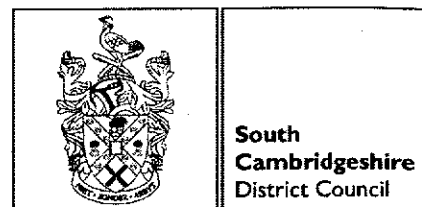


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Mrs Louise Gregory
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Planning and New Communities

Contact: Daniel Smith

Direct Dial: 01954 713162

Direct email: daniel.smith@scambs.gov.uk

Our Ref: S/1668/15/PB

3 September 2015

Dear Mrs Gregory,

Proposal: Prior approval application for change of use from agricultural building to 2 dwellings.
Location: 100 Histon Road, Cottenham
Applicant: Mr JR Buckingham-Howard

I refer to your application for the above development.

It has been determined that the prior approval of the Local Planning Authority is **GRANTED** for the change of use as proposed. As such, you may go ahead and change the use of the premises subject to compliance with the following requirements:

1. That the change of use must be commenced within 3 years of the date of this letter.
2. Prior to the commencement of development, a scheme showing parking and turning arrangements for the two new dwellings enabling vehicles to enter, turn and leave the site in forward gear and park clear of the public highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of either dwelling and thereafter retained for the specific use of parking and turning of domestic vehicles. (Reason – In the interests of highway safety in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)
3. Prior to the commencement of development, a construction traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The principle areas of concern that should be addressed are: i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway); ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street; iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway); iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway. The approved plan shall be fully implemented during the construction phase. (Reason – In the interests of highway safety in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)
4. Prior to the first occupation of either dwelling, the use of the site for the sale of vegetables shall permanently cease and the kiosk and all signage relating to that previous use shall be permanently removed from the site. (Reason – In the interests

of highway safety in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)

5. No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
6. There shall be no burning of any waste or other materials on the site, without the prior written consent of the Local Planning Authority. (Reason: To ensure nuisance is not caused to local residents in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)
7. No development shall commence on site until:
 - a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
 - b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
 - d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
 - e) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material shall be agreed in writing by the Local Planning Authority.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)
8. The finished floor levels of the dwellings shall be no lower than the existing finished floor level of the barn. (Reason: To ensure the dwellings are adequately protected from the risk of flooding in accordance with Policy NE/11 of the adopted Local Development Framework 2007).
9. Prior to the commencement of development, floor plans, a roof plan and elevations of the dwellings at a scale of 1:50 or 1:100 shall be submitted to and approved in writing by the Local Planning Authority. (Reason: To ensure an acceptable impact on visual amenity and to ensure no overlooking or loss of privacy to neighbouring dwellings in accordance with Policies DP/2 and DP/3 of the adopted Local Development Framework 2007.)

Failure to comply with the above requirements will result in the change of use not being permitted development. If that situation occurs, then you will have to formally apply to the Council to receive planning permission for the change of use.

Yours faithfully

A handwritten signature in black ink that reads "E. J. Green". The signature is written in a cursive style with a large, stylized 'E' and 'G'.

Jane Green
Head of New Communities

Please use the details at the top of this letter if you wish to contact the relevant case officer