

## Agenda Item 10

<b>Application Number:</b>	S/0487/16/FL
<b>Parish(es):</b>	Sawston
<b>Proposal:</b>	Proposed Erection of Detached Dwelling.
<b>Site address:</b>	Land Adjacent Spring House, Church Lane, Sawston, CB22 3JR

### Points of Clarification and Erratum

#### Erratum

- Policy ST/1 Green Belt should be included within relevant Development Plan policies at p.267 of the Report
- The application is considered contrary to the provisions of Policy ST/1, which seeks to maintain and enhance the quality and setting of the Green Belt in this landscape setting, and should therefore be included within proposed Reason for Refusal no. 1, if Members are minded to refuse the application
- The section on Heritage Assets at p.270 of the Report should mention Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

#### Clarification

##### Very Special Circumstances

- As advised at paragraph 18 of the Report at p.270, the very special circumstances tests are:
  - 1) Is it inappropriate development;
  - 2) what is the extent of the other harm - both to the Green Belt and elsewhere; and
  - 3) only then are there any very special circumstances whether taken individually or collectively that would clearly outweigh the identified harm

##### Limited Infilling

- As advised at paragraph 17 of the Report at p.270, the National Planning Policy Framework 2012 (NPPF) does allow limited infilling as an exception to the definition of inappropriate development in the green belt
- It is however the view of Officers, on balance, that the identified harm, such as the impacts upon the undeveloped character of this side of Church Lane, and to the significance of the registered park and listed buildings as advanced

by Historic England, should have greater weight. Further, there is no public benefit arising from the scheme.

Thus, if Committee decides to approve the present application

- It needs to be minuted whether or not the Committee agreed that the development amounts to inappropriate development
- If so, it needs to be minuted what very special circumstances are said to exist that clearly outweigh harm identified by the Committee.

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