

Application Number	12/0441/FUL	Agenda Item	
Date Received	20th April 2012	Officer	Miss Catherine Linford
Target Date	15th June 2012		
Ward	Queen Ediths		
Site	Netherhall Farm Worts Causeway Cambridge Cambridgeshire CB1 8RJ		
Proposal Applicant	Conversion of farmbuildings to 4no. dwellings c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal is not considered to be inappropriate development in the Green Belt. 2. The conversion of the barns to residential use is appropriate and will retain the character of the buildings. 3. The proposal will have no detrimental impact on trees or biodiversity.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Netherhall Farm is located off Wort's Causeway, to the south of the city centre, and is accessed via a private driveway. The site is within the Green Belt, and close to an area of Protected Open Space and the paddock to the south of the farmhouse is designated as a City Wildlife Site (Netherhall Farm Meadow NAT 25). The site is not within a Conservation Area.

- 1.2 The application site consists of three interconnected barns and a detached barn along with paddock land. The barns and the farmhouse, which stands just outside the application site, are Buildings of Local Interest (BLI).

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to convert the barns into four dwellings.

Barn 1 – The Main Barn (4 bed)

- 2.2 Barn 1 is the largest barn and is brick built. It is situated along the farm access lane. The barn is a double height barn and would provide living accommodation on two floors. An extension would be added to the northeastern end of the barn to provide a bin and cycle store. The dwelling would have an enclosed garden to the rear, and a paddock on the opposite side of the farm access lane.

Barn 2 – The Long Barn (incorporating the cow shed) (4 bed)

- 2.3 Barn 2 is brick built and is situated at a right angle to Barn 1. The barn would provide accommodation on the ground floor only. At the southwestern end of the barn there is a small single storey section, and this will provide a bin and cycle store. The dwelling would have an enclosed garden to the rear and a paddock to the front, between the barn and the access lane.

Barn 3 – The Cart Shed (4 bed)

- 2.4 Barn 3 is brick built and is situated at a right angle to Barn 1, behind Barn 2 (parallel with it), on the opposite side of the rear garden of Barn 2. The barn would provide living accommodation on two floors. An extension would be added to the southwestern end of the barn to provide a bin and cycle store. The dwelling would have an enclosed garden to the rear.

Barn 4 – The Stables (2 bed)

- 2.5 Barn 4 is brick built. It is detached and is situated between the cluster of barns and the farmhouse. The barn would provide living accommodation on the ground floor only. Part of the barn is currently used as a garage and this use will be retained for

the occupiers of this dwelling. An extension would be added to the barn to provide a bin and cycle store. The dwelling would have an enclosed garden to the rear.

2.6 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Heritage Report
4. Ecology Report
5. Bat Activity Report
6. Land Contamination Report
7. Structural Survey
8. Schedule of Trees

2.7 The application is brought before Committee at the request of Councillor Pippas for the following reasons:

We would like the application 12/0441/FUL at Netherhall Farm Worts Causeway Cambridge Cambridgeshire CB1 8RJ, applying for the Conversion of farm buildings to 4no. dwellings, to come to the South Area Committee. The reason is that we are concerned about the possible effect it might have on the Green Belt since this area of Netherhall Farm is in the designated Green Belt.

3.0 SITE HISTORY

Reference	Description	Outcome
08/0410/FUL	Conversion of former cart lodge to form new dwelling [outside the application site]	A/C

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/2 3/4 3/7 3/9 3/10 3/11 3/14 4/1 4/2 4/3 4/4 4/6 4/7 4/12 4/13 4/15 5/1 5/2 5/14 8/2 8/6 8/10 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy

Material Considerations	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p>
	<p><u>Citywide:</u></p> <p>Arboricultural Strategy</p> <p>Biodiversity Checklist</p> <p>Cambridge Landscape and Character Assessment</p> <p>Cambridge City Nature Conservation Strategy</p> <p>Criteria for the Designation of Wildlife Sites</p> <p>Cambridge City Wildlife Sites Register</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments</p>
	<p><u>Area Guidelines:</u></p> <p>Buildings of Local Interest</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection.

Urban Design and Conservation Team

6.2 No objection subject to conditions.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.3 The bat surveys and broad mitigation principles are acceptable but detailed plans of the bat lofts will be required.

6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 Councillor Heathcock (Cambridgeshire County Council) has commented on this application. His comments are as follows:

You will appreciate I'm sure that this particular area of my division is sensitive because it sits right on the boundary of the green belt alongside existing homes in Alwyne Road and Worts Causeway - therefore I would certainly wish to see this matter brought before the Committee structure for determination – since there will reasonably be concerns that if this application were to be given approval it will open the flood gates for other development which I have always understood was not in City Council policy – and seriously damages the setting of the boundary which has green space and green fields.

