

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



Libby White,  
 Longstanton Parish Council Clerk  
 Parish Office  
 The Village Institute  
 24, High Street  
 Longstanton  
 CAMBRIDGE  
 CB24 3BS

Planning and New Communities  
 Contact: John McCallum  
 Tel: 03450455215  
 Email: [planningcomments@scambs.gov.uk](mailto:planningcomments@scambs.gov.uk)  
 Our Ref: S/1695/17/FL  
 Your Ref:  
 Date 09 June 2017

*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: Ground floor extension to the side and front of the property**  
**Application Ref: S/1695/17/FL**  
**Location: 10 D, Duddle Drive, LONGSTANTON, CB24 3UP**  
**Applicant: Mr & Mrs Varey**

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.

<https://www.scambs.gov.uk/services/planning-applications>

#### **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>
<b>CA</b>	<b>Conservation Area Consent</b>	<b>HZ</b>	<b>Hazardous Substance Consent</b>
<b>AD</b>	<b>Advertisement Consent</b>	<b>DC</b>	<b>Discharge of Conditions</b>
<b>VC</b>	<b>Variation or Removal of Condition</b>		

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 it 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**

<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>
<b>CA</b>	<b>Conservation Area Consent</b>	<b>HZ</b>	<b>Hazardous Substance Consent</b>
<b>AD</b>	<b>Advertisement Consent</b>	<b>DC</b>	<b>Discharge of Conditions</b>
<b>VC</b>	<b>Variation or Removal of Condition</b>		

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

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

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

#### **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>
<b>CA</b>	<b>Conservation Area Consent</b>	<b>HZ</b>	<b>Hazardous Substance Consent</b>
<b>AD</b>	<b>Advertisement Consent</b>	<b>DC</b>	<b>Discharge of Conditions</b>
<b>VC</b>	<b>Variation or Removal of Condition</b>		



## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

### NOTIFICATION OF APPLICATIONS TO CARRY OUT TREE WORKS SUBJECT TO A TREE PRESERVATION ORDER OR SITUATED WITHIN A CONSERVATION AREA

<b>To the Clerk of the Parish Council Meeting</b>		Libby White, Longstanton Parish Council Clerk
<b>Date:</b> 13-Jun-2017	<b>Reference:</b> S/2070/17/TC	<b>TPO No. (if applicable):</b> 08/05/SC -, 16/07/SC - C/11/17/67/14
<b>Applicant:</b> Thatchers Wood Residents Association 18, Thatchers Wood Longstanton Cambridge Cambridgeshire CB24 3BX		<b>Agent:</b> Daniel, Brookfields Cuckoo Hill Farm Oakington Road Cottenham Cambridge Cambridgeshire CB24 8TW
<b>Location of proposed works:</b> Frontage Woodside 23a -26B, Thatchers Wood, Longstanton, Cambridge, Cambridgeshire, CB24 3BX		
<b>Proposal:</b> Tree works – see application and map for full details  Frontage tree belt, remove 5 large elms that are leaning over the main road (Woodside). Remove/cut back laterals on the remaining trees to clear road side.		
<b>No comments</b> or supportive comments - <b>No response required.</b> We will automatically assume so after 21 days from the date of this notification. This will save time and in some cases money on postage stamps.		
<b>Comments</b> – (only if you have objections or concerns) Please set out comments below or alternatively send your comments by email to: <a href="mailto:trees.andlandscapes@scambs.gov.uk">trees.andlandscapes@scambs.gov.uk</a>		
<b>Signed:</b>		<b>Date:</b>

In accordance with statutory provision, I am required to determine the application within a six week period for Conservation Area applications and eight weeks for a TPO application.

You do not have to respond to this *notification* but if you do wish to make comments please return your observations on this form or by email within 21 days from the date of this letter, and retain the copy of the application for your records.

Please use the link below to view all copies of documents, plans and forms in respect of the above application. As the website updates overnight, these will be available to view the following day.

<https://www.scambs.gov.uk/services/planning-applications>

## **How your comments are used by South Cambridgeshire District Council**

Tree Preservation Order (TPO) applications and trees in Conservation Area notices are quite different and you need to bear this in mind when framing your comments which will help in arriving at a decision, but how much will depend on a number of considerations especially the type of application being considered.

### **TPO application**

This is an application for permission to carry out tree work. The Council has the provision to refuse these applications or to approve them subject to conditions. The Council has eight weeks to determine this type of application. If the Council takes longer than eight weeks to make a decision the applicant has the right to lodge an appeal on the grounds of non-determination. The applicant does not have permission until a decision is made.

