



# GAMLINGAY PARISH COUNCIL

## NOTICE OF A PLANNING COMMITTEE MEETING

Dear Sir/Madam

Notice is hereby given that a Meeting of the Planning Committee will be held in the Kier Suite, rear of The Eco Hub, Stocks Lane, Gamlingay on Tuesday 27<sup>th</sup> November 2018 at 7pm. All members of this Committee are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the Meeting as set out hereunder:-

*10/*  
Dated this 21st day of November 2018

Mrs. K Rayner /Mrs L Bacon

Clerks

### BUSINESS TO BE TRANSACTED

- 115. To receive apologies for absence
- 116.i. To receive written requests for dispensations for disclosable pecuniary interests.
- ii. To grant any requests for dispensations as appropriate.
- 117. To note any items for consideration for the next meeting
- 118. To approve and sign as a correct record of the Minutes 13<sup>th</sup> November 2018
- 119. To consider Any Matters Arising-
- 120. To receive any representations from Members of the Public and Press relating to items of business on this agenda during a ten-minute Open Forum.

#### To re-open the meeting

- 121. To consider the following planning applications:

- 121.1 S/4142/18/FL- Proposed demolition and change of use of dis-used veterinary practice and erection of 2 no two bedroom semi-detached dwellings with car parking at 49 Mill Street, Gamlingay SG19 3JW
- 121.2 S/4186/18/FL- Two storey side extension incorporating cart lodge at 27 The Maltings, Gamlingay SG19 3JN
- 121.3 S/4158/18/PN- Prior notification of proposed demolition of Agricultural storage building, and S/4159/18/PN agricultural or forestry development- proposed storage of agricultural produce and machinery at Brook farm, Little Heath, Gamlingay SG19 3LL
- 122. To receive notices of decisions to previous planning applications-
- 122.1 S/1494/18/FL-Appeal decision- Land adjacent to 8A Little Heath, Gamlingay SG19 3LL- Appeal dismissed for erection of a bungalow.
- 123. Other Planning issues
- 123.1 S/ 3868/18/RM- 29 Units at West Road- amended plans not yet received
- 124. Closure of Planning meeting.

Next meeting Tuesday 11<sup>th</sup> December 2018

Please note all plans are available to view on South Cambridgeshire District Council website :-  
<http://plan.scambs.gov.uk/swiftlg/apas/run/wphappcriteriasdisplay>



Minutes of a Meeting of the Planning Committee held at the Eco Hub, Stocks Lane, Gamlingay on Tuesday 13<sup>th</sup> November 2018 at 7pm.

Present: A Goss, P Webb, T Gurney, M Ridler, S Jones- Clerk K Rayner  
3 Members of the public.

- 105. To receive apologies for absence-CS and D Finnigan-previous engagement
- 106.i. To receive written requests for dispensations for disclosable pecuniary interests.
- ii. To grant any requests for dispensations as appropriate.- None received
- 107. To note any items for consideration for the next meeting - None
- 108. To approve and sign as a correct record of the Minutes 23rd October 2018-  
**Agreed and signed**
- 109. To consider Any Matters Arising- None
- 110. To receive any representations from Members of the Public (MOP) and Press relating to items of business on this agenda during a ten-minute Open Forum. One member of the public in attendance in relation to S/3868/18/RM. Asked to contribute during item.
- 111. To consider the following planning applications:
  - 111.1 **S/3868/18/RM - Approval of matters reserved for Appearance, Landscaping, Layout and Scale following outline planning permission S/1338/15/OL for up to 29 dwellings with open space and access-Land South of West Rd, Gamlingay SG19 3JT-recommendation to Full Council (LSPA)-No recommendation-A** MOP advised was disappointed that the amendments promised at the public meeting had not formally been sent in relation to plots 13&14 and 15 (behind). Plots 13&14 were two storey dwellings which impacted on his residence in terms of massing, and overbearing. Draft plans have been sent to occupants. Clerk advised amended plans had not been formally received from the Planning department, therefore could not be commented on. MOP concerned particularly with plots 13,14 and 15. MOP advised public meeting, most neighbours were pleased with the changes from the original outline plan. 3 MOP arrived at the meeting. A MOP advised that resident covenant affected the distances from the road and required single storey dwellings. Concerns currently are- effect upon listed buildings along Mill St, and buildings adjacent to site on Mill St, (massing, overbearing nature,visual impact). No change to the access/traffic layout, crime and fear of crime- improvement in location of new footpath/cycleway to encourage natural surveillance by new properties.  
**Recommendation comments to be made to Full Council- no recommendation.** 2 Members of the public arrived at the meeting. 1 member of the public left the meeting.
  - 111.2 **S/3884/18/FL- i) Retrospective canopy for covered storage at The Mill Site, Potton Rd, Gamlingay, SG19 3LW-No concerns expressed, and ii)S/4167/18/VC- Variation of condition 3 (storage height restrictions) of planning permission S/2659/17/FL-No concerns expressed.** 1 member of the public left the meeting.



- 111.3 S/3830/18/FL- Demolition of garage and shed and construction of carport and garden storage building at Brook Farm, Little Heath, Gamlingay SG19 3LL- Approved- MOP advised rebuilding of car port and log store to replace old garage-slightly further back into the site- no concerns. 1 MOP arrived at the meeting. 2 MOP left the meeting.
- 111.4 S/3879/18/PN- Proposed agricultural hay store, land at The Heath, Gamlingay SG19 3LH- Approved-No concerns -hay store only.
- 111.5 S/3746/18/FL- Replacement dwelling and annex, demolition of existing house and annex at Old Plantation Cottage, Heath Road, Gamlingay SG19 2JD- Approved- 1 MOP arrived at the meeting- replacement dwelling on slightly higher ground, larger, but similar footprint, open countryside, no near neighbours. Very modern design- all materials- brickwork commented upon- preference to have Gamlingay brickworks colour bricks included in the building structure.
112. To receive notices of decisions to previous planning applications-none received
113. Other Planning issues
- 113.1 Tree application- S/3991/18/TC- Re-pollarding of limes, and felling of sweet chestnut at 4, Church Lane, Gamlingay SG19 3EU-No concerns expressed.
- 113.2 S/2866/18/VC- Gransden Lodge Airfield application-referred to November's SCDC Planning Committee (issue hours of operation)-noted. AG attending meeting tomorrow to find out the latest.
114. Closure of Planning meeting. 7.20pm

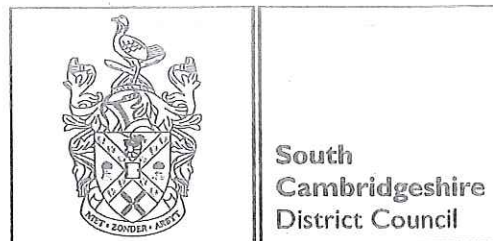
Next meeting Tuesday 27<sup>th</sup> November 2018

Signed.....Dated.....





South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge,  
CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)  
0345 045 5215



Mrs L Bacon,  
Gamlingay Parish Council Clerk  
Gamlingay PC Office  
Gamlingay Community Eco Hub  
STOCKS LANE  
Gamlingay  
SANDY  
Beds  
SG19 3JR

Planning and New Communities  
Contact: Aaron Sands  
Tel: 03450455215  
Email: [planningcomments@scambs.gov.uk](mailto:planningcomments@scambs.gov.uk)  
Our Ref: S/4142/18/FL  
Your Ref:  
Date 08 November 2018

*This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members*

Dear Sir/Madam

**Proposal:** Proposed demolition and change of use of dis-used veterinary practice and erection of 2no. two bedroom semi-detached dwellings with car parking.  
**Application Ref:** S/4142/18/FL  
**Location:** 49, Mill Street, Gamlingay, Sandy, Cambridgeshire, SG19 3JW  
**Applicant:** Mill Court Developments Ltd

Attached is a copy of the above application for your retention.

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned no later than 21 days from the date of this letter. After the expiry of this period, the District Council may determine the application without receipt of your comments.

Below is a link for your convenience to view all copies of documents, plans and forms in respect of the above proposal. As the website updates overnight, these will be available to view the following day from the date of this letter. Please note your comments will be placed on the website.

<http://plan.scambs.gov.uk>

#### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, please state the material considerations and planning reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

The Parish Council: - (Please delete appropriately)

Supports                      Objects                      Has no recommendation

Comments:

The Parish Council *does/does not\** request that the application be referred to the District Council Planning Committee \*(please delete)

Planning reasons:

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 its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....Date.....

Clerk to the Parish Council or Chairman of the Parish Meeting

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

#### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
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AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		



Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area  
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	49
Suffix	
Property name	Land to rear of
Address line 1	Mill Street
Address line 2	
Address line 3	
Town/city	GAMLINGAY
Postcode	SG19 3JW

Description of site location must be completed if postcode is not known:

Easting (x)	523755
Northing (y)	252064

Description

2. Applicant Details

Title	
First name	
Surname	Mill Court Developments Ltd
Company name	
Address line 1	The Office
Address line 2	Valley Farm
Address line 3	Lower Road
Town/city	Croydon, Royston
Country	



2. Applicant Details

Postcode	SG8 0HF
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

Title	Mr
First name	A
Surname	Ford
Company name	AJF Project Design
Address line 1	22 Ashtons Lane
Address line 2	
Address line 3	
Town/city	Baldock
Country	United Kingdom
Postcode	SG7 6JJ
Primary number	07970273238
Secondary number	
Fax number	
Email	info@ajfprojectdesign.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	480
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Proposed demolition and change of use of dis-used veterinary practice and erection of 2no. two bedroom semi-detached dwellings with car parking.

Has the work or change of use already started? ☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The buildings are falling into dis-repair and are substandard form of construction. The veterinary practice has ceased trading and is no longer a viable business.

7. Existing Use

Please describe the current use of the site

D1 - Veterinary Practice (dis-used)

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

D1 - Veterinary Practice (dis-used for in excess of four years).

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☒ Yes ☐ No

Land where contamination is suspected for all or part of the site ☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination ☒ Yes ☐ No

3. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Brick
Description of proposed materials and finishes:	Brick - colour and type to be agreed by condition.

Roof	
Description of existing materials and finishes (optional):	Profile sheeting
Description of proposed materials and finishes:	Imitation slates - colour and type to be agreed by condition.

Windows	
Description of existing materials and finishes (optional):	White UPVC
Description of proposed materials and finishes:	Grey colour finish - material to be confirmed

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see drawings and planning, design and access statement.

9. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No
- Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No
- Are there any new public roads to be provided within the site? ☐ Yes ☒ No
- Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

10. Vehicle Parking

- Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	4	4
Cycle spaces	0	4	4

11. Trees and Hedges

- Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

- Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.



### 13. Biodiversity and Geological Conservation

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance (see guidance note):

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

### 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Details to be confirmed.

### 15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Please see proposed site plan

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Please see proposed site plan

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

### 17. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

17. Residential/Dwelling Units

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	2	0	0	0	2
Total	0	2	0	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Total proposed residential units

2

Total existing residential units

0

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

f you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D2 - Assembly and leisure	158	158	0	-158
Total	158	158	0	-158

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

19. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

21. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

## 21. Industrial or Commercial Processes and Machinery

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 22. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

## 23. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent  
☐ The applicant  
☐ Other person

## 24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Ms
First name	Bonnie
Surname	Kwok
Reference	PRE/0359/16

Date (Must be pre-application submission)

23/12/2016

Details of the pre-application advice received

Proposed demolition of existing veterinary practice and erection of new housing likely to be acceptable in principle subject to material planning considerations as outlined in the accompanying Planning, Design and Access Statement.

## 25. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- a) a member of staff  
b) an elected member  
c) related to a member of staff  
d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14



26. Ownership Certificates and Agricultural Land Declaration

certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\*'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the and is, or is part of, an agricultural holding.

- Person role
- ☐ The applicant
  - ☒ The agent

Title	Mr
First name	A
Surname	Ford
Declaration date (DD/MM/YYYY)	29/10/2018

☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	29/10/2018
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Notes:

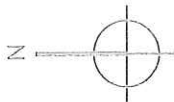
This drawing is a plan and must not be relied upon without reference being made to the accompanying scale bar. All dimensions of existing buildings to be verified on site.

This drawing is to be used in conjunction with all other drawings, relevant specifications and preliminary / general conditions associated with the project.

All materials and workmanship to comply with approved Document 7 to support Regulation 7 2013 edition of the Building Regulations 2010.

This Certificate is to certify that drawings for construction and construction accuracy. Any discrepancy between the details shown and those by others are to be reported to the Client / Contract Administrator.

This drawing remains the copyright of ajf project design.



REV	DATE	NOTE	BY
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FOR APPROVAL

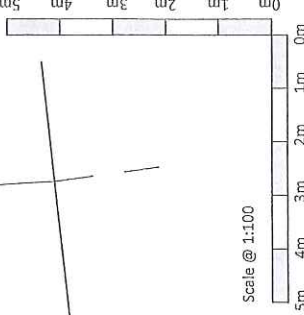
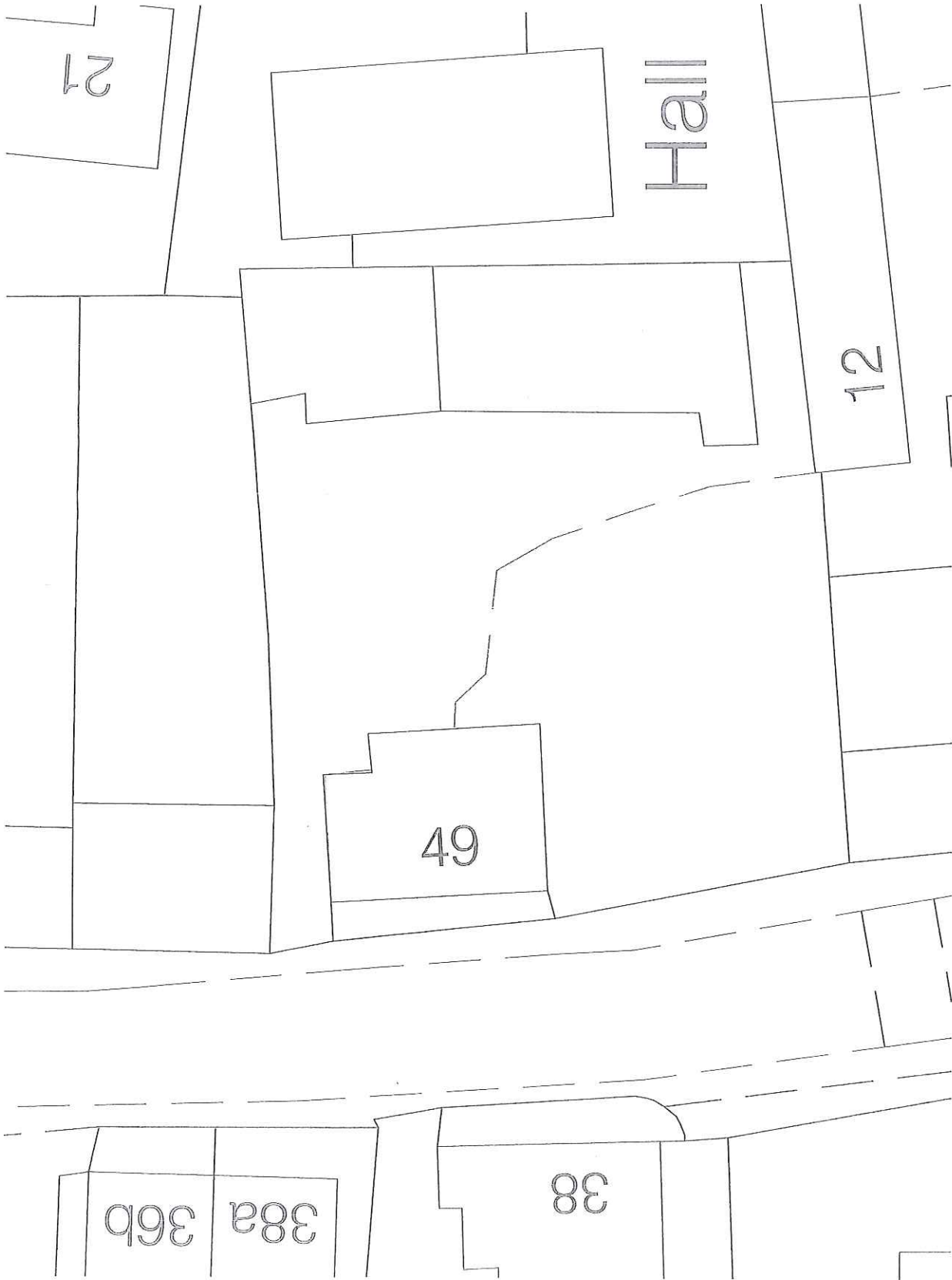
ajf project design

Chartered architectural technologists - building surveyors  
22 Ashburn Lane  
Balsdon  
Hertfordshire  
SG7 6JJ  
Tel: 01763 272339  
email: info@ajfprojectdesign.co.uk  
web: www.ajfprojectdesign.co.uk

CLIENT  
Mill Court Developments Ltd

PROJECT  
New residential development  
Land to rear of 49 Mill Street  
Garnley  
Sandy SG19 3JW  
DRAWING TITLE  
Block plan

SCALE	1:200 @ A3	DRAWING NUMBER	REVISION
DATE	Aug 2018		
DRAWN	AJF		
CHECKED BY			
JOB NUMBER	0135		



**Notes:**

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. All dimensions of existing buildings to be visited on site.

