

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

t: 08450 450 500  
f: 01954 713149  
dx: DX 729500 Cambridge 15  
minicom: 01480 376743  
[www.scambs.gov.uk](http://www.scambs.gov.uk)



SJ Gilbey  
Brown & Co  
Angel Corner  
8 Angel Corner  
Bury St Edmunds  
Suffolk  
IP33 1UZ

Planning and New Communities

Contact: Rebecca Whitney

Direct Dial: [REDACTED]

Fax: 01954 713152

Direct email: [REDACTED]

Our Ref: PRE/0241/18

15 February 2019

Dear Mr Gibley,

**Proposal:** Proposed residential development of land and buildings (demolition & re development) at Croft Farm for up to 3 dwellings

**Location:** 39, Pierce Lane, Fulbourn, Cambridgeshire, CB21 5DJ

Thank you for the above enquiry, and apologies for my delayed response.

This letter is in response to your application received 01 August 2018 and further to our site meeting of 24 September 2018, seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the case officer.

### **Executive Summary**

The principle of the development is acceptable subject to all other material considerations, which have not been addressed in full at this stage. The key considerations are the impact upon the adjacent Listed Building and Conservation Area, the impacts upon the character and appearance of the site and the impacts upon residential amenity.

It is considered likely that, subject to appropriate design, siting, form and scale, the proposed development to the south of the site could be considered acceptable.

The principle of the demolition of the outbuildings to the north-east corner of the site is supported in principle subject to ecological concerns being addressed. A dwelling in this location could be acceptable, however it could not have more than a single storey and concerns are raised regarding the impact upon the setting of the Listed Building and the amenity of its occupiers, and the ability to achieve the required amount of garden space and car parking spaces.

The conversion of the existing two storey building to the north-west of the site could be supported. The building is considered to be curtilage listed, and this would provide it with a suitable use. There are heritage and design challenges which would be

associated with this option, as well as the amenity issues associated with the proposal above.

It is recommended that further pre-application advice is sought once the final number, position, scale and design of the proposed dwellings is determined

## **Determining Factors**

### **Site Constraints**

The site is located within the Development Framework of Fulbourn, and within the Conservation Area. The site is currently occupied by a single dwelling to the centre, single storey outbuildings to the north-east corner and a two storey building to the north-east which is considered to be curtilage listed to the Grade II Listed building immediately to the north of the site. The site lies in Flood Zone 1, which is the lowest category and considered to be low risk.

### **Proposal**

The proposal seeks the erection of up to three dwellings on the site of Croft Farm, with associated access and amenity space. The proposal includes the demolition of the buildings to the north of the site.

### **Relevant Planning History**

#### On the site

C/0788/72/F – Erection of a bungalow (Approved).

#### Near to the site

S/2026/08/RM - Approval of Appearance, Access, Layout and Scale of Outline Planning Permission S/0579/06/O for the Erection of Three Bungalows and Garages at 43 Pierce Lane (Approved).

### **Policies**

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) 2018

National Planning Practice Guidance

South Cambridgeshire Local Plan 2018:

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in favour of sustainable development

S/7 Development Frameworks

S/9 Minor Rural Centres

HQ/1 Design Principles

H/7 Housing Density

H/15 Development of Residential Gardens

SC/6 Indoor Community Facilities

SC/7 Outdoor Play Space, Informal Open Space and New Developments

SC/8 Open Space Standards

CC/1 Mitigation and Adaption to Climate Change

CC/3 Renewable and Low Carbon Energy in New Development

CC/4 Water Efficiency

NH/4 Biodiversity

NH/14 Heritage Assets

H/8 Housing Mix

H/9 Affordable Housing

H/12 Residential Space Standards

H/15 Development of Residential Gardens  
SC/11 Noise Pollution  
TI/3 Parking Provision  
TI/10 Broadband

South Cambridgeshire LDF Supplementary Planning Documents (SPD):  
District Design Guide SPD – adopted March 2010  
Trees and Development Sites SPD – adopted March 2010  
Biodiversity SPD – adopted 2009  
Landscape in New Developments SPD – adopted March 2010  
Open Space in New Developments SPD – adopted January 2009  
Affordable Housing SPD – March 2010

## **Planning Assessment**

### Principle of Development

The site is within the boundary of the Development Framework of Fulbourn. Fulbourn is a Minor Rural Centre, and as such, residential development and redevelopment within the village framework at the scale proposed is acceptable in principle.

Under policy S/7 new residential development is considered acceptable in principle within Development Frameworks. Policy H/7 regarding the density of new residential development requires developments to make best use of the site and advises a net density of 30 dwellings per hectare unless there are exceptional circumstances. The proposal would result in a density of approximately 5-6 dwellings per hectare, however this is considered acceptable as the density relates to the character of the surrounding properties and the size of their plots.

