

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 December 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/2003/15/FL

Parish(es): Little Shelford

Proposal: Erection of Two Dwellings following Demolition of Existing Dwelling and New Highway Access

Site address: 25 Church Street

Applicant(s): Crickmore Developments Ltd.

Recommendation: Approval

Key material considerations: Principle of Development
Housing Density
Housing Mix
Developer Contributions
Conservation Area
Trees and Landscaping
Highway Safety
Neighbour Amenity

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Principal Planning Officer

Application brought to Committee because: The recommendation of officers conflicts with the view of Little Shelford Parish Council

Date by which decision due: 28 September 2015

Planning History

1. S/0163/15/FL - Erection of Two Dwellings following Demolition of Existing Dwelling and New Highway Access - Refused
 - i) The proposals by virtue of their design, form and massing seriously impact on the residential amenities of the adjacent property no. 21 Church Street, contrary to policies DP/2, DP/3 and CH/5 of the adopted Local Development Framework 2007.
 - ii) The proposals involve the removal of a Birch tree immediately adjacent to the highway. This tree makes a significant contribution to the visual amenity of the area and the street scene and is in good health. Its removal would be contrary to DP/1 and

CH/5 of the adopted Local Development Framework 2007.

2. S/2210/14/FL - Erection of Two Dwellings following Demolition of Existing Dwelling and New Highway Access - Withdrawn

National Guidance

3. National Planning Policy Framework

Development Plan Policies

4. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**

ST/2 Housing Provision
ST/7 Infill Villages

5. **South Cambridgeshire Local Development Framework Development Control Policies DPD 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/5 Conservation Area
NE/6 Biodiversity
NE/1 Energy Efficiency
NE/11 Flood Risk
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

6. **South Cambridgeshire Local Plan Submission 2014**

S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
S/11 Infill Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/4 Biodiversity
NH/14 Heritage Assets
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards

TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Development Affecting Conservation Areas 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
Open Space in New Developments SPD - Adopted January 2009

Consultation

Amended Plans

8. **Little Shelford Parish Council** - Comments are awaited.
9. **Local Highways Authority** - Comments are awaited.
10. **Conservation Officer** - Comments are awaited.
11. **Trees and Landscapes Officer** - Comments are awaited.
12. **Landscape Design Officer** - Comments are awaited.

Original Plans

13. **Little Shelford Parish Council** - Recommends refusal and makes the following comments: -

"Our main concerns regard the removal and recessing of part of the wall outside number 25 and the height and mass of the proposed properties, as all these factors will detrimentally impact the street scene. The Parish Council holds a very strong opinion that the wall along the front of 25 is a key feature of the street scene as well as being fundamental in assisting with the difficult parking situation often found on Church Street. The impact on the street of a 14 metre opening will be to remove key parking for a village with a very active village hall and church, both situated on Church Street. In the previous application (S/063/15/FL) the Parish Council requested that a single entrance for both properties was maintained but this change was refused by dpa architects and by extension Crickmore Developments because of concerns in creating a 5 metre opening.

"With regard to the site access, we understand that the Parish have a preference for serving both new dwellings from the existing access. However, in order to do so this access would have to be widened to 5m (to comply with Highway standards) which would reduce on-street parking in any case, and due to potential increased noise and disturbance this is not the preferred approach for the owners of No. 21. Therefore we have left our design unchanged in this respect."

As a Parish Council we agree with the assessment of Mr Philips and therefore increasing this opening to 14metres would even further reduce the on-street parking to a point of impacting the whole street for the worse.

We have also expressed our concerns regarding the height and mass of the

properties. As a non-professional I can see the changes requested by the District Council for the previous application (S/0163/15/FL) but not any further changes therefore I have attached the document with our original concerns regarding the detrimental impact of these houses on the street scene (see Appendix). Especially the fact that the height of plot 2 will only be in keeping with the height of number 27 from one aspect.

When considering this planning application we would also like you to take into account that our village design statement is very near to completion, the Parish council will be discussing the formal document on Monday 14th September with the hope of confirming it in our next meeting on Monday 21st September.”