This drawing is to be read in conjunction with all other drawings, relevant specifications and preliminary / general conditions associated with the project.

All materials and workmanship to comply with 'Approved Document 7' to support Regulation 7 2013 edition of the Building Regulations 2010.

The Contractor is to check all drawings for dimensional and co-ordination accuracy. Any discrepancy between the details shown and those by others are to be reported to the Client / Contract Administrator.

This drawing remains the copyright of all project design.



REV	DATE	NOTE	BY
A	16.03.17	Scheme revised	

**FOR APPROVAL**

**ajf project design**  
chartered architectural technologists - building surveyors

22 Ashmore Lane  
Balsdon  
Hartfordshire  
SG7 6JJ

tel: 07975 272258  
email: info@ajfprojectdesign.co.uk  
web: www.ajfprojectdesign.co.uk

**CLIENT**

Mill Court Developments Ltd

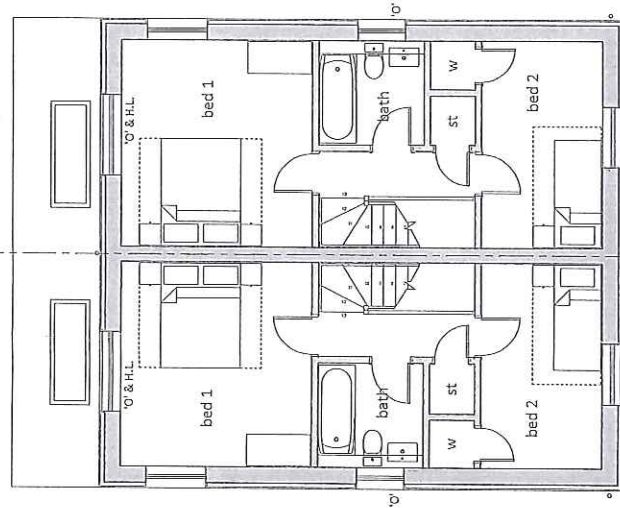
**PROJECT**  
New residential development  
Land to rear of 49 Mill Street  
Gamingay  
Sandy SG19 3JW

**DRAWING TITLE**  
Ground and first floor plans  
as proposed

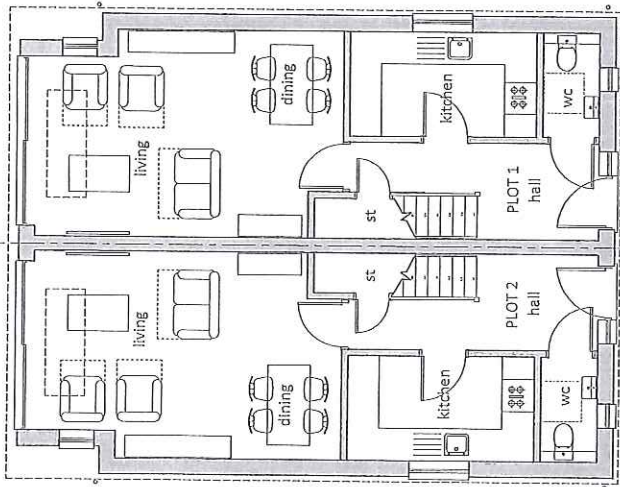
**SCALE** 1:100 @ A3  
**DATE** May 2017  
**DRAWN** AJF  
**JOB NUMBER** 0135

**CHECKED BY** A

**Scale @ 1:100**  
0m 1m 2m 3m 4m 5m



First Floor Plan



Ground Floor Plan

'O' - Obscure glazing





REV	DATE	NOTE	BY
A	15.08.17	Scheme revised	

FOR APPROVAL

**ajf! project design**  
chartered architectural technologists - building surveyors

22 Ashons Lane  
Baldock  
Hertfordshire  
SG7 5JJ

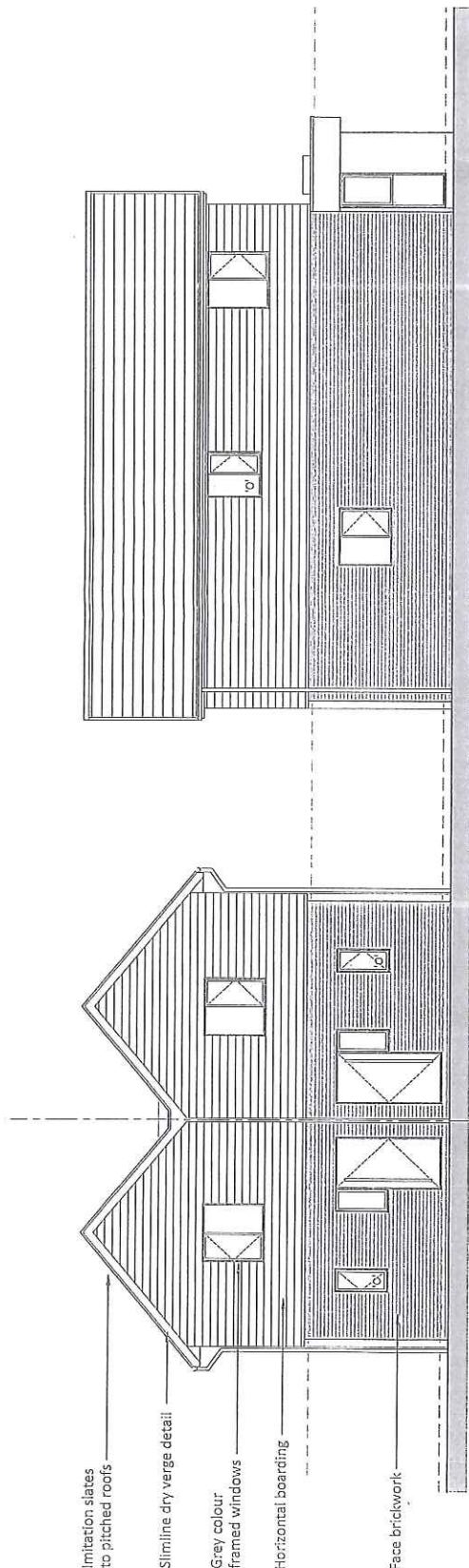
tel: 07970 273238  
email: [info@ajprojectdesign.co.uk](mailto:info@ajprojectdesign.co.uk)  
web: [www.ajprojectdesign.co.uk](http://www.ajprojectdesign.co.uk)

CLIENT: Mill C

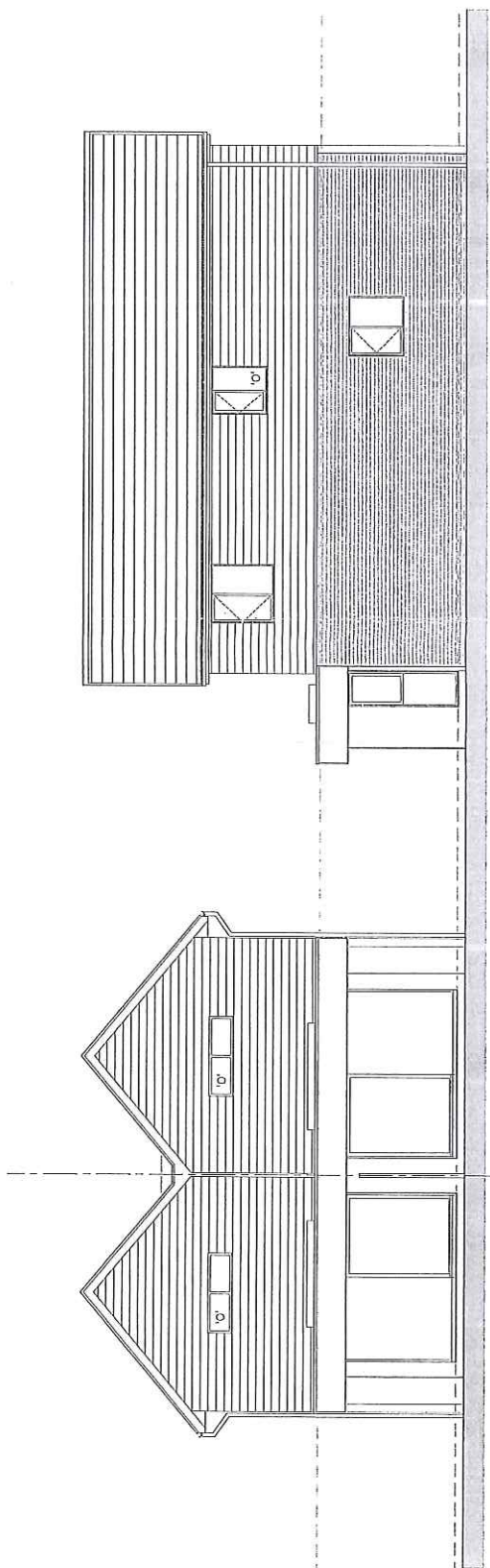
PROJECT  
New residential development  
Land to rear of 49 Mill Street  
Garnlingay  
Sandy SG19 3JW

DRAWING TITLE  
Elevations  
as proposed

SCALE	1:100 @ A3
DATE	May 2017
DRAWN	AJF
OB NUMBER	0135
DRAWING NUMBER	P-04
REVISION	A
CHECKED BY	



North Elevation



South Elevation

West Elevation

East Elevation

Scale @ 1:100

Notes:

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. All dimensions of building designs to be verified on site.

This drawing is to be read in conjunction with all other drawings, relevant specifications and preliminary / general conditions associated with the project.

All materials and workmanship to comply with Approved Document 7 to support Regulation 7 2013 edition of the Building Regulations 2010.

The Contractor is to check all drawings for dimensional and co-ordination accuracy. Any discrepancy between two details shown and those by others are to be reported to the Client / Contract Administrator.

This drawing remains the copyright of ajf project design.



REV	DATE	NOTE	BY

## FOR APPROVAL

### ajf project design

chartered architectural technologists - building surveyors

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tel: 07970 273238  
email: info@ajfprojectdesign.co.uk  
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CLIENT  
Mill Court Developments Ltd

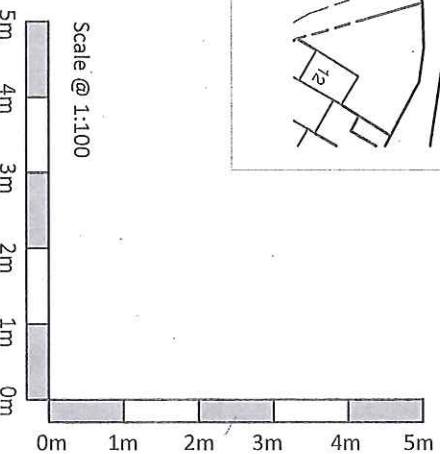
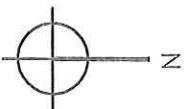
PROJECT  
New residential development  
Land to rear of 49 Mill Street  
Garringey  
Sandy SG19 3JW

DRAWING TITLE  
Site location plan

SCALE	1:1250 @ A4	DRAWING NUMBER	REVISION
DATE	Aug 2016	001	
DRAWN	AJF		
CHECKED BY	0135		

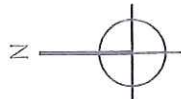


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BY	16.09.17	Schema revised
DATE		NOTE

FOR APPROVAL

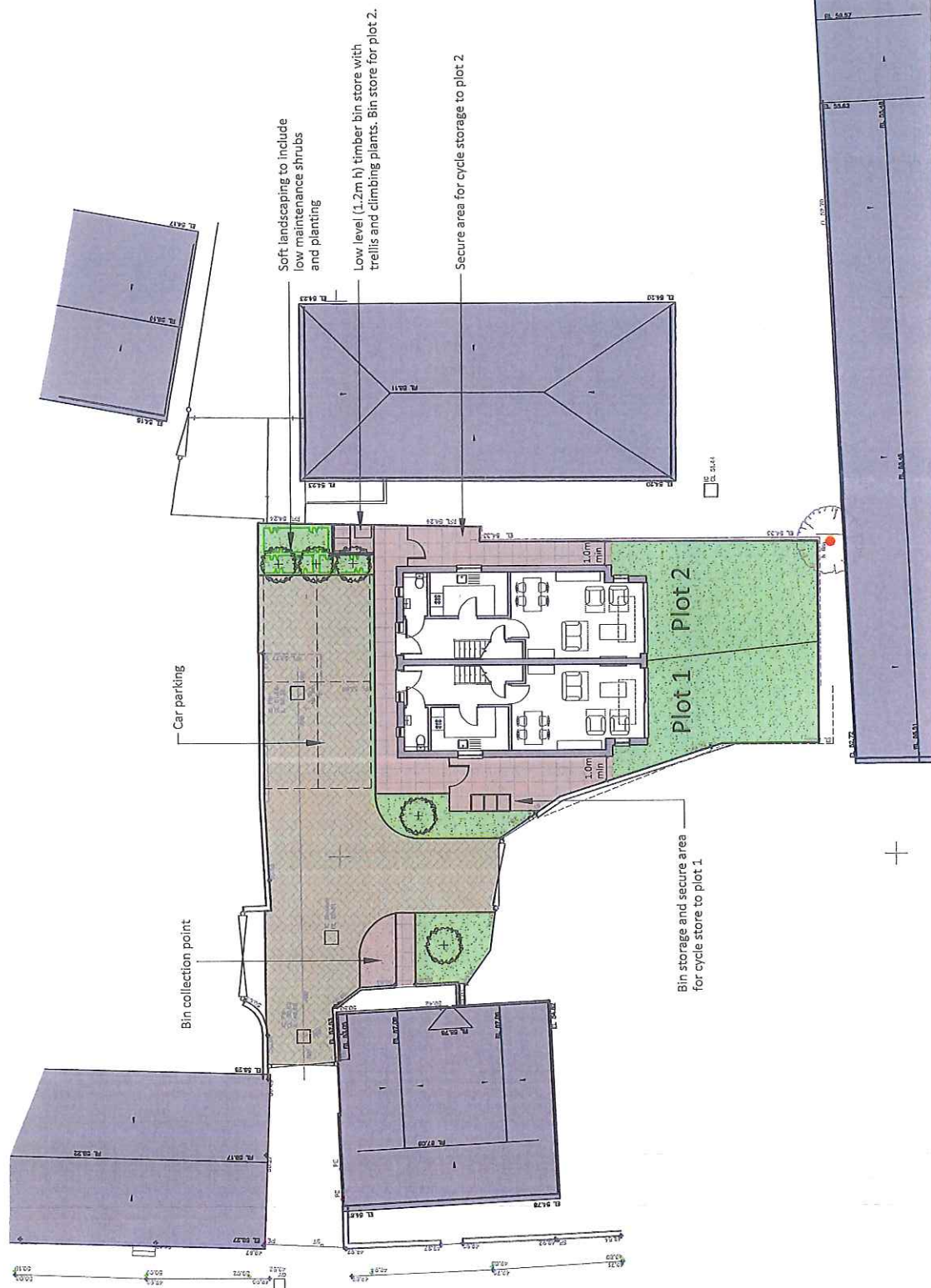
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CLIENT  
Mill Court Developments Ltd

SCALE	1:200 @ A3	DRAWING NUMBER	REVISION
DATE	May 2017	P-01	A
DRAWN	AJF		
JOB NUMBER	0135	CHECKED BY	



## Proposed Site Layout



Notes:

This drawing is a guide and must not be scaled from without reference to the dimensions of existing buildings to be verified on site.

