

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st June 2005
AUTHOR/S: Director of Development Services

S/0391/05/F - Waterbeach
Erection of Bungalow, Land Adjacent to 16 Winfold Road for Januarys

Recommendation: Approval
Date for Determination: 3rd June 2005

Members of Committee will visit the site on Tuesday 31st May 2005.

Background

1. This application was deferred at the Committee Meeting held on 13th May 2005 item 22) to enable Members to visit the site prior to making a decision.
2. No further comments have been received since the May Committee Meeting.
3. As confirmed at Committee, in response to concerns raised by Members, should any damage be caused to the Adopted Highway, the County Council, as Local Highways Authority, will need to seek redress from the applicants. It is not a material planning consideration.

Recommendation

Approval subject to conditions

- 1) Standard Condition A – Time limited permission (Reason A)
- 2) No development shall commence until details of the materials to be used for the external walls and roof have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details
Reason – RC5a)i)
- 3) The Landscaping scheme illustrated on Drawing No 50-05 is specifically excluded from this permission. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
Reason - To enhance the quality of the development and to assimilate it within the area
- 4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five

years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - To enhance the quality of the development and to assimilate it within the area.

- 5) Notwithstanding the details given within this application, no development shall commence until details of the surface water drainage have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details

Reason - To ensure satisfactory drainage of the site.

- 6) During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the local Planning Authority in accordance with any agreed noise restrictions.

Reason – To minimise noise and disturbance to nearby residential dwellings

Informatives

- 1) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- 2) During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
- **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/3 (Sustainable design in built development) and **P7/6** (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004: Policy SE2**
SE2 (Development in Rural Growth Settlements),
SE9 'Village Edges'
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Overlooking
 - Lack of off street car parking and the impact on already limited on-street parking provision
 - Increased congestion
 - Highway safety

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref S/2609/04/F and S/0391/05/F

Contact Officer: Paul Belton – Planning Assistant
Telephone: (01954) 713 253