### **Conservation Area tree work notice**

This is a prior notification of intent to carry out tree work. The Council does not have the provision to refuse or to apply conditions. The Council has six weeks in which to decide whether to serve a TPO. There are strict criteria governing the making of a new TPO. On the expiry of the six week date the proposed work may be carried out if a TPO has not been made. The Council writes to the applicant informing them of the decision.



**Ian Lorman**

South Cambridgeshire District Council  
South Cambridgeshire Hall, Cambourne Business Park  
Cambridgeshire CB23 6EA



South  
Cambridgeshire  
District Council

Application for tree works: works to trees subject to a tree preservation order (TPO)  
and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

Publication of planning applications on planning authority websites

Please note that with the exception of applicant contact details, the information provided on this application form and in supporting documents may be published on the authority's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the authority's website, please contact the authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>		
Last name:	<input type="text"/>				
Company (optional):	<input type="text" value="Thatchers Wood Residents"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="Thatchers Wood"/>				
Address 1:	<input type="text" value="LONGSTANTON"/>				
Address 2:	<input type="text" value="CAMBRIDGE"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="CB24 3BX"/>				

2. Agent Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="DANIEL"/>		
Last name:	<input type="text" value="WRIGHT"/>				
Company (optional):	<input type="text" value="BROOKFIELDS"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text" value="CUCKOO HILL"/>				
Address 2:	<input type="text" value="OAKINGTON ROAD"/>				
Address 3:	<input type="text" value="COTTEWHAM"/>				
Town:	<input type="text" value="CAMBRIDGE"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="CB24 8TW"/>				

### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

### 4. Trees Ownership

Is the applicant the owner of the tree(s):  Yes  No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO?  Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?  Yes  No

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

FRONTAGE TREE BELT, REMOVE 5 LARGE ELMs THAT ARE LEANING OVER THE MAIN ROAD (WOODSIDE). REMOVE/CUT BACK LOWER LATERALS ON REMAINING TREES TO CLEAR ROAD SIDE.



7. Identification Of Tree(s) And Description Of Works continued ...

APPROXIMATELY 100 METERS IN TOTAL LENGTH,  
PLEASE SEE ATTACHED PHOTO.

8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

**For all trees**

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

**For works to trees covered by a TPO**

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. It is diseased or you have fears that it might break or fall:  Yes  No  
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.
2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.  Yes  No  
If YES, you are required to provide for:

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

(e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

**Documents and plans (for any tree)**

Are you providing separate information (e.g. an additional schedule of work for Question 7)?  Yes  No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

## 9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

### Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

### For all trees (see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

### For works to trees protected by a TPO (see Question 8)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? In particular:
  - If your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
  - If you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
  - In respect of other structural damage - written technical evidence
- Included all other information listed in Question 8?

## 10. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12/06/17

(This date must not be before the date of sending or hand-delivery of the form)

## 11. Applicant Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

## 12. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

brookfieldcontracting@gmail.com

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)



Google Earth



Trees overhang road to be cut back.



**NOTICE OF PUBLIC PATH ORDER  
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**

**The South Cambridgeshire District Council (Part of Public Footpath No.5  
Longstanton) Public Path Diversion Order 2017**

The above Order was made on 7 June 2017 under section 257 of the Town and Country Planning Act 1990. The effect of the Order will be to divert part of Public Footpath No. 5 Longstanton starting at Ordnance Survey Grid Reference (OSGR) TL 3992 6751 (Order Map Point A) then proceeding in a generally southerly direction for a distance for 423 metres to a junction with Public Footpath No. 4 at OSGR TL 3993 6709 (Point B), then proceeding in an south-south-easterly direction for 192 metres to a junction with Public Footpath No. 6 at OSGR TL 3997 6690 (Point C) then continuing in a south-south-easterly direction for 97 metres to a point at OSGR TL 3999 6681 (Point D) **to a new line** starting at OSGR TL 3962 6741 (Point E) and proceeds along boundary metal fence in an approximately south-easterly direction for 276 metres to OSGR TL 3976 6717 (Point F) then proceeds in an approximately south-westerly direction for 31 metres to OSGR TL 3975 6715 (Point G) then proceeds in an approximately south-easterly direction for 142 metres crossing a ditch to a junction with Public Footpath No. 4 at OSGR TL 3982 6702 (Point H) then proceeds in an approximately south-westerly direction for 46 metres to OSGR TL 3979 6698 (Point I) before proceeding in an approximately south-easterly direction alongside drain for 266 metres to OSGR TL 3991 6675 (Point J) then proceeds in a north-easterly direction for 97 metres to a junction with Public Footpath No. 5 at OSGR TL 3999 6681 (Point D) as shown on the Order Map.