The drawing is to be read in conjunction with all other drawings, specifications, and any other documents / general conditions associated with this project.

All materials and workmanship to comply with Approved Document A of the Building Regulations 2010.

The Contractor is to check all drawings for dimensions and details and report any discrepancies to the Client / Contract Administrator.

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REV	DATE	NOTE	BY
A	16.09.17	Scheme revised	

FOR APPROVAL

**aif | project design**  
chartered architectural technologists - building surveyors

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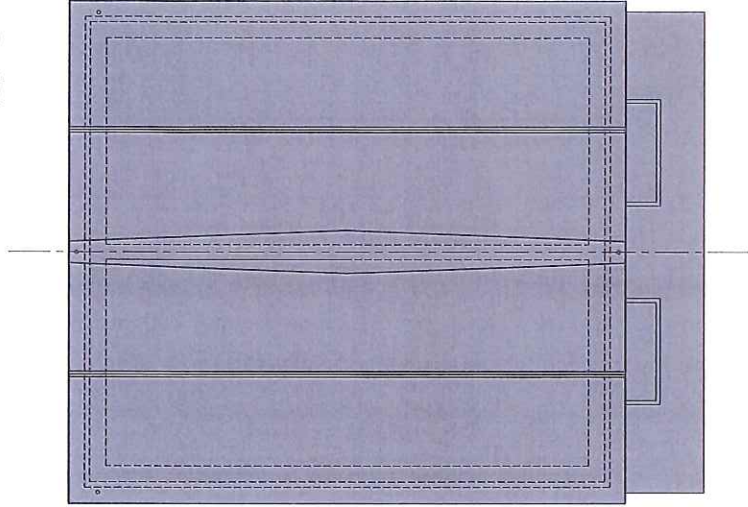
CLIENT  
Mill Court Developments Ltd

PROJECT  
New residential development  
Land to rear of 49 Mill Street  
Gerrington  
Sandy SG19 2JW

DRAWING TITLE  
Roof plan  
as proposed

SCALE	1:100 @ A3	DRAWING NUMBER	PERSON
DATE	May 2017	P-03	A
DRAWN	AJP	CHECKED BY	
JOB NUMBER	0135		

Roof Plan



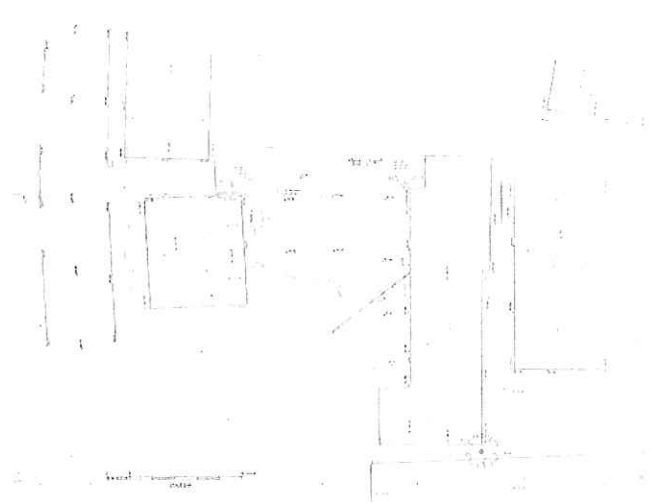
## Planning, Design and Access Statement

**ajf | project design**  
chartered architectural technologists – building surveyors



*View of former veterinary practice*

Date :	August 2016 – Updated April 2017	File Ref No.	0135 (Rev A – Aug 2017) (Rev B – Oct 2018)
Site Address :	Land to rear of 49 Mill Street Gamlingay Cambridgeshire		
Application Ref :	TBC		
Agent Contact :	Mr A J Ford BSc(Hons) MCIAT		
Agent Address :	AJF Project Design 22 Ashtons Lane Baldock Herts SG7 6JJ  Tel : 07970 273238		



*Application site indicating vehicle access from Mill Street – Topographical Survey*

### Introduction

This planning statement has been written to ensure that the principle of the proposed development on this site has been considered to its highest level and against the relevant statutory legislation, policies and guidance as stated in Government advice.

This statement is submitted in support of this pre-application to determine the principle of change of use from a Veterinary Practice (currently redundant) to residential C3 development following demolition of the existing buildings.

This scheme follows a formal pre-application submission and should be read in conjunction with the accompanying Heritage Statement.

### Development Description

This application is for 2 no. two bedroom semi-detached residential dwellings on land to the rear of 49 Mill Street.

The scheme intends to provide much needed housing in a sustainable town centre location making good use of underutilised land. Advice is also sought in respect of the proposals to demolish the existing buildings which provide no enhancement to the character of the surrounding Conservation Area. The buildings are of a fairly modern 20<sup>th</sup> century construction which is of no particular architectural merit. It is however accepted that the volume of buildings to be removed will require formal Conservation Area Consent. A condition survey is not submitted with this application but will be made available should this be deemed necessary.





*View of site entrance from Mill Street*

## **Site Analysis**

The application site is located on the east side of Mill Street approximately 0.2 miles to the south of Church Street where local amenities are situated. The site itself is located to the rear of number 49 Mill Street and is currently accessed via the shared vehicular access located between nos. 47 and 49 Mill Street.

The site is located within the Conservation Area, the east boundary of the site also forms part of the boundary of the Conservation Area. Planning Permission was obtained in 1986 for change of use from a joiners workshop and paint store to a veterinary surgery under planning reference S/1707/85/F. A number of listed buildings exist along the eastern side of Mill Street.

The buildings associated to the site are all located along the east boundary which leaves a large open concrete car parking area to the front which served the former Adelaide Veterinary Practice. This parking area also serves as vehicular access for both 47 and 49 Mill Street, along with the application site.

## Planning, Design and Access Statement

The former use ceased in 2012 at which time the Veterinary Practice was put up for auction, then sale, and then auction again with no interest in the practice itself. The former use is redundant and the site is currently dis-used with the buildings and general upkeep of the site falling into a state of dis-repair.

Gamlingay is a well serviced local centre benefitting from general amenities such as shops, restaurants, schools and employment opportunities with good access to local towns via bus routes with mainline railway stations and links to London and Cambridge.

### Relevant Planning History

<b>S/1707/85/F</b>	49 Mill Street. Change of Use from joiners workshop and paint store to veterinary surgery Approved 15.01.1986
<b>S/0910/11</b>	49 Mill Street. Two storey extension following demolition of existing porch and conservatory. Approved 12.07.2011
<b>PRE/0359/16</b>	Land to rear of 49 Mill Street. Proposed change of use from a former veterinary practice to residential following demolition of existing buildings Dated 23.12.16

### Planning Principle

#### Policy Context

There are a number of adopted and emerging policy documents which are relevant to this proposal. The NPPF will help guide the principle of development, the new South Cambridgeshire Local Plan 2011-2031 is not yet adopted however some Development Plan documents are relevant and the decision-taking process will also need to rely on any relevant saved policies of the South Cambridgeshire Local Plan and the overarching policies within the adopted Core Strategy except where these are in contrast to the objectives of the NPPF. The principle message within the NPPF is the presumption in favour of sustainable development.

#### Housing - Need and Supply

The South Cambridgeshire Annual Monitoring Report published in January 2016 identifies that the Council is not able to demonstrate a five year supply of housing land. Therefore in light of these circumstances all relevant sites should be considered for residential development notwithstanding any material planning considerations.



## Planning, Design and Access Statement

The South Cambridgeshire Strategic Housing Land Availability Assessment identifies that available sites in Gamlingay should be considered further in respect of new residential development. The housing needs survey also identifies that additional housing is required in Gamlingay.

### Demolition within the Conservation Area

The existing buildings are not listed and are not a heritage asset within the Conservation Area. In Heritage terms, the loss of the buildings would have a neutral impact on the Conservation Area thereby preserving the character of the immediate locality. The proposed replacement buildings have been designed with contemporary features following specific design advice contained within the pre application response. The proposed design has taken influence from the immediate neighbouring dwellings in terms of traditional proportions and building form but includes contemporary features and detailing to complement the location area. This statement should also be read in conjunction with the Heritage Statement.

### Change of Use - Loss of Employment

Policy ET/6 does allow for change of use of employment site to non-employment uses if one of three specified criteria can be demonstrated.

Specifically in this case it can be demonstrated that the site is inappropriate for any employment use to continue with regard to market demand. It can also be demonstrated that the employment use, in this case the veterinary practice, has been relocated in close proximity to the application site and is currently operating. Given that Gamlingay is a rural village, it is unlikely that more than one veterinary practice is required to serve the local area. This is clearly demonstrated by the fact that the property has not been successfully leased or sold as a veterinary practice. It is also argued that the site is inappropriate for the veterinary practice use given the existing highways and vehicle access arrangements which are inappropriate for multiple visits and car journeys given the site constraints in terms of width of access.

The following information is put forward in response to direct queries arising from the pre-application meeting:

I. History of Veterinary Practice and reason for vacating the site:

The current buildings are inappropriate for use and considered unsafe in terms of structural integrity. It was also felt that the required hygiene levels could not be achieved within the buildings in their current state and the cost of reconstruction is prohibitive.

The residential property previously associated to the veterinary practice (49 Mill Street) no longer forms part of the property portfolio. The previous owner of 49 Mill Street sold the residential property separately to help fund the practice, however the business was not commercially sound given lack of demand, and therefore was forced to cease trading/practicing.



## **Planning, Design and Access Statement**

2. Relocation of Veterinary Practice:

The practicing vet already had premises in Sandy and continues to offer these services located approximately 1 mile from the application site.

3. Employees – Loss of Employment:

The Practice at Mill Street employed 4 people: all staff have relocated to the Sandy Practice and therefore no loss of employment has resulted from the closing of the practice in Gamlingay.

4. Other Veterinary Practices in Gamlingay:

There are no other veterinary practices located in Gamlingay. Given the size of Gamlingay and the lack of direct demand, it is felt that the village can be adequately served by immediate local services in Pottton.

5. Efforts to Market the Property and Results:

The Veterinary Practice was marketed by Kennedys Estate Agents for a protracted period of time exceeding four years and without interest in purchasing or leasing the premises for the current permitted use. Following this time, the site was auctioned as a previously developed site with the intention of the new development being of an alternative suitable use.

### **Highways and Parking**

The existing vehicular access will be maintained, this access also currently serves number 47 and 49 Mill Street which will also be maintained. The vehicular access is an existing situation, the change of use to a small number of dwellings should be considered as an improvement and reduction to the vehicle movements associated to the previous permitted use.

Vehicle turning and parking for all residential properties will be provided within the site as part of both proposed schemes, with each new residential dwelling being afforded 2 car parking spaces.

### **Sustainability**

The scheme will be designed to meet the requirements of the current Building Regulations where recent revisions have concentrated on the reduction of energy consumption. The proposed methodology in achieving such targets may be best expressed within the following topics:

### **Energy**

The detailed design of energy efficiency measures falls within the remit of other legislation, however it is generally accepted that there is a continuing drive towards greater energy efficiency and to this end the relevant regulations are under constant review.

## Planning, Design and Access Statement

The recent amendments to Part L (Conservation of Fuel and Energy) and Part F (Ventilation) of the Building Regulations are the latest step taken by the Government in its commitment towards achieving zero carbon rating in new dwellings by 2016. These amendments require a 25% reduction in carbon emissions above the previous regulations, which in itself closely matches the requirement of Level 3 of the Code for Sustainable Homes.

The emphasis is towards improving the fabric of buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating. In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the buildings will also be minimised by the adoption of good detailing and responsible workmanship.

By the adoption of these principles heating demand, and consequently the size of boiler will be minimised, and will be of a highly efficient design. All boilers will be to a class 5 specification, with nitrogen oxide emissions no greater than 70mg/kVWh.

In brief, energy consumption across the site will be minimised by employing a combination of the following measures:

- High performance double glazing and high levels of insulation to floors, walls and roofs to reduce energy demand.
- Orientation of buildings to maximise passive solar gain
- Use of accredited details to minimise air leakage and eliminate cold bridging around openings
- SEDBUK 'A' rated condensing gas boilers
- Integrated energy management controls
- White goods to be A rated where supplied.
- Lighting to use energy efficient fittings
- Mechanical ventilation carefully designed so as not to create excessive air changes
- Whilst the buildings will be designed to achieve high levels of air tightness, adequate levels of controllable natural ventilation will also be incorporated, in the form of trickle vents.
- Energy requirements from a renewable energy source.
- User information, highlighting energy efficiency.

## Planning, Design and Access Statement

### Water

Besides the desire to reduce energy consumption there is also a necessity to reduce both the consumption and the waste of water. The following measures will be adopted that will assist in achieving this:

- Flow restrictors fitted to all taps
- Low flow shower heads
- Water metering
- Dual flush cisterns
- Baths with smaller profiles, requiring less water to fill
- Water butts installed for rainwater collection, for garden watering rather than hoses
- Drought tolerant planting with landscaping schemes, and advice to occupiers

There are increasing concerns regarding the drainage of rainwater run-off from hard surfaces within new developments such as this, which can result in the surcharge of existing drainage systems and watercourses. As a consequence permeable external surfaces will be specified.

### Waste and Recycling

To avoid un-necessary waste, and to encourage the recycling of waste materials the following will be adopted;

- A site waste management plan will be submitted for approval to avoid construction waste
- Adequate provision will be made both inside and outside of buildings to enable the sorting and collection of recycled materials from domestic waste
- All properties will be provided with compost bins

### Materials

The form of construction should encourage the use of locally sourced materials, and those that have low embodied energy.