My other consideration would certainly be in connection with pushing even more vehicular movements on to both Babraham Road and Worts Causeway (which is abutted by wholly residential property on a comparatively narrow street setting).

7.2 The owners/occupiers of the following addresses have made representations:

- 16 Worts Causeway
- The Cartlodge, Netherhall Farm, Worts Causeway
- Netherhall Grange, Netherhall Farm, Worts Causeway

7.3 The representations can be summarised as follows:

- Erosion of the Green Belt
- Overlooking and loss of privacy
- Refuse collection

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 The provision of extra housing in the City is supported in the Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses.

8.3 The application site lies within the Green Belt. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. The purpose of the Green Belt is also to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

8.4 In the Green Belt there is a general presumption against inappropriate development, and such development should not be approved except in very special circumstances, as by

definition inappropriate development is harmful to the Green Belt. Paragraph 90 of the NPPF states that the re-use of buildings, provided that the buildings are of permanent and substantial construction, is not inappropriate in the Green Belt, as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.

- 8.5 In my opinion, the proposal would preserve the openness of the Green Belt. The application relates to a cluster of barns, which will be converted with very minor extensions. The existing farm access road will be used to access the properties, and this road will remain as an unadopted, farm lane. Car parking will be provided behind the barns, and will not be visible from the access lane. In my opinion, because the scale and bulk of the built form will remain largely unaltered; and because the existing access lane will be used and no visible parking will be provided, it is my opinion that the proposal will not prejudice the openness of the Green Belt.
- 8.6 In my opinion, the proposal is not inappropriate development in the Green Belt, and accords with policies 3/2, 4/1 and 5/1 of the Cambridge Local Plan and guidance provided in the NPPF.

Context of site, design and external spaces and impact on heritage assets

- 8.7 The principle of developing the farm buildings for residential use is accepted provided that the character of the buildings and their setting is retained. To achieve this it is my opinion that it is necessary to place restrictions on the development through conditions.

Layout

- 8.8 It is important that when the site is approached, it retains its agricultural feel. Therefore, the open areas of paddock should be retained as such, with no divisions to fence them off for domestic use. To ensure that the paddocks remain agricultural in appearance, I recommend a condition stating that the paddocks cannot be used as part of the residential curtilage of the buildings (14), and conditions removing permitted development rights for fences and other means of enclosure (15) and hard surfaces (17).

8.9 The use of the existing farm access lane will mean that the approach to the site will remain agricultural in appearance and it will also preserve the openness of the Green Belt. Any widening or tarmacing of this lane could potentially impact on the Green Belt and character of the site. I therefore recommend a condition removing any permitted development rights to do works on this access lane (20) without express planning permission.

General alterations and works to the buildings

8.10 The Structural Assessment, which has been submitted as part of the application, is generally positive about the possibility of converting the barns. There are some areas where repairs are necessary but generally the buildings are considered to be suitable for residential use. Taking this into consideration, should any more substantial structural problems be found, it would be expected that any lack of foundations would be overcome by the use of underpinning rather than demolition of any parts of the building. Rebuilding of any substantial part of the buildings would inevitably mean the loss of part of its character, which it is important to retain. The rebuilding of the buildings rather than underpinning them can be achieved through a condition, which requires all external walls to be kept and requires a method statement for the rebuilding of any external walls that cannot be retained (4).

8.11 The success of this development will depend on the retention of the agricultural character of the buildings without making them appear overtly domestic. It will therefore be important that traditional materials and methods of repair are used throughout the buildings. The use of lime mortars, reclaimed bricks, slates and tiles for repairs, and timber windows and doors should be mandatory. This can be controlled by a condition requiring that all materials on site must be salvaged and reused on site, and that any additional materials must be reclaimed. A brick sample panel will also be required to ensure the mortar mix is suitable (5 and 6). Permitted development rights should also be removed so that the windows and doors cannot be replaced without planning permission, so that inappropriate features or materials are not introduced, which will lose the harmony of the proposed development (7). I also recommend a condition removing permitted development rights for any extensions or

outbuildings to enable the Local Planning Authority to resist inappropriate additions to the buildings (18), and a condition removing permitted development rights for satellite dishes and aerials as if these are inappropriately positioned they will impact on the character of the site (19).