### Design and Impact upon the nearby Heritage Assets

#### *Listed Buildings*

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.

The site is located to the south of No.35 Pierce Lane, a Grade II Listed Building. From the information available, it appears that the site was originally part of the same site as the Listed Building. Therefore, part of the proposed development site (to the north) could be considered to be within the historic curtilage of the adjacent Listed Building to the north, and this could have a significant impact upon the way this building is read within its setting.

The demolition of the single storey outbuildings to the north of the site is supported in principle, subject to ecological considerations being satisfied. However the impact upon the Listed Building to the north is a significant concern and the Historic Buildings Officer has advised that a residential dwelling on the site of these outbuildings could not exceed a single storey in height. A dwelling in the proposed location would also present challenges in terms of boundary treatments to the southern boundary as this would flank the access road. A balance between achieving private amenity space for the proposed dwelling and maintaining an appropriate soft boundary presents a challenge.

#### *Curtilage Listed Building*

The building to the north-west of the site is considered to be curtilage listed to the Grade II Listed Building at No.35 Pierce Lane. It appears from the information available to the Local Planning Authority that the building was in the same ownership as the Listed Building at the time of its listing, although any information available to

the applicant in relation to the time at which the site was separated would be beneficial in building this picture. It should be noted that the onus is on the applicant to demonstrate that the building is not curtilage listed if this is their belief.

Whilst not an original part of the proposal, during our site meeting we discussed the possibility of conversion of the building to a dwelling. The building appears to be structurally sound and does resemble a residential dwelling through its two storey gabled form, layout and design. The Historic Buildings Officer was informally consulted and does not raise an objection in principle to the conversion of the building for residential use. During our site meeting we noted the modest scale of the building and discussed the potential for a single storey extension to increase the amount of accommodation. This would have the benefit of creating an active frontage along the southern boundary which would front onto the access road. The Historic Buildings Officer was also consulted on this point, and raises no objections to the principle of a modest single storey side extension to the west of the building, however it was noted that the northern roof slop (facing toward the Listed Building) must remain blank, i.e. must not include solar panels or roof lights.

The key concern with a proposal which would see the conversion of the curtilage listed building is the impact upon the residential amenity of the occupiers of No.35 to the north, and the occupiers of the proposed conversion. This is due to the proximity of the buildings and the potential impacts for overlooking of rear windows of each dwelling, and rear garden space.

#### *Conservation Area*

The site is located within the Fulbourn Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Fulbourn Conservation Area has a variety of building designs, forms and ages, with back land development of varying ages being present in the immediate area. Back land developments are prevalent along Pierce Lane, with The Cornway and Blenheim Rise resulting in dwellings to the west of the site in line with those proposed to the rear of the site, and dwellings at 29 and 23A Pierce Lane being examples of back land development to the east.

The dwelling at No.39 is not considered to result in a positive impact upon the character and appearance of the Conservation Area, and the proposed addition of two dwellings to the rear of the dwelling is not considered to worsen the current situation. The provision of three dwellings as proposed could create opportunities for enhancement of the site and its contribution to the Conservation Area.

It is recommended that any dwellings proposed to the south of the existing dwelling are designed to have a form and design with a likeness to agricultural buildings, in keeping with the historic use of the site in association with the Listed Building to the north. Detailed design information has not been provided at this stage. It is recommended that additional pre-application advice is sought once the final number, position, scale and design of the proposed dwellings is determined.

It is recommended that the proposed access has a farm track appearance to lessen its impact upon the character of the site, and that opportunities to enhance the views into the site from the west are considered, potentially with landscaping to the north-east corner of the site so soften the end view along the access.

Materials for the buildings would be controlled by condition to ensure acceptable detailing as would details of boundary treatments, to ensure that the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the Local Plan, and to preserve the significance of the Conservation Area and adjacent Listed Building in acceptance with Policy NH/14 of the Local Plan. It is recommended that materials details are provided alongside an application to aid in its consideration, and to limit the need for additional information to be required by condition.

#### Highways Safety

The Local Highway Authority was informally consulted on this proposal. It has been noted that visibility splays of 43m x 2.4m would be required for the proposed development, however with the existing road layout of Pierce Lane, this may not be achievable. A proposal with less extensive visibility splays would be acceptable if a speed survey demonstrates that lesser visibility splays are appropriate for the location.