### Ecology and Planting

Ecological surveys have been carried out, and the presence of bat species has been identified. Any recommended measures for mitigation and enhancement will be implemented as part of the detailed Landscape and Ecological management Plan.

New landscape planting will be designed to incorporate mainly native species with the aim of providing suitable habitat for a variety of wildlife across the site.



### **Pollution Control**

It is essential that the proposed development does not increase levels of pollution, with this in mind the following measures will be adopted:

- The site management plan will minimise noise, dust and odour
- Products that release harmful chemicals will be avoided
- Any hazardous materials on the site (for instance resulting from demolitions) will be identified and safely removed
- Boilers specified will have low (NO<sub>x</sub>) emissions
- The provision of new landscaping will assist in neutralising the release of CO<sub>2</sub>

### **Design**

#### **Amount**

The site will provide 2 no. two bedroom dwellings. The site area is approximately 480 square metres, therefore it is felt that adequate built development to plot size ratio is achieved.

#### **Layout**

Following pre-application advice, the scheme now provides two family homes with rear garden space and parking to the front. The buildings are oriented 90 degrees compared to the existing site arrangement. Again, adequate distances are maintained between the properties along Mill Street. The orientation of the properties to the north, east and south have also been considered to ensure that the proposal will not result in any adverse loss of light, outlook or privacy.

The layout also presents good legibility within the site defining private and public spaces with good provision for natural surveillance.

#### **Scale**

The proposed depth and height of the dwellings have been designed to reflect the scale of the existing traditional proportioned dwellings located in the immediate surrounding area.

It is felt that the scheme provides an adequate balance between maximising the site's potential for development and providing adequate spacing between the buildings, whilst also retaining adequate open space within the site.

## Planning, Design and Access Statement

### Appearance

The form and proportions of the proposed buildings reflect the neighbouring residential buildings, especially in terms of gable widths and roof pitch. The pre-application advice is quite specific in that a contemporary style should be adopted for this site.

With this in mind, the scheme has been designed to make use of contemporary detailing such as clean slim line roof verges, feature glazing and horizontal boarding.

Face brickwork is also proposed with a slate effect roof finish to the roof pitches. The design detail will also feature deep window reveals and mitred finishes to achieve a “wrap around” appearance to the external boarding.

It is important to note that the proposals will greatly improve the appearance of the site by way of sympathetically designed buildings and landscaped areas to the frontage which will have a positive impact to the Conservation Area. This development will provide a scheme that will both complement and enhance the immediate surrounding area.

### Landscaping

New soft landscaping will be proposed as part of this scheme, the specific detail of which is preferred to be reserved by condition. An indicative layout encompasses structured use of tree, hedge and shrub planting to open spaces and to dwelling frontages, in order to reinforce a positive residential pattern.

The proposed re-development of the site will hugely improve the general appearance of the site by removing the existing dilapidated buildings and replacing these with a combination of sensitive soft and hard landscaping.

### Conclusion

The design philosophy extends to providing a sympathetically designed development which positively integrates into the existing surroundings. It has been demonstrated that there is no adverse impact as a result of the employment loss which is justified in these set of circumstances under policy ET/6. By using the land to its full potential, the proposal will also make a worthwhile contribution to the number and mix of local housing.

The site is in a prime location with excellent access to local services, public transport routes and amenities. Ample off-street parking is also proposed within the site.

The design has been considered in the context of the surrounding buildings and Conservation Area. The scheme makes use of simple and contemporary design details that will complement the surrounding built form and will enhance the street scene in this location within Gamlingay town centre.

The impact upon the amenities of the occupiers of neighbouring residential dwellings is negligible in terms of loss of outlook, light and privacy by way of the siting, scale and design of the proposed properties.

In light of the above, it is considered that the scheme is viable and accords with relevant policies and standards set both locally and nationally. Therefore this development should continue to be supported and endorsed by grant of Planning Permission.

### **Addendum – August 2017**

The proposals detailed herein and on the application drawings are a revised scheme / submission following withdrawal of application ref. S/1977/17/FL. This previous application was withdrawn following advice received from South Cambs District Council, due to the concerns raised about the overall building height and amount of accommodation shown and issues of overlooking to the southern elevation.

The revised proposals have taken on board these comments with an aim to design out the issues raised, in conjunction with further consultation and assistance received from the Case Officer. The overall height of the building has been reduced from 2.5 storeys to 2 storeys and the proposed units reduced from 3-bed to 2-bed accommodation. We feel this addresses the concerns raised from the previous scheme about the massing and accommodation proposed. The overlooking concerns raised to the southern aspect have been addressed by amending the design to incorporate high level, non-opening and obscure glazed windows to this elevation. This will provide daylight into the room and maintain an aesthetically balanced design without loss of privacy to the neighbouring properties. Openable windows have been introduced to the flank elevations of the rear bedroom which are essential for meeting daylight, ventilation and emergency egress requirements.

Further minor amendments have been introduced at the request of the Case Officer, most significantly a slight reduction in the width of the units to facilitate side access to Plot 2 as well as Plot 1, which was not achieved in the previous proposals. This is considered as a positive improvement to the design as a whole. This reduction in width has in turn further reduced the overall ridge height of the proposals, assisting with reduction in the massing further.

The revised design has been amended to address all of the concerns raised from the previous application. It is therefore our view that this scheme be supported and endorsed by grant of Planning Permission.



**Addendum – October 2018**

Following withdrawal of application ref. S/2957/17/FL due to lack of recent marketing information, the site has been re-marketed for a further period since January 2018 to the current date, with Cliftons Estate Agents. This has received limited interest with no acceptable offers received.

This recent information therefore reinforces the lack of demand for the site under the current permitted use class.

Cliftons Estate Agents marketing report is appended to this statement.



Aaron Ford &lt;ajfprojectdesign@gmail.com&gt;

---

**FW: Marketing Reports 49 Mill Street**

1 message

stuart tredgett &lt;stuart.tredgett@btconnect.com&gt;

25 October 2018 at 14:28

Reply-To: "stuart@apex-building.co.uk" &lt;stuart@apex-building.co.uk&gt;

To: Aaron Ford &lt;ajfprojectdesign@gmail.com&gt;

Hello Aaron

Please find the attached report.

Regards

Stuart

---

**From:** Lorraine Turner [mailto:lorraine@cliftonsproperty.com]  
**Sent:** Thursday, October 25, 2018 11:03 AM  
**To:** 'Stuart Tredgill (stuart@apex-building.co.uk)'  
**Cc:** Stuart Tredgett (stuart.tredgett@btconnect.com); David Clifton  
**Subject:** FW: Marketing Reports 49 Mill Street

Hi Stuart

Please find below a graph from Rightmove showing how your property has been performing although they only have details for up to 120 days.

Also find attached a report from Zoopla and an extract from our Database.

We do also advertise on Nova Loca but unfortunately a report was not easily accessible.

Hopefully this will assist with your planning application.

Regards

Lorraine



Bridge House

121 Shortmead Street

Biggleswade

Beds SG18 0BB

01767 312131

**From:** Cliftons, Bedfordshire [mailto:autoresponder@rightmove.com]

**Sent:** 25 October 2018 10:40

**To:** Lorraine Turner

**Subject:** Marketing Report

## Marketing report for Cliftons, Bedfordshire

Dear Sir/Madam,

We are pleased to present your latest marketing report. This shows how your property listing has been performing on Rightmove.



## Marketing report

49, MILL STREET Gamlingay, Cambridgeshire,  
SG19 3JW

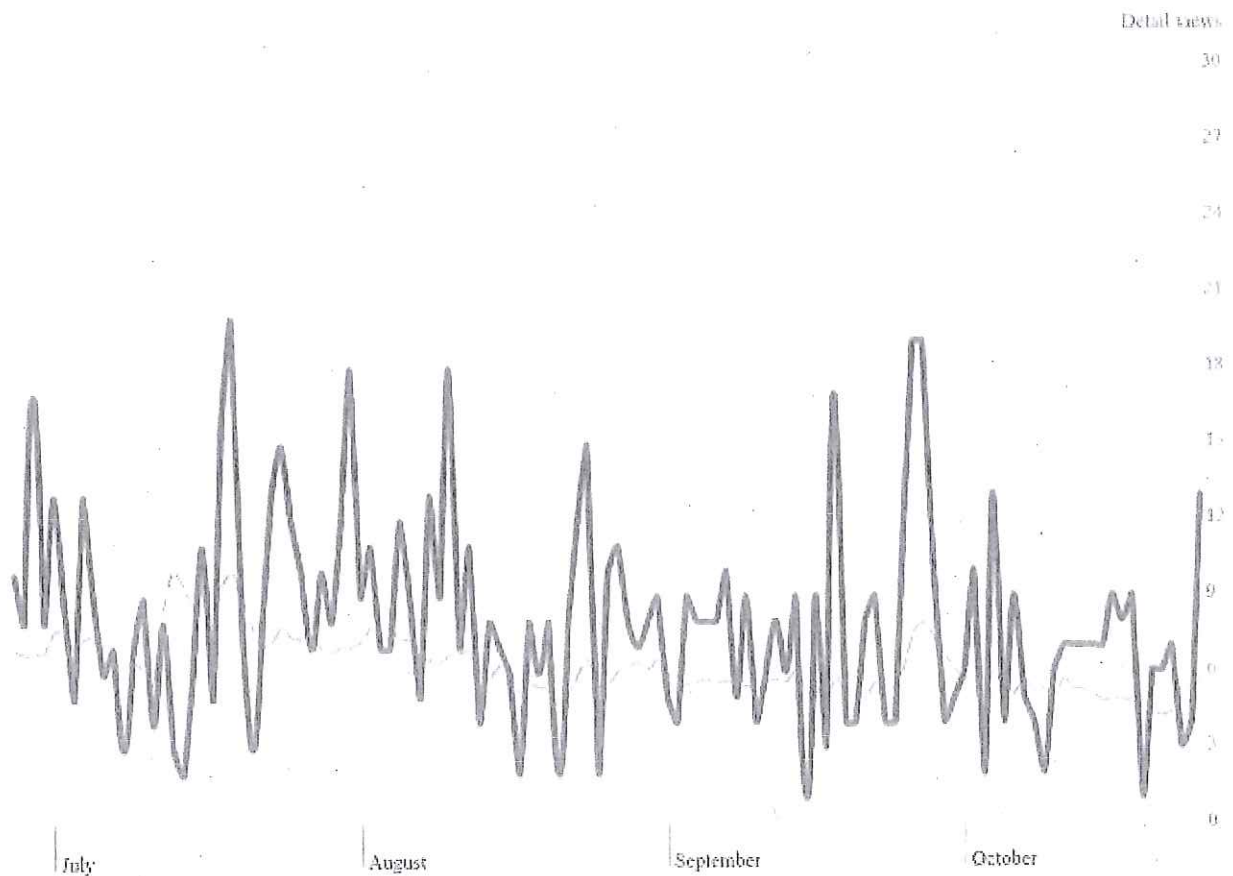
£185,000 0 beds

☐ Listed: Jan 16, 2018 ☐ Views (last 120 days): 965

☐ Updated: Jan 16, 2018 ☐ View property

Report created October 25, 2018

Showing Jun 27, 2018 to Oct 25, 2018

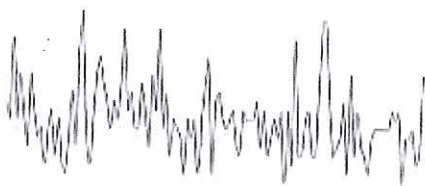


For more information, please contact Cliftons on 01234 969049 or [info@cliftonsproperty.com](mailto:info@cliftonsproperty.com).

Data is derived purely from [Rightmove.co.uk](https://www.rightmove.co.uk)'s internal statistics and advertisers on October 25, 2018, may be subject to specific geography or search criteria and is provided 'as is' for general interest only. Rightmove makes no warranty as to the data's suitability for any purpose and accepts no liability for any action or inaction taken as a consequence of its use.

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### 3 attachments



**graph.png**  
92K

 **Perf. Report. Zoopla 49 Mill.pdf**  
64K

 **Cliftons Database 49 Mill Street.pdf**  
999K



## 704

Address1	49 Mill Street	TakeOnDate	02/01/2018	Selected Potential			
Address2		DateAvailable	02/01/2018				
Address3		DateUnderOffer					
Address4		DateSold					
Town	Gamlingay	DateToMarket		Property Ads			
County		AnnualRental:	£0.00				
PostalCode	SG19 3JW	AnnualRentalReview		Control			
Country	Cambridgeshire	CompletionRef	0				
PropertyComment							
PropertyType	Industrial	PropertyType Comment		Owner Details			
CurrentUseCode							
PropertyLocation	Cambs	Property Location Comment	MARKETING BOARD ERECTED 18 MAY 2018	Contacts			
Region	N/A						
Tenure	Freehold	Property Tenure Comment		Pro Forma			
SizeF2:		1473	PropertySize Comment				
UnitSize1	0						
UnitSize2	0						
SpecificArea:		Key No					
WouldDivide		Sign No					
AnnualRental	£0.00	RentalRate/f2	£0.00	SaleValue:	£185,000.00	SaleValue/f2	£0.00

View	Prop	Appli	Detail	Viewing Date	Details Sent Date	Applicant	Property	Value	Status	ViewDet	Text
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Applicant Comment											
###	704	###	<input type="checkbox"/>	24/07/2018 11:00:00	18/07/2018	Erol	49 Mill Street	2	4	ViewDet	
Applicant Comment											
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Applicant Comment											
###	704	###	<input type="checkbox"/>	21/03/2018 12:00:00	12/03/2018	Narain	49 Mill Street	2	4	ViewDet	
Applicant Comment											
###	704	###	<input type="checkbox"/>		18/10/2018	Thakrar	49 Mill Street	2	3	ViewDet	
Applicant Comment											
###	704	###	<input type="checkbox"/>		25/09/2018	Franchi	49 Mill Street	2	2	ViewDet	
Applicant Comment				Has made an offer of £140K cash							
###	704	###	<input type="checkbox"/>		28/08/2018	Cook	49 Mill Street	2	3	ViewDet	
Applicant Comment											
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Applicant Comment											
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Applicant Comment											
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Applicant Comment											
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Applicant Comment											
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Applicant Comment											



###	704	###	<input type="checkbox"/>		25/04/2018	Douglas	49 Mill Street	2	3	ViewDet	
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###	704	###	<input type="checkbox"/>		29/01/2018	Phull	49 Mill Street	2	3	ViewDet	
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###	704	###	<input type="checkbox"/>		17/01/2018	Dawson	49 Mill Street	2	3	ViewDet	
###	704	###	<input type="checkbox"/>		17/01/2018	Bard	49 Mill Street	2	3	ViewDet	
###	704	###	<input type="checkbox"/>		17/01/2018	Fribbins	49 Mill Street	2	3	ViewDet	
###	704	###	<input type="checkbox"/>		16/01/2018	Fischman	49 Mill Street	2	3	ViewDet	



Cliftons Commercial Property  
Bridge House, 121 Shortmead Street, Biggleswade,  
SG18 0BB  
01767 312131  
info@cliftonsproperty.com

# How is your property performing?

49 Mill Street, Gamlingay, Sandy SG19 3JW



Added on 16th Jan 2018

£185,000

Office for sale

Mill Street, Gamlingay, Sandy SG19



For sale - surgery premises

⇒ Sandy (4.3 miles) ⇒ Biggleswade (5.6 miles)

Note: Distances are straight line measurements

## Listing stats



Search result views

 169

Clicked to view

 11

Click through rate\*

 6.5%

Branch average of 3.38%

Powered by **Zoopla**

\* Click through rate - The percentage of people that saw your property in the Search Results page and clicked through to view your property's details.