14. **Local Highways Authority** – Requires conditions in relation to a traffic management plan during demolition and construction, the provision of pedestrian visibility splays, the driveway constructed from bound materials, the driveway constructed so that it falls and the provision and retention of parking and turning on site. Also requests informatives with regards to works to the public highway.
15. **Conservation Officer** – Objects to the application on the grounds of the impact of the widened access upon the character and appearance of the historic wall along Church Street that would neither preserve nor enhance the character and appearance of the conservation area.
16. **Trees and Landscapes Officer** – Has no objection providing details are provided of how materials would be moved on and off site without damage to the key frontage trees.
17. **Landscape Design Officer** - Has no objections subject to conditions in relation to full details of hard and soft landscaping, details of all existing trees, hedgerows and scrub on site to be retained or removed, tree and hedgerow protection measures, replacement planting, boundary treatment, surface water drainage, provision for waste/recycling and provision for cycle storage.
18. **Environmental Health Officer** - Suggests conditions in relation to the hours of use of construction related deliveries, plant/machinery and noisy works. Also requests informatives with regards to the burning of waste, pile driven foundations and disturbance during construction.
19. **Cambridgeshire County Council Historic Environment Team** - Comments that the site is in an area of high archaeological potential and a condition is required for an archaeological investigation of the site.

Representations

20. The **Local Member** objects to the application on the grounds of overdevelopment, impact upon the street scene, impact upon neighbours amenity, substandard visibility splays, removal of trees for access and inaccurate drawings in relation to the spacing of the dwellings.
21. Five **letters of representation** have been received from the immediate neighbours and local residents. They raise the following concerns: -
 - i) The dwellings would be out of keeping with conservation area due to scale, mass, height especially to the rear, spacing between dwellings, incoherent modern and traditional elements of design that do not reflect current building, dominant gable design features out of keeping and materials not local.

- ii) The widening of the access would lead to the loss of part of a historic wall, interrupt the feature of the wall along the street, lead to a new set back section of wall would result in a poor design, lead to new splays that may affect the roots of the protected birch tree and lead to a reduction in on-street parking.
 - iii) Impact upon neighbours through mass and depth of buildings, loss of light and overshadowing to dwellings and gardens, loss of view from windows, overlooking windows to side and noise and disturbance.
 - iv) Trees removed from site possibility illegally and no replacement planting proposals. Beech hedge along the boundary should be retained and maintained.
 - v) The dwellings would not have renewable energy technologies, hard surfaced driveways would increase surface water run-off, cramped design with small windows and poor orientation
 - vi) Poor consultation with neighbours and inaccuracies in application.
22. A letter has been received from **Right of Light Consulting Chartered Surveyors** on behalf of the neighbour at No. 27 Church Street that has concerns that the development would infringe upon the daylight and sunlight enjoyed by her property with particular reference to the impact upon the side lounge window. Comments that it would infringe upon the legal rights of light. Requests a sunlight and daylight assessment in accordance with BRE guidelines to be undertaken by the applicant.
23. The **applicant's planning consultant** has raised the following points: -
- i) The potential impact of the development upon No. 27 Church Street has already been assessed.
 - ii) The submitted drawings are accurate.
 - iii) The application has been assessed within the policy context with regards to the conservation area.
 - iv) The architecture and design is appropriate and the details and materials are of a high standard.
 - v) The applicant, architect and myself have been in discussions with the Local Planning Authority for a period in excess of a year.
 - vi) The proposals have been assessed in the context of the development plan and changes made to address concerns.
 - vii) The site is within the built-up area of the village and is surrounded by residential properties.
 - viii) The proposals make the best use of the site.
 - ix) The requested amendments by neighbours are subjective.

Site and Surroundings

24. The site is located within the Little Shelford village framework and conservation area. No. 25 Church Street is a two-storey, detached, 1950s, brick house that is situated in a large plot. It has an access driveway adjacent to No. 21 and a historic wall along the front boundary of the site with trees and landscaping behind including a Birch tree that is protected by a Tree Preservation Order. No. 21 Church Street is a gable fronted traditional dwelling that is situated on the back edge of the footpath to the south west. There is a 1.8 metre high fence along the boundary to the rear of the dwelling. No. 27 Church Street is 1950s dwelling that is set in line with the dwelling on the site to the north east. The historic wall continues along the frontage of this property and beyond along the High Street. There is 3 metre high beech hedge along the boundary.