- 8.12 In addition, the windows and doors should be set back into the walls so that the buildings have a character which is more solid than void, which is the nature of farm buildings where light was not needed in abundance for the interior. By recessing the windows back into the reveal, they appear darker and produce more shadows. Where new windows are inserted or unblocked, appropriate brick lintels must be provided. It is recommended that the details of the windows, their sills and how they will be recessed are submitted by condition (8 and 9).
- 8.13 There should be no flues or other ventilation pipes extracting through the roof. Any ventilation must be via a balanced flue so that the ridge line is retained and the character of the buildings is not compromised. It is recommended that details of the venting of the kitchens and bathrooms are submitted by condition (10)
- 8.14 The details of the ribbon and escape skylights must be submitted by condition (11).

Barn 1 – The Main Barn

- 8.15 The proposal is to use part of the existing Cart Shed, where it meets the Main Barn as a sitting area, to add a first floor in the Main Barn, and to add a small single storey extension to the side, to provide a cycle and bin store. These alterations are supported.
- 8.16 The Heritage Building Assessment and historic maps show that there was a building attached to the Main Barn on its northern gable end previously, and there is scarring on that elevation showing the former outline of that building. The use of part of the Cart Shed for the sitting area is supported, as it will not disturb the existing form of the buildings and how they are attached to each other.

- 8.17 The reopening of the blocked windows and doors is supported. The style of the exterior joinery and the use of shutters is acceptable provided that they are timber and remain as such (12). Where the existing vents are to be converted to windows, these need to retain their simplicity and design. The number of new openings should be kept to a minimum to ensure that the building does not become domestic in appearance.
- 8.18 The structural appraisal that accompanies the application states that the additional floor inside the building can be built off the new ground floor, which will need to be laid for modern thermal performance. Therefore, there should be no structural issues relating to the erection of the new first floor.

Barn 2 – The Long Barn

- 8.19 The main alteration to the exterior of this building is the replacement of the single skin brick work with louvred windows. This is a detail, which can be found elsewhere in the complex and provided that it is well detailed, it is supported on this building. The balance of the window and door openings against the solid of the walls is appropriate. The repair/reinstatement of the timber cladding is supported subject to details (13), as is the reopening of the bulls-eye window above the door of the Cow Shed.

Barn 3 – The Cart Shed

- 8.20 The detailing of this proposed conversion is similar to the approved conversion opposite (which is nearly completed), on the adjacent site. The long run of glazed doors will retain the open feeling of the existing cart shed. The proposed emergency skylights are on the enclosed side of the building and will not be clearly visible.

Barn 4 – The Stables

- 8.21 This is the most sensitive of the buildings in terms of the amount of character, which could be lost by inappropriate works. The pantiles, hit and miss boarding, the use of clunch on the interior and the division of the stalls are some of the features, which should be retained.

- 8.22 The rebuilding of the north west elevation of the building is supported as there is a large sycamore tree growing through part of the building. The pantiles should be saved for reuse with any shortfall being made up of reclaims to match. The division of the converted interior keeps the rhythm of the stalls, which is welcomed. There are a large number of doors for a relatively small building, but these appear to be existing openings and are therefore supported. The hit and miss ventilation has been incorporated as a design feature which is welcomed.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Biodiversity

Bats

- 8.24 An Ecology Survey has been submitted with the application. This survey explains that there is a strong possibility that the Long Barn (Barn 2) is occupied by a single barbastelle bat as an irregularly used summer roost, and is used less frequently by a single soprano pipistrelle and brown long-eared bat for day roosting in the summer. Redevelopment of this building is likely to have a significant impact on three species of bat, and a licence from Natural England will be required to legally enable the development to proceed once full planning permission has been granted. The licence application will need to stipulate a mitigation approach to ensure that the integrity of the bat population is not adversely affected. The survey includes a summary of the mitigation strategy, which suggests that bat lofts are provided and that the site is not permanently illuminated after dark.
- 8.25 Two bat lofts are proposed, but no details of them have been provided to show the layout of the bat lofts or the access points. I recommend that these details are required by condition (21). To prevent the site from being illuminated, I also recommend conditions removing permitted development rights for external lighting.

Badgers

- 8.26 The Ecology Survey states that a badger sett has been found on the site, but it is anticipated that this can be retained unharmed.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/7.