*View of former veterinary practice*

Date :	April 2017	File Ref No.	0135 (Rev A – Aug 2017)
Site Address :	Land to rear of 49 Mill Street Gamlingay Cambridgeshire		
Application Ref :	TBC		
Agent Contact :	Mr A J Ford BSc(Hons) MCIAT		
Agent Address :	AJF Project Design 22 Ashtons Lane Baldock Herts SG7 6JJ  Tel : 07970 273238		

## Heritage Statement

### Introduction

This Heritage Statement has been written to ensure that the principle of the proposed development on this site has been considered to its highest level in terms of the impact to the Conservation Area and Heritage Assets.

This statement is written in line with the provisions set out in Paragraph 128 of the National Planning Policy Framework (NPPF) (DCLG 2012). The site lies within the Conservation Area of Gamlingay.



*View of site entrance from Mill Street*

### Development Description

This application is for the construction of two semi-detached residential dwellings, following demolition of the existing dis-used buildings on the site.

The scheme intends to provide much needed housing in a sustainable town centre location making good use of underutilised land. The buildings are of a fairly modern 20<sup>th</sup> century construction which is of no particular architectural merit. It is however, accepted that the volume of buildings to be removed will require formal Conservation Area Consent. A condition survey is not submitted with this application but will be made available should this be deemed necessary.



## Heritage Statement

The new housing will be located towards the northern end of the site and directly behind 49 Mill Street. The Planning Design and Access Statement which accompanies this application includes the proposed design detail, but in terms of overall form and massing, the buildings have been limited to 2 storeys. Care has been taken to ensure the new buildings will sit well within the site and will be subordinate to the existing surrounding Heritage Assets in terms of overall height and scale to ensure there is no adverse impact to the character and setting of the Heritage Assets and Conservation Area. The introduction of contemporary design detailing is also incorporated following the specific design advice provided within the pre-application response.



*Conservation Area and Heritage Asset Location Map*

## Site Analysis

This site analysis provides an overview of the significant Heritage Assets within close proximity of the site and is based on information provided by the national database Heritage Gateway and specifically the Cambridgeshire Historic Environment Record.

The site is located within the Conservation Area of Gamlingay, the east boundary of the site also forms part of the boundary of the Conservation Area. The Conservation Area was first designated in March 1973, with the boundary being extended in July 1994. The Conservation Area designation mainly relates to the Historic linear core of Gamlingay which includes Mill Street.



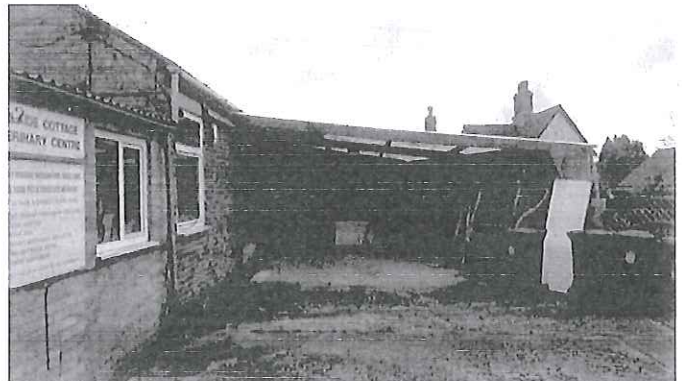
## Heritage Statement

The application site is located on the east side of Mill Street approximately 0.2 miles to the south of Church Street. The site itself is located to the rear of number 49 Mill Street and is currently accessed via the shared vehicular access located between nos. 47 and 49 Mill Street. The above graphic demonstrates that a number of Listed Buildings are located within the immediate vicinity. Specifically, the application site is located within the setting of three listed buildings which are no. 38 Mill Street, no. 51 Mill Street (Blythe Farmhouse) and the Barn at Blythe Farmhouse (known as nos. 1, 2, 3, 13 Clare Court).



*Listed Building Location Map*

## Heritage Statement



*Application Site*

### **Impact of Demolition on Setting of Listed Buildings and Conservation Area**

The buildings associated to the application site are all located along the east boundary leaving a large open concrete car parking area to the front which served the former Adelaide Veterinary Practice. This parking area also serves as vehicular access for both 47 and 49 Mill Street, along with the application site. The application site buildings are of fairly modern construction and design which includes haphazard forms including areas of flat roof which offer no particular architectural merit.

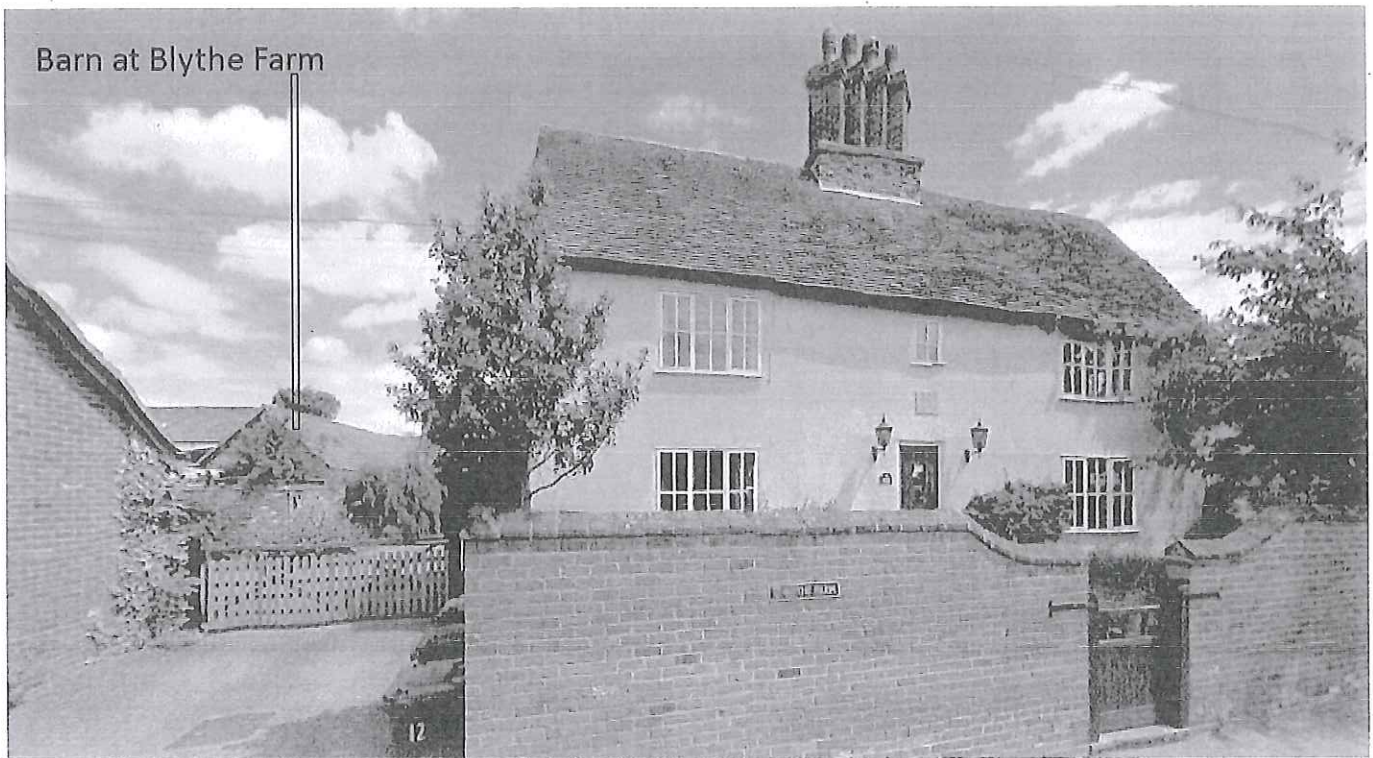


## Heritage Statement

Planning Permission was obtained in 1986 for change of use from a joiner's workshop and paint store to a veterinary surgery under planning reference S/1707/85/F. The former use ceased in 2012 at which time the Veterinary Practice was put up for auction, then sale, and then auction again with no interest in the practice itself. The former use is redundant and the site is currently dis-used with the buildings and general upkeep of the site falling into a state of dis-repair.

It is felt that the existing buildings offer no benefit to the character and appearance of the application site or the wider setting of the surrounding listed buildings. The demolition of the existing buildings provides an opportunity to positively enhance the setting of the listed buildings and surrounding Conservation Area. Therefore, the demolition of the existing buildings will have no adverse impact on the setting of the listed buildings

### Impact to setting of Listed Buildings



*Blythe Farmhouse and Barn at Blythe Farm to rear*

#### BLYTHE FARMHOUSE

List Entry Number: 1128186

Grade: II

Date first listed: 22-Nov-1967

GAMLINGAY MILL STREET TL 2352 (East side) 11179 No 51 (Blythe 22.11.67 Farmhouse) GV II House. Initials SM and date 1670 possibly reset in late render over front door. Timber frame, rendered and tiled roof. Red brick ridge stack of four diagonally set linked shafts in line on



## Heritage Statement

rectangular base. T-plan with lean-to, probably later, in the angle. Two storeys and attic. Two, two-storey canted bays on either side of baffle entry doorway. Early C19 flush panelled door. Kitchen wing, also framed, rendered and tiled. Single storey. Later gabled stair turret and flanking lean-to to domestic addition. Inglenook hearths now blocked. In 1664 the house was owned by Stephen Apthorpe. It is possible that one initial is missing or has been removed.

### BARN AT BLYTHE FARMHOUSE

List Entry Number: 1128187

Grade: II

Date first listed: 03-Sep-1986

GAMLINGAY MILL STREET TL 2352 (East side) 11/80 Barn at Blythe Farmhouse. GV II Barn. C19. Local red and burnt brick. Roof now covered in asbestos. Two storeys and one storey. On each side two barn door openings and three first floor pitch or hoist openings. Inside has original brick partition walls and modern saw timber roof.

Blythe Farmhouse (51 Mill Street) is located approximately 50 metres to the south of 49 Mill Street. The Heritage Asset faces the street frontage but is set back by approximately 3 metres from the highway edge and behind a garden brick wall and soft landscaped front garden. A brick outbuilding with clay tile pantile roof is directly adjacent to the vehicular access to the north of Blythe Farmhouse which provides ancillary accommodation to no. 51.

The Barn at Blythe Farmhouse sits behind Blythe Farmhouse and to the north east behind a separating garden brick wall. The barns form an L-Shape which runs partially along the common boundary with the application site (located to the north of the barns). The barns have been updated and converted to residential use since the above listing information was written. Works to the barns have included a replacement roof with clay pantiles and velux windows.

Very limited views are obtained through the gap created by the vehicular access of Blythe Farmhouse. The limited views include the barn at Blythe Farmhouse (accessed via Bunyan Close to the east) which partially screens the application site to the south. The corrugated roof finish of the application site buildings, which run at 90 degrees to the Blythe Barns, is clearly visible above and between the roof slopes of the Blythe Barns and outbuilding of Blythe Farmhouse. The flat roof carport area is also partially visible which is out of keeping with the character of the area.

The location of the new buildings will result in the removal of these existing structures and will be set much further north and within the site and therefore will not be visible from this vantage point. Some limited views will be obtained to the north side of the Blythe Farmhouse outbuilding but these will be limited and will be of the new buildings which have been designed to be sympathetic to the immediate surroundings. Furthermore, the demolition of the existing buildings will hugely benefit and improve the setting of Blythe Farmhouse and the Barn at Blythe Farmhouse.



38 Mill Street

38 MILL STREET

List Entry Number: 1163811

Grade: II

Date first listed: 07-Feb-1980

*GAMLINGAY MILL STREET TL 2352 (West side) 11187 No 38 7.2.80 II House. C18 and C19 rear extension. Timber framed, rendered and tiled roof. Possible ridge stack removed, and two C19 gault brick end stacks. T-plan, altered when extended. Two storeys. Original openings to two modern first floor casements. Two similar ground floor windows on either side of doorway. Rear wing adjoins the kitchen wing. Interior has hollow moulded main beam with quirk.*

Number 38 Mill Street is located directly opposite to the application site and 49 Mill Street and does not have a direct visual relationship in terms of views into the application site. However, the general appearance of the site will be visible in line with 38 Mill Street and therefore regard must be had to the setting of the listed building. Views of the application site are very limited in this location given the width of the access into the site and position of nos. 47 and 49 Mill Street which are both directly adjacent to the vehicle access.

The flat roof element of the existing application site buildings is visible from this vantage point which appears at odds with the more historic built form. Their replacement with the new buildings will undoubtedly improve the visual appearance of the site from this location. Limited views of the principle elevations of the new buildings will be visible from this location on Mill Street,

## Heritage Statement

therefore the design and form of the new buildings and their setting is of utmost importance. The overall scale and massing has been designed to be in keeping with a more traditional form in terms of gable widths and roof pitches in order to blend with the surrounding domestic scale of development. The opportunity arose however to provide a design style that was more contemporary to help establish an individual character that would complement the historic built form without appearing at odds with it or resulting in a pastiche form of development.

## Conclusion

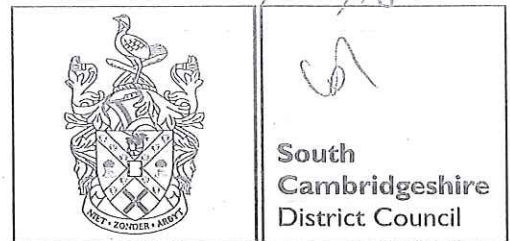
Very limited views of the application site are achieved from Mill Street and therefore redeveloping this site will have no impact on the setting of the Heritage Assets or to the character of the Conservation Area. The design advice, in terms of providing a contemporary scheme that balances the sites potential for development within a sensitive location has been followed.

The proposal to demolish the existing buildings and redevelop the site provides an opportunity to improve the setting of the immediately located Heritage Assets and Gamlingay Conservation Area. As outlined in the pre-application response, and in summary, the impact on the street scene, the setting of the statutorily listed buildings and Gamlingay Conservation Area is likely to be neutral.





South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge,  
CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)  
0345 045 5215



Mrs L Bacon,  
Gamlingay Parish Council Clerk  
Gamlingay PC Office  
Gamlingay Community Eco Hub  
STOCKS LANE  
Gamlingay  
SANDY  
Beds  
SG19 3JR

Planning and New Communities  
Contact: Tom Gray  
Tel: 03450455215  
Email: [planningcomments@scambs.gov.uk](mailto:planningcomments@scambs.gov.uk)  
Our Ref: S/4186/18/FL  
Your Ref:  
Date 14 November 2018

*This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members*

Dear Madam

**Proposal:** Two storey side extension incorporating cart lodge  
**Application Ref:** S/4186/18/FL  
**Location:** 27, The Maltings, Gamlingay, Sandy, SG19 3JN  
**Applicant:** Mr J Rands

Attached is a copy of the above application for your retention.

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned **no later than 21 days from the date of this letter**. After the expiry of this period, the District Council may determine the application without receipt of your comments.

