

Our Ref: 21/05524/OUT

22 December 2021



Sarah Etherington-Meech South Cambridgeshire Hall Dry Drayton Parish Council Cambourne  
Business Park  
12 Lucks Lane  
Buckden Cambridge St Neots CB23 6EA  
Cambridgeshire  
PE19 5TF

Cambourne

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Dear Ms Etherington-Meech

**South Cambridgeshire District Council  
Consultation on application for Outline Planning Permission**

Reference: 21/05524/OUT

Proposal: Outline application for the erection of 1 No. dwelling with all matters reserved.

Site address: Land Off Park Lane Dry Drayton Cambridge Cambridgeshire

Applicant: Mrs K King.

**Reason(s) for notification and other notes**

All or part of the proposed development site is within the parish boundary

Category: Minor dwellings  
UPRN: 100091416742  
Grid Ref: E538440 N262107

**Viewing the details of the application and making comments** Please go to:  
<https://applications.greatercambridgeplanning.org/onlineapplications/PLAN/21/05524/OUT> to view plans and documents associated with this application.

We welcome any comments your Parish Council wishes to make. Please ensure any comments you wish to make are submitted before **17 January 2022**. After the expiry of this period, the Council may determine the application without receipt of your comments. Should you wish to discuss this application beforehand please contact me. If you have no comments to make, I would be grateful if you could inform me as this may help speed up the determination of this application.

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, **please indicate this clearly and provide the material planning reasons for the request**. Examples of material considerations can be found below. The Strategic Sites Delivery Manager/Development Management Delivery Manager, in consultation with the Chair and Vice-Chair of the District Council Planning Committee, will respond to all reasonable requests. Please note that where the Parish Council makes no reference to a request for referral to

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the planning committee, this will be interpreted as the Parish Council not wishing to make such a request and the determination may therefore be delegated to officers. Additionally, unless specifically stated in the Parish Council's response, the District Council reserves the right for this application to be determined by officers if the Case Officer's recommendation concurs with that of the Parish Council.

**How we handle your personal data**

The Greater Cambridge Shared Planning Service comprises the Local Planning Authorities of Cambridge City Council and South Cambridgeshire District Council. The Data Controller will be the relevant authority under which the planning application falls.

You can view our Privacy Notices at <https://www.scambs.gov.uk/the-council/access-to-information/customer-privacy-notice> which provides information on how we collect, store and process your data within the different functions of the council. If you require a hard copy please contact us using the details provided at the top of the letter.

We publish many documents as part of the planning process. If you think we've got something wrong or are concerned with the way we are handling your data please contact us using the details provided at the top of the letter noting the application reference and document details and we will do our best to resolve the matter.

Yours sincerely

Charlotte Spencer

Email: [charlotte.spencer@greatercambridgeplanning.org](mailto:charlotte.spencer@greatercambridgeplanning.org)

Direct dial:

**COVID-19 Measures**

Council Offices Are Currently Closed For Business. All Correspondence Should Be Submitted Electronically To Avoid Delays In Processing.

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**The Parish Council: - Objects**

**Comments:**

Issues which we base our objection on:

1. Concern about privacy of the property to the north if it is overlooked by first floor windows.
2. Concern about overlooking between proposed property and existing Greenacres property.
3. Proposed subdivision of an existing generously sized plot would result in two new plots with poor garden provision for a rural location, particularly if landscaping forms part of the final approved plans.
4. Property will be clearly visible from the highway and would significantly limit the view through to open countryside from the road at this point.

If the application is approved, we would ask for conditions to be applied to the following items:

1. Height should be constrained to match the lower of the adjacent bungalows.
2. Hedgerow and tree planting should be conditioned to provide biodiversity net gain and compensate for the loss of open green space.
3. Suitable building efficiency standards should be conditioned.
4. Contractor parking must be conditioned, the adjacent road space is very limited.

**The Parish Council *does* request that the application be referred to the District Council Planning Committee \*(please delete) Planning reasons:**

For material considerations relating to overlooking/loss of privacy and layout/density as explained above.

Note: Where a Parish Councils requests that an application is determined by Planning Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of it Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed SE Needs Date 13<sup>th</sup> January 2022

Clerk to the Parish Council

**Guidance:**

What are Material Considerations - A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking / loss of privacy
- Loss of light/overshadowing
- Highway Safety

- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas
- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person's access
- Government Policy
- Compliance with the Local Plan.

The following are **not normally** issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant's motive, character or personal circumstances □ Matters covered by other legislation including restrictive covenants □ Issues relating to landownership/property boundaries. □ Moral or religious Issue

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