Residential Amenity

Impact on amenity of neighbouring occupiers

Impact on the Cartlodge and Netherhall Grange

- 8.28 Concern has been raised regarding potential overlooking of Netherhall Grange and the Cartlodge. These dwellings are two linked converted barns. Netherhall Grange was converted some years ago and the Cartlodge is close to completion. These neighbouring properties are situated to the northeast of the application site.
- 8.29 The Stables (Barn 4) has no windows on the northeastern gable end and there is no potential for this building to overlook the neighbouring buildings.
- 8.30 The Cart Lodge (Barn 3), which is the closest of the barns to the neighbouring properties, stands parallel to the converted Cartlodge. At ground floor level, this barn will have doors along the length of the northeastern elevation, which is identical to the converted Cartlodge, and will look out towards it. The converted Cartlodge has been extended at right angles to it, but the separation distance between the barn and the original part of the converted Cartlodge is in excess of 35m, and the barn will look out towards the front of the neighbouring property. This is not a private area, and due to the distances involved I do not consider this situation to be unacceptable. The Cart Lodge will also have high-level rooflights, but these will be above eye level and, in my opinion, will have no detrimental impact.
- 8.31 The Main Barn (Barn 1) would have one window on the northwestern gable end of the building, at first floor level. This window will serve the main bedroom, but will be above eye level and, in my opinion, will have no detrimental impact.

8.32 The barns stand to the southwest of the converted cartlodge and Netherhall Grange but as the barns are not being increased in height or substantially in footprint, it is my opinion that the impact on the neighbours in terms of overshadowing or dominance will be no greater than the current situation.

Impact on Netherhall Farmhouse

8.33 The Stables (Barn 4) is situated close to Netherhall Farmhouse, and the front of the property. This barn will have doors along the western elevation at ground floor level, which will look out towards the Farmhouse. However, the boundary between the Farmhouse and the barn is densely planted with trees, and there will be no clear views. In my opinion, this is acceptable.

8.34 The barn stands to the east of the Farmhouse, but as it is not increasing in height or footprint, it is my opinion that the impact on this neighbour in terms of overshadowing or dominance will be no greater than the current situation.

Noise and disturbance

8.35 Building works always create noise and disturbance and in this quiet, rural feeling location it will be more greatly felt by neighbours. The Farmhouse is currently unoccupied and, therefore, the impact of the development, in terms of disturbance, will only really be felt by the occupiers of the Cartlodge and Netherhall Grange. To minimise the impact on the occupiers of these properties I recommend conditions restricting contractor working hours and deliveries (2 and 3)

8.36 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.37 Each of the barns will have private gardens, and although the paddock land cannot be used for domestic purposes, there will still be ample outside space.

8.38 As this was farmland I recommend that the full contaminated land condition is added to the permission (16).

8.39 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policy 3/7.

Refuse Arrangements

8.40 Each of the dwellings will have an individual refuse store, with the main refuse collection point situated at the junction of the farm lane and Worts Causeway. The refuse truck will not be able to access the site due to the build standard of the access lane. This is a considerable distance for the residents to drag their bins (over 55m), but, as I understand, this is the current situation for the existing residents of Netherhall Farm. In my opinion, this is acceptable.

8.41 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.42 The applicant has carried out a traffic speed survey of Worts Causeway, which shows that vehicles are traveling at a greater speed than 30mph (the speed limit) at this point as this is where the speed limit changes. Due to the depth of the verge, appropriate visibility splays are achievable (2.4m x 53m) as long as the hedge on the eastern side of the access is maintained and cut back. The Highway Authority therefore has no objection to the proposal.

8.43 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2 subject to condition 23.

Car and Cycle Parking

Car Parking

8.44 Car parking is to be provided within the complex of buildings, which will not be visible from the approach to the barns. Eight car parking spaces are proposed (equating to two for each dwelling). This meets the standards and is acceptable.

Cycle Parking

- 8.45 An individual, secure cycle store will be provided for each of the dwellings, which is acceptable.
- 8.46 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.47 The issues raised in the representations received have been addressed under the headings above.

Planning Obligations

- 8.48 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.49 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or

improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

- 8.50 The application proposes the creation of three four-bedroom dwellings and one two-bedroom dwelling. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952	3	2856
Total					3332

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538	1	538
3-bed	3	269	807		
4-bed	4	269	1076	3	3228
Total					3766

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such	Total £

				units	
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484	1	484
3-bed	3	242	726		
4-bed	4	242	968	3	2904
Total					3388

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	1	632
3-bed	3	316	948		
4-bed	4	316	1264	3	3792
Total					4424

8.51 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.52 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882	3	5646
Total			6902

8.53 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.54 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	4	300
Flat	150		
Total			300

8.55 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Waste Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £760 is necessary

- 8.56 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

Education

- 8.57 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.
- 8.58 In this case, four additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong learning. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2+-	2		160	4	640

beds					
Total					640

8.59 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy 2010, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.60 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.61 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 The proposed development is not considered to be inappropriate development in the Green Belt. The success of the scheme depends on the ability to retain the character of the cluster of farm buildings, the openness of the land surrounding them and propose a sensitive conversion of the barns into residential use. In my opinion the scheme achieves all of these requirements and, subject to the imposition of conditions, I recommend approval.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 16 October 2012 and subject to the following conditions and reasons for approval:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. All external walls that are stated as retained on the approved plans shall be retained. If, when development commences, it is found that any external wall cannot be retained, work shall cease immediately and a method statement for the rebuilding of the wall(s) shall be submitted to and approved in writing by the Local Planning Authority. Work shall not recommence until the method statement has been agreed in writing.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