Below is a link for your convenience to view all copies of documents, plans and forms in respect of the above proposal. As the website updates overnight, these will be available to view the following day from the date of this letter. Please note your comments will be placed on the website.

<http://plan.scambs.gov.uk>

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, please state the material considerations and planning

#### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		

reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

**The Parish Council: - (Please delete appropriately)**

**Supports**

**Objects**

**Has no recommendation**

**Comments:**

**The Parish Council *does/does not* request that the application be referred to the District Council Planning Committee \*(please delete)**

**Planning reasons:**

**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 its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....Date.....

Clerk to the Parish Council or Chairman of the Parish Meeting

#### **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.

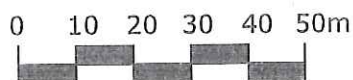
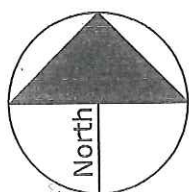
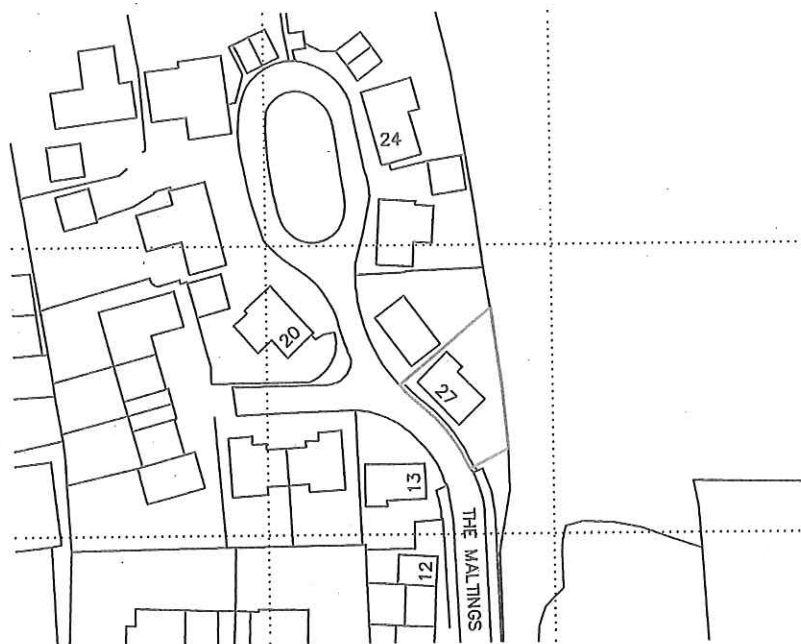
Examples of material considerations can include (but are not limited to).

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

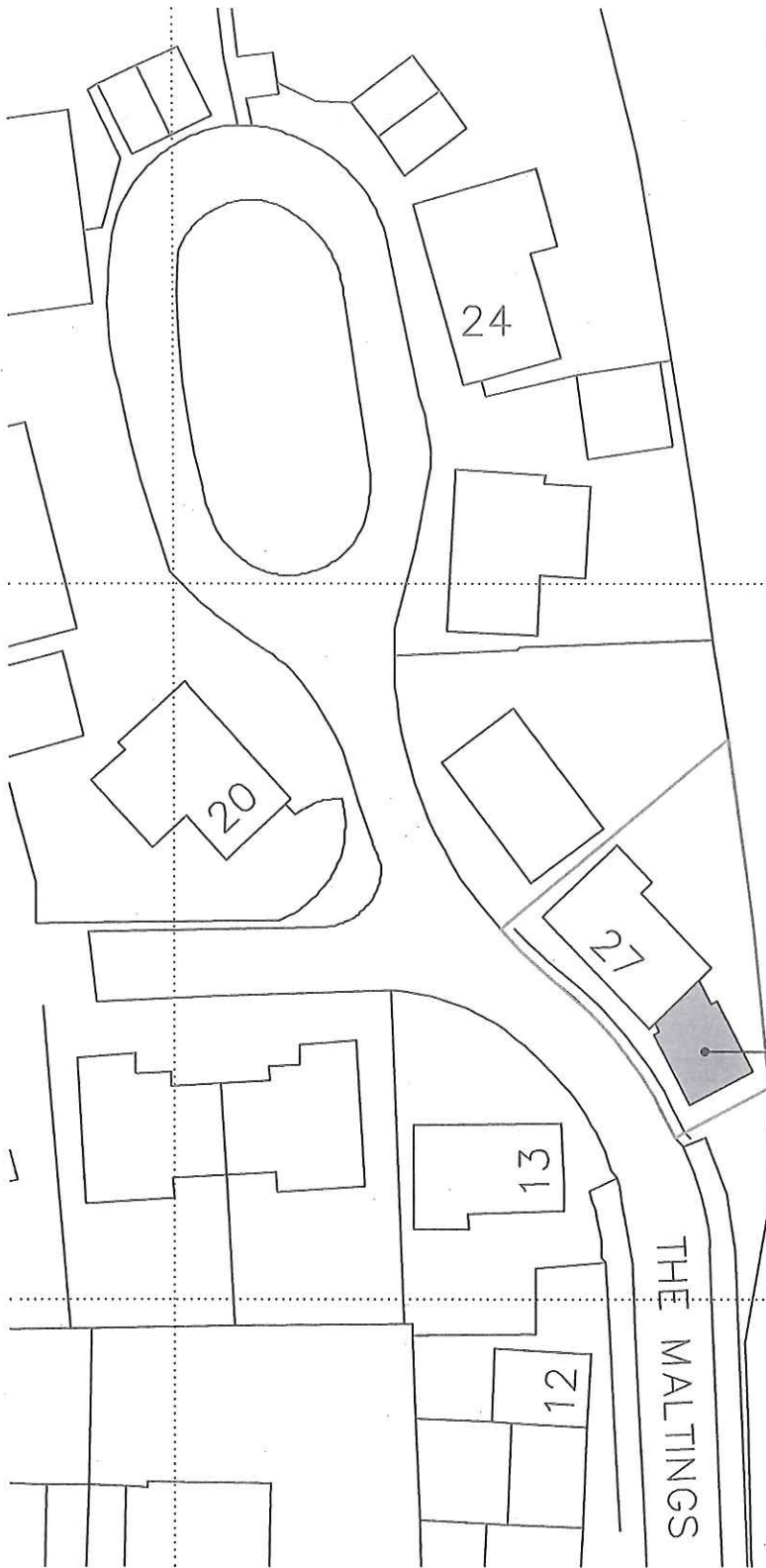
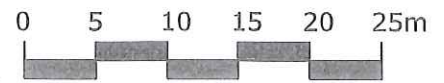
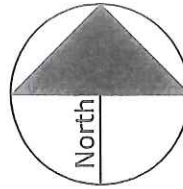
#### **EXPLANATION OF APPLICATION SUFFIX**

<b>OL</b>	<b>Outline</b>	<b>LD</b>	<b>Lawful Development Certificate</b>
<b>FL</b>	<b>Full</b>	<b>PA</b>	<b>Prior Notification of Agricultural Development</b>
<b>RM</b>	<b>Reserved Matters</b>	<b>PD</b>	<b>Prior Notification of Demolition Works</b>
<b>LB</b>	<b>Listed Building Consent</b>	<b>PT</b>	<b>Prior Notification of Telecommunications Development</b>
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<b>VC</b>	<b>Variation or Removal of Condition</b>		





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Proposed extension

RGH Architects

Friars Gap Hitchin Road  
Weston Hitchin Herts SG4 7AX  
tel +44 (0) 1462 790808  
email info@rgh.uk.com  
web www.rgh.uk.com

client

Mr & Mrs J Rands

job title

Proposed extension  
27 The Maltings Gamlingay  
SG19 3JN

drawing title

Proposed  
block  
plan

job no

18007

date

Nov 2018

scale

1:500

sheet size

A4

drawing no

P-02

drawn

RGH

checked

RGH

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge,  
CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)  
0345 045 5215



South  
Cambridgeshire  
District Council

Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	27
Suffix	
Property name	
Address line 1	The Maltings
Address line 2	
Address line 3	
Town/city	Gamlingay
Postcode	SG19 3JN

Description of site location must be completed if postcode is not known:

Easting (x)	523982
Northing (y)	252475

Description

**2. Applicant Details**

Title	Mr
First name	J
Surname	Rands
Company name	
Address line 1	27, The Maltings
Address line 2	
Address line 3	
Town/city	Gamlingay
Country	



## 2. Applicant Details

Postcode	SG19 3JN
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

## 3. Agent Details

Title	Mr
First name	Robert
Surname	Holloway
Company name	RGH Architects Ltd
Address line 1	Friars Gap
Address line 2	Hitchin Road
Address line 3	Weston
Town/city	Hitchin
Country	United Kingdom
Postcode	SG4 7AX
Primary number	01462790808
Secondary number	
Fax number	
Email	robert.holloway@rgh.uk.com

## 4. Description of Proposed Works

Please describe the proposed works:

Proposed 2 storey side extension

Has the work already been started without planning permission?

☒ Yes ☐ No

## 5. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Facing brick plinth with rendered walls above

## 5. Materials

### Walls

Description of proposed materials and finishes:	To match existing
---	-------------------

### Roof

Description of existing materials and finishes (optional):	Clay tiles
--	------------

Description of proposed materials and finishes:	To match existing
---	-------------------

### Windows

Description of existing materials and finishes (optional):	Painted timber
--	----------------

Description of proposed materials and finishes:	To match existing
---	-------------------

### Other type of material (e.g. guttering) Guttering

Description of existing materials and finishes (optional):	Black UPVC downpipes and guttering
--	------------------------------------

Description of proposed materials and finishes:	To match existing
---	-------------------

### Vehicle access and hard standing

Description of existing materials and finishes (optional):	Tarmac
--	--------

Description of proposed materials and finishes:	Concrete paving/block paving
---	------------------------------

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

18007/P-01, P-02, P-03, P-04, P-05 & P-06

## 6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

## 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

## 8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

### 9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent  
☐ The applicant  
☐ Other person

### 10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

### 11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant  
☒ The agent

Title

Mr

First name

Robert

Surname

Holloway

Declaration date  
(DD/MM/YYYY)

02/11/2018

☒ Declaration made

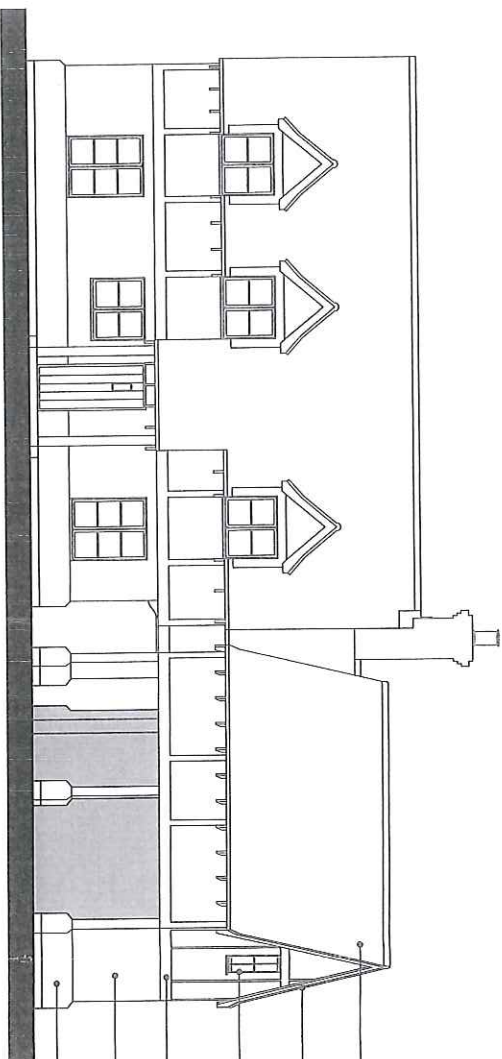
### 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

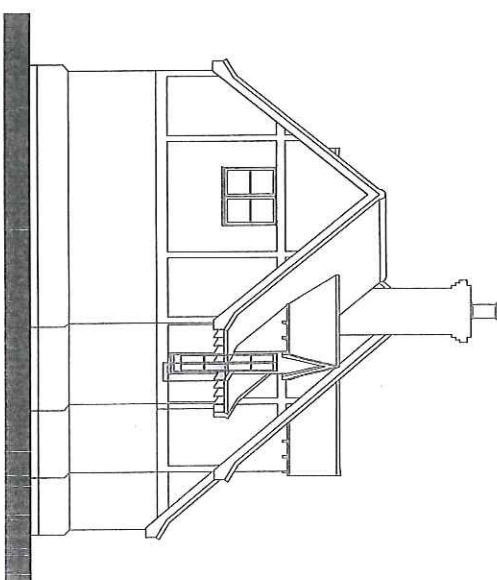
02/11/2018



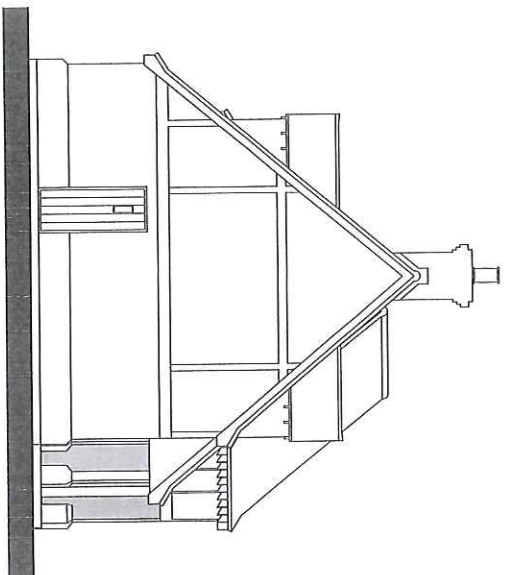


South west elevation

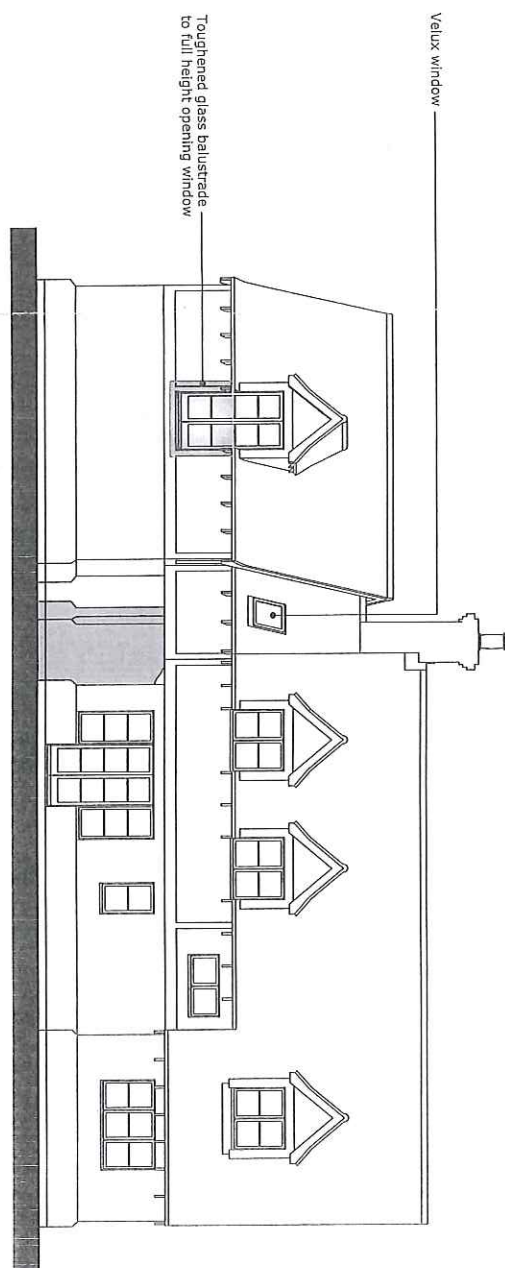
- Clay roof tiles to match existing
- Painted bargeboard to match existing
- Painted timber windows to match existing
- Stained exposed timber frame elements
- Painted rendered walls above plinth
- Facing brick plinth to match existing