In addition, the Local Highway Authority commented that the width of the shared access would need to be 5m in width for the first 5m from the highway and a refuse collection point would be required close to the access. It was also commented that a traffic management plan would be required as a condition of any permission granted. It could be advisable to submit the relevant traffic management information alongside any application submitted in order to avoid the need for a condition which would require discharge prior to the commencement of development and could therefore delay the start of works.

Should further advice be required from the Local Highway Authority, it does have a pre-application service and details regarding this can be found on the Cambridgeshire County Council website.

#### Impact upon Neighbour Amenity

It is difficult to fully assess the impact of the proposals upon the neighbouring residential amenity, until a formal planning application has been submitted and the proposals can be viewed from the neighbouring properties and formally assessed. The adjoining neighbouring properties will be formally consulted should an application be submitted.

Whilst the layout and scale presented at this stage is indicative only, some concerns are raised regarding the overlooking of neighbouring properties to the south, and of the existing dwelling. The dwellings to the south along The Croft generally have approximately 20m between the rear elevations and the northern rear boundary, however there is potential for rear garden spaces to be significantly overlooked. This should be carefully considered at the detailed design stage with the guidance set out in the District Design Guide taken into account.

#### Other Matters

The space requirements of Policy H/12 in terms of internal layouts and the District Design Guide in relation to garden spaces and distances between dwellings should be taken into account at the detailed design stage.

There are a number of large and potentially significant trees on the site. These trees could be protected by virtue of their location within the Conservation Area. It is therefore recommended that a full arboricultural survey and tree protection strategy (as appropriate) is submitted as a part of any future application.

Due to the vegetation on the site and the relatively open nature of the outbuildings to the north of the site, it is recommended that a preliminary ecological survey is carried out and submitted in support of any application submitted.

The submitted supporting statement is thorough but would need updating to reflect the recently adopted South Cambridgeshire Local Plan if it is to be used in support of an application. It is noted that significant consultations have taken place with other organisations and this approach is supported. It would be helpful for additional correspondence with these organisations to take place once the detailed design is finalised and prior to the submission of an application.

### **Conclusion**

In relation to the three aims of the pre-application enquiry as set out in the supporting information:

- a. the principle of the development is supported subject to all other material planning considerations;
- b. the relevant policies are set out at the outset of this letter, and
- c. the further issues for consideration are signposted in the relevant sections of this letter above, with the key recommendations set out below.

### **Recommendations**

It is recommended that the possibility of conversion of the curtilage Listed Building is explored, and the heritage constraints associated with that are assessed against those of developing on the site of the existing outbuildings.

The design matters for the proposed development will be critical in determining its acceptability. Design recommendations are set out throughout this letter. It is recommended that additional pre-application advice is sought once the final number, position, scale and design of the proposed dwellings is determined.

Yours faithfully,

**Rebecca Whitney**  
Senior Planning Officer

**Disclaimer:**

The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function

The advice is given without reference to statutory or other consultees, except where stated. The comments of such consultees may affect the advice given.

The advice is given on the basis of the information that you have supplied. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information.

The Local Planning Authority is required to perform within government targets with respect to processing planning applications. You are therefore advised to conclude your pre-application discussions before submitting a planning application.

The advice given may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions) which could result in a different view being subsequently put forward.

Planning policies are periodically reviewed and updated. The advice given relates to the policy framework at the time the advice was given.

The Local Planning Authority seeks to provide the best advice possible on any enquiry received. However, the advice given does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of the publicity and consultation.

Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.

Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.

### Appendix 1 – List of information required to validate an application

Document	Required
Application Form – Full application	Required
Affordable Housing Statement	
Agricultural Dwellings	
Air Quality Assessment	
Biodiversity Survey and Report	Required
Daylight / Sunlight Assessment	
Design and Access Statement	Required
Environmental Statement	
Flood Risk Assessment	
Foul Sewage and Utilities Assessment	
Heritage Statement (including Historical, Archaeological features and Scheduled Ancient Monuments)	Required
Land Contamination Assessment	
Landscaping Details	Required
Lighting Assessment	
Noise Assessment	
Open Space Assessment	
Parking Provision	Required
Photographs / Photomontages	
Planning Obligation(s) / Draft Heads of Terms	
Planning Statement	Required
Renewable Energy Statement	
Structural Survey – if conversion is proposed	Desirable
Sustainability Statement and Health Impact Assessment	
Telecommunication Development - Supplementary Information	
Town Centre Uses - Evidence to Accompany Applications	
Transport Assessment	
Travel Plan/Traffic Management Plan	Desirable
Tree Survey / Arboricultural Survey	Required
Ventilation / Extraction Statement	
Waste Design Guide Toolkit	
Waste Management Audit	
Water Conservation Audit and Strategy	