5. All materials on site must be salvaged and reused on site for the development. If any additional materials are required only reclaimed materials shall be used.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

6. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

7. 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 windows or dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

8. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / facade. The means of finishing of the 'reveal' shall be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

9. Full details of all lintels and sills to new/altered openings [for doors or windows, etc.] to be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

10. No boiler flues, soil pipes, waste pipes or air extract trunking shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking shall be installed thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

11. Full details of proprietary rooflights shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

12. All new joinery is to be of timber and not metal or plastic.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

13. Prior to the installation of any timber boarding, full details including samples of the type, surface [sawn, planed, etc.] and surface finish [paint or stain] or self-colour shall be submitted to and approved in writing by the local planning authority by means of the British Standard Number [obtainable from B S Framework for Colour Co-ordination for building purposes, BS 5252: 1976]. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

14. The paddocks shown on Dwg No A100001-001RevA shall remain either in use as paddocks or for agricultural purposes and shall not be used for domestic purposes by the occupants as additional residential garden land/curtilage associated within any of the new residential units. No buildings or other domestic structures (including washing lines and childrens play equipment) shall be installed or erected without the express permission of the Local Planning Authority.

Reason: To protect the openness of the Green Belt. (Cambridge Local Plan 2006, policy 4/1)

15. 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 fences, walls or other means of enclosure, other than those expressly authorised by this permission, shall be constructed.

Reason: To protect the amenity of adjoining properties and the openness of the Green Belt. (Cambridge Local Plan 2006 policies 3/4, 3/14 and 4/1)

16. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval:

a) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

b) A site investigation report detailing all investigative works and sampling on site, together with results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- d) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any pos-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Please contact the Council's Scientific Team at Mandela House on Tel 01223 457926 for further information.

Reason: To ensure the land is not contaminated as it was previously used as a farm. (Cambridge Local Plan 2006 policy 4/13)

- 17. 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 hard surfaces other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties and context and character of the site on the edge of the countryside. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

- 18. 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 extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, to prevent overdevelopment of the site and the openness of the Green Belt. (Cambridge Local Plan 2006 policies 3/4, 4/1 and 3/14)

19. 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 satellite dishes or aerials shall be installed other than those expressly authorised by this permission or discharged through this condition if alternative locations are proposed.

Reason: To protect the character of the buildings (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/12)

20. 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 works shall be carried out to the farm access lane other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policy 3/4)

21. Prior to the commencement of development a mitigation strategy for the protection of bats on the site shall be submitted to and agreed in writing by the Local Planning Authority. The mitigation strategy shall include full details of the bat lofts and roosts, the access points to them and the timing for their installation. The development shall be carried out in accordance with the approved details.

Reason: To protect protected species. (Cambridge Local Plan 2006, policy 4/7)

22. 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 external lights shall be installed other than with the express permission of the Local Planning Authority.

Reason: To protect protected species and the setting of the Green Belt. (Cambridge Local Plan 2006, policies 4/1, 4/7)

23. Prior the commencement of development, detailed plans showing proposed visibility splays following the lowering the hedge height adjacent to the access point onto Worts Causeway shall be submitted to and approved in writing by the Local Planning Authority. The plans shall show a reduced height of 600mm for the hedging to achieve an unobstructed 53m view of the carriageway 2.4m back from the Worts Causeway carriageway edge. The hedge shall be retained at the required height unless otherwise agreed in writing by the Local Planning Authority. The works shall be carried out prior to the commencement of development.

Reason: In the interests of highway safety (Cambridge Local Plan policy 8/2).

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/1, 3/2, 3/4, 3/7, 3/9, 3/10, 3/11, 3/14, 4/1, 4/2, 4/3, 4/4, 4/6, 4/7, 4/12, 4/13, 4/15, 5/1, 5/2, 5/14, 8/2, 8/6, 8/10, 10/1

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 16 October 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, waste storage, waste management facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 5/14 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the RECAP Waste Management Design Guide SPD 2012, and the Open Space Standards Guidance for Interpretation and Implementation 2010.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are background papers for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses **『 exempt or confidential information 』**
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:
www.cambridge.gov.uk/planningpublicaccess
or by visiting the Customer Service Centre at Mandela House.