South east elevation



North west elevation



North east elevation

Velux window

Toughened glass balustrade to full height opening window



0 1 2 3 4 5m

**Proposed external finishes:**

**Wall Finish:**

Facing brick plinth to match existing  
Painted render finish above plinth

**Roof Finish:**

Clay tiles to match existing

**Windows and Doors:**

Painted timber to match existing

**Rainwater Goods:**

Black UPVC to match existing

**General:**

Stained exposed timber frame elements

**RGH Architects**  
Ffilar's Gap, Hiclin Road  
Western Hiclin, Herts SG4 7AX  
tel +44 (0) 1462 790808  
email info@rgh.uk.com  
web www.igh.uk.com

Mr & Mrs J Rands

**Proposed extension**  
**27 The Maltings Gamlingay**  
**SG19 3JN**

**Elevations**  
**as**  
**proposed**

18007

Nov 2018

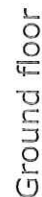
1:100

A3

RGH

RGH

**P-06**

[illegible]

RGH Architects

Friars Gap Hitchin Road  
Weston Hitchin Herts SG4 7AX  
tel +44 (0) 1462 790808  
email [info@rgh.uk.com](mailto:info@rgh.uk.com)  
web [www.rgh.uk.com](http://www.rgh.uk.com)

Mr &amp; Mrs J Rands

Proposed extension to  
27 The Maltings Gamlingay  
SG19 3JN

# Plans as proposed

18007

P-05

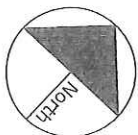
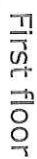
Nov 2018

b. 1:100

A3

RGH

RGH



**RGH Architects**  
Friars Gap Hitchin Road  
Weston Hitchin Herts SG4 7AW  
tel 444 (0) 2452 790808  
email info@rgh-uk.com  
web www.rgh-uk.com

Mr & Mrs J Rands

Proposed extension to  
27 The Maltings Gamlingay  
SG19 3JN

## Plans as existing

18007

P-03

Nov 2018

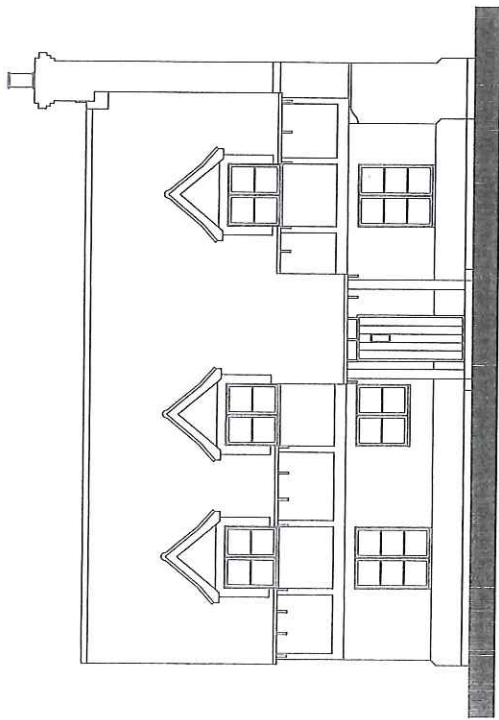
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A3  
sheet size

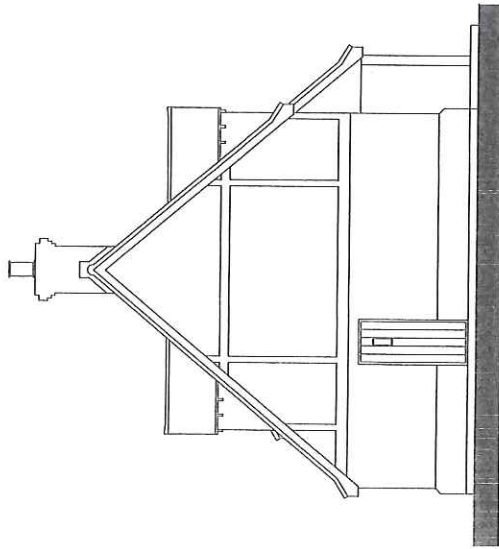
RC

RGH

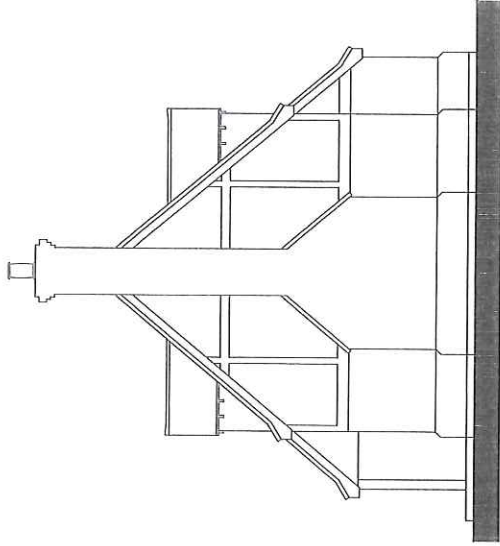




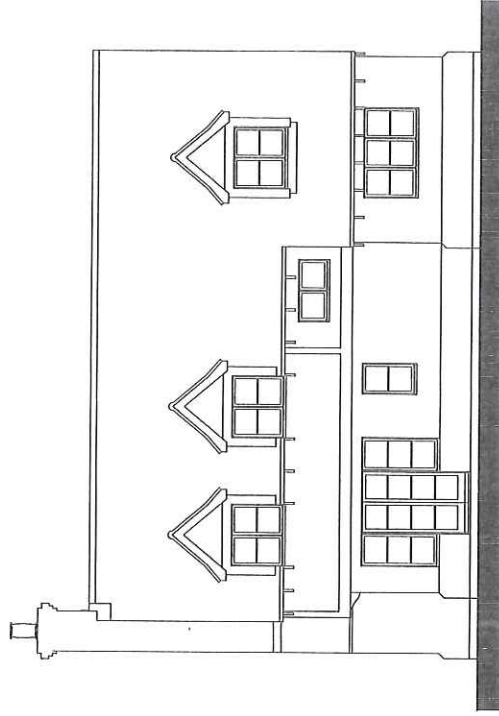
South west elevation



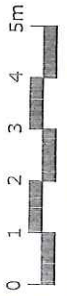
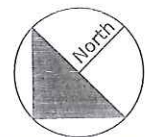
North west elevation



South east elevation



North east elevation



RGH Architects  
Friars Gap Hitchin Road  
Weston Hitchin Herts SG4 7AZ  
tel 444 (0) 1462 750808  
email info@rgh.uk.com  
web www.rgh.uk.com

client Mr & Mrs J Rands

job title  
Proposed extension  
27 The Maltings Gamlingay  
SG19 3JN

Elevations  
as  
existing

pro no 18007

date Nov 2018

scale 1:100

sheet A3

drawing no

P-04

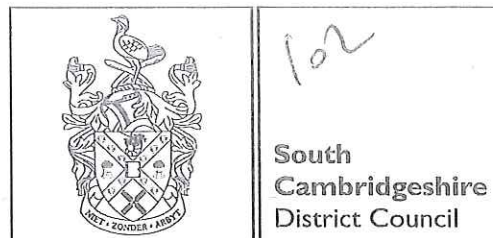
drawn

RGH

checked

RGH

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge,  
CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)  
0345 045 5215



Mrs L Bacon,  
Gamlingay Parish Council Clerk  
Gamlingay PC Office  
Gamlingay Community Eco Hub  
STOCKS LANE  
Gamlingay  
SG19 3JR

Planning and New Communities

Contact: Rachael Forbes

Tel: 03450455215

Email: [planningcomments@scambs.gov.uk](mailto:planningcomments@scambs.gov.uk)

Our Ref: S/4158/18/PN

Your Ref:

Date 09 November 2018

*This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members*

Dear Sir/Madam

**Proposal:** Prior notification of proposed demolition of Agricultural storage building  
**Application Ref:** S/4158/18/PN  
**Location:** Brook Farm, Little Heath, Gamlingay, Sandy, Cambridgeshire, SG19 3LL  
**Applicant:** Mr Sam Woodcraft

Attached is a copy of the above application for your retention.

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned **no later than 21 days from the date of this letter**. After the expiry of this period, the District Council may determine the application without receipt of your comments.

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<http://plan.scambs.gov.uk>

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, **please state the material considerations and planning**

#### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		

reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

The Parish Council: - (Please delete appropriately)

Supports

Objects

Has no recommendation

Comments:

The Parish Council *does/does not* request that the application be referred to the District Council Planning Committee \*(please delete)

Planning reasons:

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 its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....Date.....

Clerk to the Parish Council or Chairman of the Parish Meeting

#### 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

#### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
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**Application for prior notification of proposed demolition  
Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 11**

**Privacy Notice**

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**Local Planning Authority details:**

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge,  
CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)  
0345 045 5215



South  
Cambridgeshire  
District Council

**Publication of applications on planning authority websites**

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If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

**1. Applicant Name and Address**

Title:  First name:   
Last name:   
Company (optional):   
Unit:  House number:  House suffix:   
House name:   
Address 1:   
Address 2:   
Address 3:   
Town:   
County:   
Country:   
Postcode:

**2. Agent Name and Address**

Title:  First name:   
Last name:   
Company (optional):   
Unit:  House number:  House suffix:   
House name:   
Address 1:   
Address 2:   
Address 3:   
Town:   
County:   
Country:   
Postcode:

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	BROOK FARM				
Address 1:	LITTLE HEATH				
Address 2:	GAMLINGAY				
Address 3:					
Town:					
County:	CAMBRIDGESHIRE				
Postcode (optional):	SG19 3LL				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description:					

### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

### 5. Proposed Demolition Works

Please describe the building(s) to be demolished:

Please state why demolition needs to take place:

Please describe the proposed method of demolition:

Please provide details of the proposed restoration of the site:

Please state the expected date of commencement of works (DD/MM/YYYY):

07/01/2019

DATE MUST BE POST SUBMISSION

Please state the expected date of completion of works (DD/MM/YYYY):

04/02/2019

DATE MUST BE POST SUBMISSION

Are there any public rights of way within the site or immediately adjoining the site?

☐ Yes ☒ No

Is redevelopment or rebuilding proposed at a later date?

☒ Yes ☐ No

Does the proposal involve the felling or pruning of any tree(s)?

☐ Yes ☒ No

If Yes, please show details on a plan and provide the reference number of the plan(s):

1.		4.	
2.		5.	
3.		6.	

Please describe how and where spoil/rubble would be disposed:



## 6. Planning Application Requirements- Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies\* of a completed and dated application form:



The correct fee:



The original and 3 copies\* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



A statement that a site notice has been posted in accordance with B.2

(b) (iv) of Part 11 of Schedule 2 to the General Permitted Development Order 2015:



In cases where the building is not a community asset and is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, a written request to the local planning authority as to whether the building has been nominated:



\*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

## 7. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Swadcraft

Date (DD/MM/YYYY):

31/10/2018

(date cannot be pre-application)

## 8. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01767

651781

Country code:

Mobile number (optional):

07854

350007

Country code:

Fax number (optional):

Email address (optional):

Sam@rwoodcraft.co.uk

## 9. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

## 10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

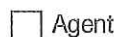


Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

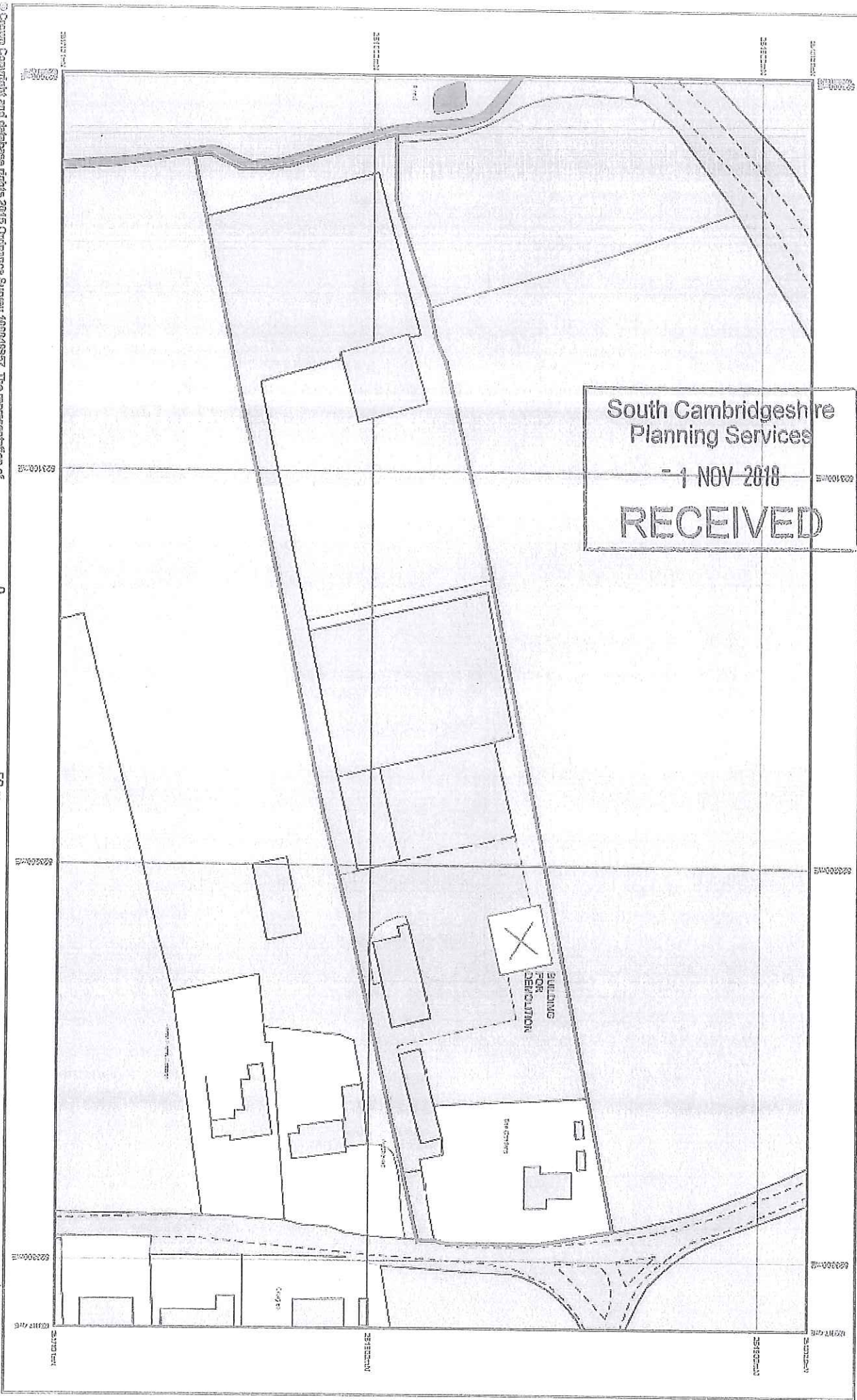
Contact name:

Telephone number:

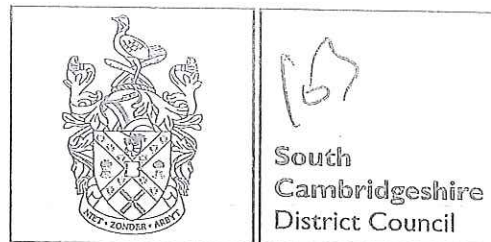
Email address:



South Cambridgeshire  
 Planning Services  
 - 1 NOV 2018  
**RECEIVED**



South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge,  
CB23 6EA  
www.scambs.gov.uk  
0345 045 5215



Mrs L Bacon,  
Gamlingay Parish Council Clerk  
Gamlingay PC Office  
Gamlingay Community Eco Hub  
STOCKS LANE  
Gamlingay  
SG19 3JR

Planning and New Communities  
Contact: Rachael Forbes  
Tel: 03450455215  
Email: planningcomments@scambs.gov.uk  
Our Ref: S/4159/18/PN  
Your Ref:  
Date 09 November 2018

*This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members*

Dear Sir/Madam

**Proposal:** Application for prior notification of agricultural or forestry development - Proposed Storage of Agricultural produce and machinery  
**Application Ref:** S/4159/18/PN  
**Location:** Brook Farm, Little Heath, Gamlingay, Sandy, Cambridgeshire, SG19 3LL  
**Applicant:** Mr Sam Woodcraft, R D Woodcraft

Attached is a copy of the above application for your retention.

