (v) Scheme for Local Area of Play

- (w) Scheme for Works and Maintenance of Dovecote
- (x) Fire Hydrants

**Informatives**

- (a) Burning of Waste
- (b) Pile Driven Foundations
- (c) Demolition Notices
- (d) Air Source Heat Pumps
- (e) Public Footpath

**S/1786/12/FL**

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**Conditions**

- (a) Time Limit
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- (g) Tree Protection
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- (m) Traffic Management Plan
- (n) Contamination Investigation
- (o) Archaeological Investigation
- (p) Ecological enhancement
- (q) Foul Water Drainage
- (r) Surface Water Drainage
- (s) Water Conservation Strategy
- (t) Renewable Energy Scheme
- (u) Developer Contributions
- (v) Scheme for Local Area of Play
- (w) Scheme for Works and Maintenance of Dovecote
- (x) Fire Hydrants

**Informatives**

- (a) Burning of Waste
- (b) Pile Driven Foundations
- (c) Demolition Notices
- (d) Air Source Heat Pumps
- (e) Public Footpath

**S/2541/12/LB**

64. It is recommended that the Planning Committee approves the application. The following conditions are suggested: -

Conditions

- (a) Time Limit
- (b) Approved Plans

**S/1792/12/CA**

65. It is recommended that the Planning Committee approves the application. The following conditions are suggested: -

Conditions

- (c) Time Limit
- (d) Approved Plans

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Development Affecting Conservation Areas SPD - Adopted January 2009, Listed Buildings SPD - Adopted July 2009, Open Space in New Developments SPD - Adopted January 2009, Public Art SPD - Adopted January 2009, Trees & Development Sites SPD - Adopted January 2009, Landscape in New Developments SPD - Adopted March 2010, Biodiversity SPD - Adopted July 2009, District Design Guide SPD - Adopted March 2010, and Affordable Housing SPD - Adopted March 2010
- Planning File References: S/1783/12/FL, S/1786/12/FL, S/1787/12/CA, S/1792/12/CA

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