Proposal

25. This full planning application, as amended, seeks the erection of two, detached

dwellings following demolition of the existing dwelling. The dwellings would be set back 13 and 16 metres from the road and have similar designs with the main ridges running parallel to the road with gable features projecting forward. Plot 1 would comprise four bedrooms and have a two-storey width of 7.3 metres, a depth of 19.1 metres and a height of 4.9 metres to the eaves and 7.4 metres to the ridge. A single storey element would be incorporated to the side. Plot 2 would comprise five bedrooms and have a two-storey width of 10.4 metres, a depth of 22.6 metres and a height of 4.9 metres to the eaves and 7.4 metres to the ridge. The rear section of both dwellings would be slightly higher (7.7 metres) to provide accommodation in the roof space. The materials of construction for the dwellings would be buff bricks for the walls and plain tiles for the roofs. Plot 1 would be served by the existing access and a new access point would be provided to the east for Plot 2. The existing protected birch tree on the frontage would be retained and one fruit tree removed.

Planning Assessment

26. 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 impacts of the development upon the character and appearance of the conservation area, trees and landscaping, highway safety and neighbour amenity.

Principle of Development

27. The site is located within the village framework of an Infill Village where there is a limited range of services and facilities and developments of up to two dwellings are considered acceptable in principle. The erection of two dwellings following demolition of the existing dwelling is therefore supported in policy terms.

Housing Density

28. The site measures approximately 0.19 of a hectare in area. The density would equate to 11 dwellings per hectare. This would not comply with the density requirements set out under Policy HG/1 of the LDF of at least 30 dwellings per hectare for villages such as Little Shelford. However, it is considered acceptable in this case as it would more in keeping with the character and appearance of the area.

Housing Mix

29. The proposed mix of one five bedroom dwelling and one four bedroom dwelling would not comply with Policy HG/2 of the adopted Local Development Framework that states in developments of up to 10 dwellings, market properties should provide:
- a. At least 40% of homes with 1 or 2 bedrooms; and
 - b. Approximately 25% of homes with 3 bedrooms; and
 - c. Approximately 25% of homes with 4 or more bedrooms;
- unless it can be demonstrated that the local circumstances of the particular settlement or location suggest a different mix would better meet local needs.
30. However, the mix does comply with Policy H/8 of the emerging Local Plan. This policy states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people and people with disabilities. The market homes in developments of 10 or more homes will consist of:
- a. At least 30% 1 or 2 bedroom homes;
 - b. At least 30% 3 bedroom homes;

- c. At least 30% 4 or more bedroom homes;
- d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.

31. This policy can be given some weight due to the stage of the Local Plan that it is currently under examination and that a number of objections to the policy are seeking even more flexibility than that currently put forward. The outcomes of a number of appeals that have given permission for a similar mix are also material considerations that need to be taken account in the decision of this application. The mix is therefore considered satisfactory.

Affordable Housing

32. The development would result in a net increase of one dwelling that would be below the threshold required to provide affordable housing under Policy HG/3 of the adopted Local Development Framework and Policy H/9 of the emerging Local Plan.

Developer Contributions

33. The new development would put extra demand on open space and community facilities in Little Shelford.
34. Recent Government advice (issued through the National Planning Practice Guidance) has led to confusion over the ability of local planning authorities to seek financial contributions. That advice has now been largely cancelled as a result of the recent judicial review decision, which allows the payment of contributions to continue in appropriate cases. Little Shelford is one of the villages that has not pooled five or more offsite public open space contributions and as such any request would need to be Community Infrastructure Levy (CIL) compliant to make the development acceptable in planning terms. Little Shelford Parish Council have been approached to find out whether it has any specific projects in relation to open space where contributions would be required.
35. In this case, there is not considered to be a specific need in order to mitigate the impact of the development and contributions are not therefore sought.