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<http://plan.scambs.gov.uk>

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LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		



**Application for prior notification of agricultural or forestry development - proposed building.  
 Town and Country Planning General Permitted Development Order 2015  
 Schedule 2, Part 6**

**Privacy Notice**

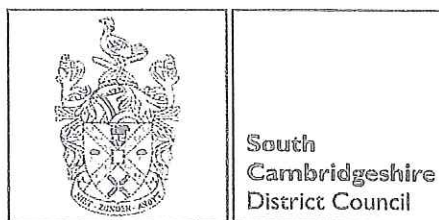
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**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:



### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.  
(must be completed if postcode is not known):

Easting:  Northing:

Description:

### 4. The Proposed Building

Please indicate which of the following are involved in your proposal:

☒ A new building ☐ An extension ☐ An alteration

Please describe the type of building:

Please state the dimensions:

Length	13.7	metres
Height to eaves	4.2	metres
Breadth	21.8	metres
Height to ridge	6.2	metres

Please describe the walls and the roof materials and colours:

Walls - Materials:	Box Profile Steel
Walls - External colour:	Green
Roof - Materials:	Box Profile Steel
Roof - External colour:	Green

Has an agricultural building been constructed on this unit within the last two years? ☐ Yes ☒ No

If Yes: What is the overall ground area:	metres <sup>2</sup>
What is its distance from the proposed new building:	metres

Would the proposed building be used to house livestock, slurry or sewage sludge? ☐ Yes ☒ No

If Yes will the building be more than 400 metres from the nearest house excluding the farmhouse? ☐ Yes ☐ No

Would the ground area of the proposed agricultural building exceed 1000 sq metres? ☐ Yes ☒ No

Has any building, works, pond, plant/machinery, or fish tank been erected within 90 metres of the proposed development within the last 2 years? ☐ Yes ☒ No

### 5. Agricultural and Forestry Developments

What is the area of the proposed agricultural unit?  Square metres/hectares (delete as appropriate).

What is the area of the parcel of land where the development is to be located? Please tick only one box:

☒ 1 hectare or more ☐ Less than 1 hectare but at least 0.4 hectare ☐ Less than 0.4 hectare

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business? Years:  Months:

Is the proposed development reasonably necessary for the purposes of agriculture? ☒ Yes ☐ No

If Yes, please explain why:

Is the proposed development designed for the purposes of agriculture? ☒ Yes ☐ No

If Yes, please explain why:

Does the proposed development involve any alteration to a dwelling? ☐ Yes ☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road? ☒ Yes ☐ No

Is the proposed development within 3 kilometres of an aerodrome? ☐ Yes ☒ No

What is the height of the proposed development?  metres ☐ Not applicable

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve? ☐ Yes ☒ No

If Yes please provide details:

## 6. Planning Application Requirements- Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

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The correct fee:



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Signed - Applicant:

Or signed - Agent:

*Swoodcraft*

Date (DD/MM/YYYY):

*31/10/18*

(date cannot be pre-application)

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*0167*

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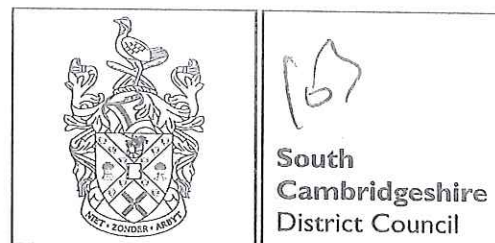
Contact name:

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Email address:



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Gamlingay Parish Council Clerk  
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SG19 3JR

Planning and New Communities

Contact: Rachael Forbes

Tel: 03450455215

Email: [planningcomments@scambs.gov.uk](mailto:planningcomments@scambs.gov.uk)

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Your Ref:

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The Parish Council: - (Please delete appropriately)

Supports                      Objects                      Has no recommendation

Comments:

The Parish Council *does/does not*\* request that the application be referred to the District Council Planning Committee \*(please delete)

Planning reasons:

Note: Where a Parish Council 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 its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....Date.....

Clerk to the Parish Council or Chairman of the Parish Meeting

### Guidance:

What are Material Considerations?

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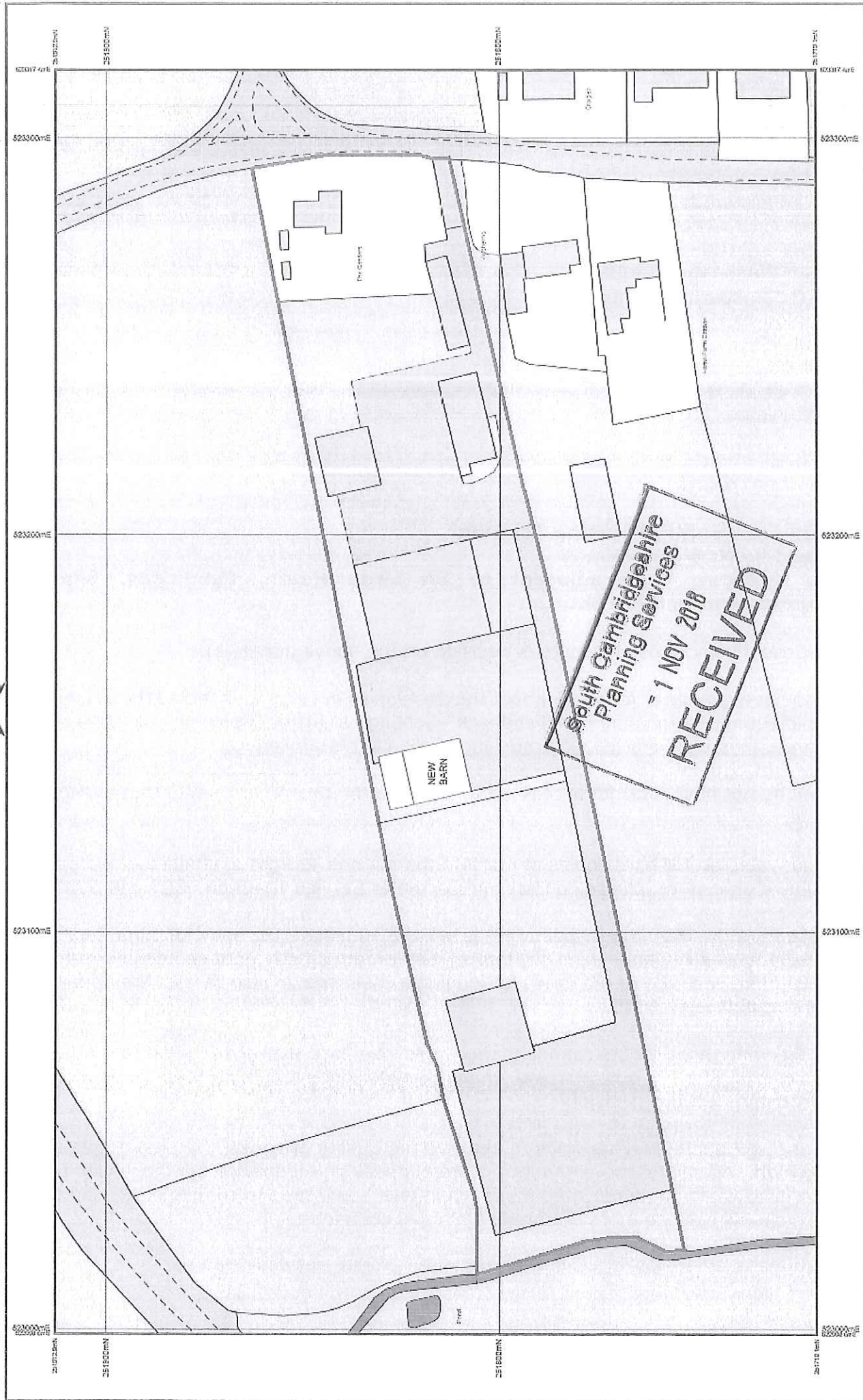
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- Loss of light/overshadowing

### EXPLANATION OF APPLICATION SUFFIX

OL	Outline	LD	Lawful Development Certificate
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AD	Advertisement Consent	DC	Discharge of Conditions
VC	Variation or Removal of Condition		

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0 50 m  
 Scale: 1:1250

Brook Farm Site





## The Planning Inspectorate

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Mr Ian Papworth  
South Cambridgeshire District Council  
Appeals Section  
South Cambridgeshire Hall  
6010 Cambourne Business Park  
Cambourne  
Cambridge  
CB3 6EA

Your Ref: S/1494/18/FL  
Our Ref: APP/W0530/W/18/3209141

14 November 2018

Dear Mr Papworth,

### **Town and Country Planning Act 1990**

#### **Appeal by Mr & Mrs Titmus**

**Site Address: Land adjacent to 8A Little Heath, Gamlingay, Sandy, Cambridgeshire, SG19 3LL**

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

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Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

*Jenni Ball*

Jenni Ball

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>*

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## Appeal Decision

Site visit made on 6 November 2018

by **Andrew Smith BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 14 November 2018

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**Appeal Ref: APP/W0530/W/18/3209141**

**8A Little Heath, Gamlingay SG19 3LL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs Titmus against the decision of South Cambridgeshire District Council.
  - The application Ref S/1494/18/FL, dated 16 April 2018, was refused by notice dated 12 June 2018.
  - The development proposed is the erection of a detached bungalow.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. Since the submission of this appeal, the South Cambridgeshire Local Plan September 2018 (the Local Plan) has been adopted by the Council and the policies therein can now be afforded full weight in decision making. The policies contained within the South Cambridgeshire Local Development Framework Development Control Policies July 2007 have been superseded and now hold no weight. The main parties were written to inviting comments on what bearing the adoption has on this appeal, and I have taken into consideration the comments received.

### Main Issue

3. The main issue is whether the appeal site represents an appropriate location for housing.

### Reasons

4. The appeal site is located outside of Gamlingay's development framework and therefore in open countryside. It is currently formed of an area of private garden land situated to the side of 8A Little Heath.
5. Policy S/7 of the Local Plan requires that, outside of the designated development frameworks, only development for uses which need to be located in the countryside or where supported by other policies in the Local Plan will be permitted. The proposed dwelling is not a development needing to be located in the countryside, as, from the evidence before me, it is not specifically intended to accommodate a rural worker. In the explanatory text beneath Policy S/7 it is made clear that development frameworks have been defined to ensure that the countryside is protected from gradual encroachment on the



edge of villages and to help guard against incremental growth in unsustainable locations.

6. In light of the very recent adoption of the Local Plan, the development frameworks designated within it are considered to be fully up to date. I see no reason to doubt the development frameworks' consistency with the aims of the revised National Planning Policy Framework July 2018 (the revised Framework) and therefore afford full weight to them in decision making accordingly.
7. Notwithstanding the open countryside location of the appeal site in local planning policy terms and that its position is detached from the village of Gamlingay (rather than positioned on its edge), Little Heath is of semi-rural appearance and is characterised by numerous examples of existing residential development. The appeal site itself is positioned between detached dwellings located on the opposing sides of the appeal site. There is also residential development in place to the immediate rear of the appeal site and on the opposite side of Little Heath. In the context of surrounding development on all of its sides, the proposal would not, in visual terms, represent a harmful gradual encroachment in to the open countryside.
8. The nearest settlement of Gamlingay is classified as a Minor Rural Centre under Policy S/9 of the Local Plan. It is therefore acknowledged to have a greater level of services, facilities and employment than most other villages in South Cambridgeshire. I am satisfied that Gamlingay offers a range of services and facilities able to serve the day-to-day needs of future occupiers.
9. However, the appeal site is positioned a notable distance along Little Heath when travelling away from the village, and therefore feels remotely located with respect to Gamlingay's various services and facilities. From inspection, the route from the appeal site to the village centre is, for much of its extent, unlit and not served by footways or any specific facilities for cyclists. It would therefore be an unattractive route to be undertaken on foot or by cycle. Furthermore, Little Heath would not appear to be served by public transport. I am not persuaded that the presence of other nearby developments need necessarily establish the appeal site as a sustainable location for new housing. The appeal must be considered on its own merits, with the development plan the starting point for decision making. I therefore find that the proposal would result in incremental growth in an unsustainable location.
10. Notwithstanding that the proposal would not represent a gradual encroachment in to the open countryside in visual terms, it would cause harm by virtue of the appeal site not representing an appropriate location for housing. The proposal conflicts with Policy S/7 of the Local Plan which requires that, outside development frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted. Policy S/9 of the Local Plan is not relevant to the harm identified, as it relates to development within identified development frameworks.

### **Other Matters**

11. I acknowledge that the proposal would deliver an additional housing unit within a District where its five year supply of housing land is currently marginal and that the Framework reaffirms the Government's objective of significantly boosting the supply of homes. The proposal would also provide employment



opportunities during its construction and its future occupants would be expected to contribute to the local economy by using local businesses and services. Furthermore, additional soft landscaping, whilst unlikely to provide visual benefits relative to the existing on-site situation (in light of the extent of built development proposed), would offer some new habitat for wildlife. However, these benefits, including the contribution of only one dwelling to the District's housing land supply, would be modest and would not outweigh the significant harm identified.

12. Previous appeal decisions relating to other sites have been submitted as evidence by the appellant. Whilst these decisions have been read and taken into account, it should be noted that they were all issued following consideration of the individual site specific circumstances relevant to each decision which are different to those under consideration in the appeal before me now. They have therefore been afforded limited weight in this decision given their material differences when compared to the circumstances of this appeal. For example, the appeal decisions within the South Cambridgeshire District that have been referred to were determined prior to the adoption of the Local Plan and where the Council had a different housing land supply position. Also, the two appeal sites referenced on Little Heath itself are located at different points closer to Gamlingay (when compared to the appeal site).

### **Conclusion**

13. For the reasons set out above, the appeal is dismissed.

*Andrew Smith*

INSPECTOR