Character and Appearance of Conservation Area

36. Church Street comprises a variety of different styles of dwellings that range from traditional properties set close to the road and modern properties set back from the road. The plots are generally wide although some are narrow but the majority of properties are detached. Some dwellings are sited close to each other whilst others are set further apart. Several dwellings have features such as gables and dormer windows. The materials in the area range from render and thatch to brick and tiles.
37. The siting, scale, mass, height, form, design, details and materials of the dwellings are considered appropriate. Although it is noted that the dwellings would be sited further forward than the neighbour at No. 27 Church Street, they would be set back behind the neighbour at No. 21 Church Street. The spacing between the dwellings would have a similar relationship to the dwellings at Nos. 16 and 18 Church Street opposite. The scale, mass and height of the dwellings would reflect the proportions of existing buildings in the area. The form, design and materials of the dwellings would be very similar to the dwelling at No. 10 Church Street. The development is therefore considered to be in keeping with the street scene and would preserve the character and appearance of the conservation area.

38. The new access point, as amended, would create a new opening and result in the loss of a section of the historic brick wall along the frontage of site. This wall is a key feature in the street scene and provides a strong form of enclosure to this part of Church Street. The position and length of the opening, as amended, is considered to reflect the existing access point and would maintain the regularity of the access points within the wall. It would not result in a significant loss of historic fabric and is considered to preserve the character and appearance of the conservation area.

Trees and Landscaping

39. The proposal, as amended, would not result in the loss of any important trees on the site that have a significant impact upon the visual amenity of the area. The Birch tree along the frontage subject to a Tree Preservation Order and the Beech tree along the boundary with No. 27 Church Street would be retained. The foundations to the splay walls to the new access point and the driveway would not encroach into the root protection area of the Birch tree. Protection fencing would be erected during works to protect the canopy of the Birch tree and the Beech hedge. This would be a condition of any consent. The loss of the fruit tree along the frontage would not warrant refusal of the application given the low status of this tree.
40. Whilst it is noted that some trees on the site have already been removed, this is a separate matter outside the control of this application.
41. A condition would be attached to any consent to secure replacement planting along the site frontage to mitigate the loss of the fruit tree.

Highway Safety and Parking

42. The provision of a second access point on the High Street in position proposed is not considered to be detrimental to highway safety. The single width and provision of pedestrian visibility splays measuring 2.0 metres x 2.0 metres on each side of the access that are kept clear over a height of 0.6 metres would accord with Local Highway Authority standards. The provision and retention of the visibility splays would be a condition of any consent.
43. Two vehicle parking spaces would be provided for each of the dwellings. This level of on-site parking would accord with the Council's vehicle parking standards. Adequate turning space would be provided to ensure that vehicles could turn and exit the site in forward gear. The retention of the parking and turning spaces would be a condition of any consent.
44. Concerns have been raised in relation to the loss of on street parking along Church Street as a result of the creation of a new access. This is considered to improve highway safety as there would be fewer vehicles to cause a hazard and obstruct the free flow of traffic along this through road from Great Shelford to Hauxton.

Neighbour Amenity

45. The dwelling at No. 21 Church Street is set on the back edge of the footpath that has a small rear garden adjacent to the existing dwelling on the site. There is a small secondary kitchen window and a main sitting room window in its side elevation facing the site and patio doors serving the kitchen in the rear elevation facing the garden.
46. The proposed development is not considered to adversely affect the amenities of the

neighbour at No. 21 Church Street. The nearest two-storey element of the dwelling on Plot 1 would be located in the same position as the existing dwelling. Although this would have a greater height, it is not considered to result in a loss of outlook from the garden or patio doors in the rear elevation given that it would set approximately 4.5 metres off the boundary and not obstruct the 45 degree line measured from the centre of the patio doors. It would also not lead to a loss of light due to its position and orientation to the north east. The single storey element adjacent to the boundary would be shorter in length than existing and also not obstruct the 45 degree line measured from the centre of the patio doors in the rear elevation. The single storey element to the rear would be set 6.5 metres off the boundary and have a flat roof. The proposal would result in an unduly overbearing mass when viewed from and loss of light to the small kitchen window in the side elevation. However, this impact is considered satisfactory given that this is a secondary window to this room that is also served by the patio doors in the rear and a window in the other side elevation. Whilst it is acknowledged that the new dwelling would be visible from the main sitting room window in the side elevation of the dwelling, it is not considered to be unduly overbearing in mass as it would be situated 4.5 metres off the boundary and not project across the window. The roof lights in the side elevation of the dwelling would be high level and not lead to a loss of privacy.

47. The dwelling at No. 27 Church Street is set almost in line with the existing dwelling and has a large rear garden. There is a small secondary lounge window on its side elevation facing the site, a main lounge window in the front elevation and patio doors serving a dining room in its rear elevation.
48. The proposed development is not considered to adversely affect the amenities of the neighbour at No. 27 Church Street. The nearest two-storey element of the dwelling on Plot 2 would be situated closer than the existing dwelling. Although this would be closer and have a greater height, it is not considered to result in a loss of outlook from the garden or patio windows in the rear elevation given that it would set approximately 4.5 metres off the boundary and not obstruct the 45 degree line measured from the centre of the patio doors. It would also not lead to a loss of light due to its position and orientation to the south west where overshadowing would be limited and not encroach significantly into the garden apart from in the winter when it is less well used. The single storey element to the rear would be set at least 4.5 metres off the boundary and have a flat roof. The proposal would result in an unduly overbearing mass when viewed from and loss of light to the small lounge window in the side elevation. However, this impact is considered satisfactory given that this is a secondary window to this room that already has restricted light and view due to the boundary hedge and is also served by a large window in the front elevation. The roof lights in the side elevation of the dwelling would be high level and not lead to a loss of privacy. A condition would be attached to any consent to ensure the first floor bathroom windows in the side elevation are obscure glazed and fixed shut unless the opening part is at least 1.7 metres from finished floor level of the room in which the window serves. The door to the utility room and bathroom window in the side elevation would not lead to a loss of privacy due to the boundary screening and uses.
49. The development is not considered to result in an unacceptable rise in the level of noise and disturbance that would seriously harm the amenities of neighbours.

Other Matters

50. The windows to the main living areas would be large in scale and allow a substantial amount of daylight to enter aswell as being orientated towards the garden to enjoy the views. There are no adopted Local Development Framework policies that require

developments of this scale to provide renewable energy technologies to mitigate climate change. The emerging Local Plan has a policy but this currently has limited weight due to inconsistencies with national policy. A condition would be attached to any consent to agree the hard surfaced material for the driveway to ensure that surface water run-off would not increase.

51. A right of light is a legal matter that cannot be taken into consideration in the determination of this application.
52. The applicant has addressed the concerns of the Council through the submission of a new application. Consultation with neighbours is encourage but would not justify refusal of the application if it is not carried out.
53. Inaccurate plans

Conclusion

54. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

55. Officers recommend that the Committee approves the application as amended.

Conditions

- (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans: - To be confirmed.
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be as stated in the application.
(Reason - To ensure the appearance of the development preserves the character and appearance of the conservation area in accordance with Policy CH/5 of the adopted Local Development Framework 2007.)
- (d) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (e) No development shall take place until full details of both hard and soft

landscape works have been submitted to and approved in writing by the Local Planning Authority. These details 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. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- (f) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (g) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- (h) Visibility splays shall be provided on both sides of the access prior to the occupation of the development and shall be maintained free from any obstruction over a height of 0.6 metres within an area of 2.0 metres x 2.0 metres measured from and along respectively the back of the footway.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (i) The parking and turning spaces shown on drawing number (to be confirmed) shall be provided prior to the occupation of the development and thereafter retained.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (j) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv) Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
- (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (k) The development, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
- (l) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, C and E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the character and appearance of the conservation area and the amenities of neighbours in accordance with Policies CH/5 and DP/3 of the adopted Local Development Framework 2007.)
- (m) Apart from any top hung vent, the proposed first floor windows in the side elevations of the development], hereby permitted, shall be fixed shut and permanently glazed with obscure glass.
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (n) No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries taken or dispatched from the site except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (o) No development shall take place on the application site until the

implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

Informatives

- (a) During demolition and construction, there shall be no bonfires or burning of waste on site except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
- (b) Should pile driven foundations be proposed, then before works commence a statement of the method for construction of these foundations shall be submitted to the District Environmental Health Officer so that noise and vibration can be controlled.
- (c) The access shall be constructed so that it falls and levels are such that no private water from the site drain across or on to the adopted public highway.
- (d) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- (e) The use of block paving within the adopted public highway is not acceptable and any works within the adopted public highway must comply with the Housing Estate Road Construction Specification current at the time of any application for works.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- 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
- South Cambridgeshire Local Plan Submission 2014
- Planning File References S/2203/15/FL, S/0163/15/FL and S/2210/14/FL

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