A copy of the Order and the Order Map may be seen free of charge at the offices of the Chief Executive, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CAMBRIDGE, CB23 6EA and of the undersigned, during normal office hours. Copies of the Order and Map may be bought there at the price of £4.80.

Any representation about or objection to the Order may be sent or delivered in writing addressed to the undersigned (acting as agent for South Cambridgeshire District Council) not later than 19 July 2017. Please state the grounds on which it is made.

If no such representations or objections are duly made, or if any so made are withdrawn, the South Cambridgeshire District Council may itself confirm the Order as an unopposed order. If the Order is sent to the Secretary of State for the Environment, Food and Rural Affairs for confirmation any representations or objections which have not been withdrawn will be sent with the Order.

Dated 21 June 2017

Graham Hughes  
Executive Director, Economy, Transport & Environment  
Cambridgeshire County Council  
Shire Hall  
Castle Street  
CAMBRIDGE  
CB3 0AP

E-mail: [HighwaysAssetManagement@cambridgeshire.gov.uk](mailto:HighwaysAssetManagement@cambridgeshire.gov.uk)

**PUBLIC PATH DIVERSION ORDER  
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257**

**The South Cambridgeshire District Council (Part of Public Footpath No.5  
Longstanton) Public Path Diversion Order 2017**

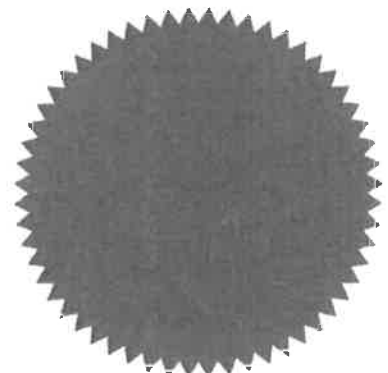
This Order is made by South Cambridgeshire District Council ("the authority") under section 257 of the Town and Country Planning Act 1990 ("the 1990 Act") because it is satisfied that it is necessary to divert the footpath to which this Order relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990, namely planning consent references S/2265/16/RM "*Reserved matters application for the Western Park development parcel (an area of sports pitches, open space and land for allotments and a community orchard along with associated foot and cycle ways on the Western edge of Northstowe phase 1)*" and S/3477/16/RM for "*Application for approval of all reserved matters (appearance, landscaping, access, layout and scale) for 135 dwellings with access from the approved primary street network of phase 1*"

BY THIS ORDER: -

1. The public footpath over the land shown by a bold continuous line on the attached map and described in Part 1 of the Schedule to this order ('the Schedule') shall be diverted as provided below.
2. There shall be created to the reasonable satisfaction of Cambridgeshire County Council (The Highway Authority) an alternative highway for use as a replacement for the said footpath as provided in Part 2 of the Schedule and shown by bold black dashes on the attached map.
3. The diversion of the footpath shall have effect on the date on which Cambridgeshire County Council certify that the terms of Article 2 above have been complied with.
4. The following works shall be carried out in relation to the highway described in Part 2 of the Schedule: The footpath constructed to the agreed specifications contained within the agreed Schedule of Works.
5. Where immediately before the date on which the footpath is diverted there is apparatus under in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

The COMMON SEAL of the said  
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL  
was hereunto affixed this  
day of in the presence of :-

*Stepha V. R. Gill*  
Authorised Signatory  
for Chief Executive



M00007A

## SCHEDULE

### PART 1 DESCRIPTION OF SITE OF EXISTING PATH OR WAY

Position of path as indicated on maps	Description of path or way	Length
A-B-C-D	Part of Public Footpath No. 5 Longstanton, starting at Ordnance Survey Grid Reference (OSGR) TL 3992 6751 (Order Map Point A) then proceeding in a generally southerly direction for a distance for 423 metres to a junction with Public Footpath No. 4 at OSGR TL 3993 6709 (Point B), then proceeding in an south-south-easterly direction for 192 metres to a junction with Public Footpath No. 6 at OSGR TL 3997 6690 (Point C) then continuing in a south-south-easterly direction for 97 metres to a point at OSGR TL 3999 6681 (Point D).	712 metres

### PART 2 DESCRIPTION OF SITE OF ALTERNATIVE HIGHWAY

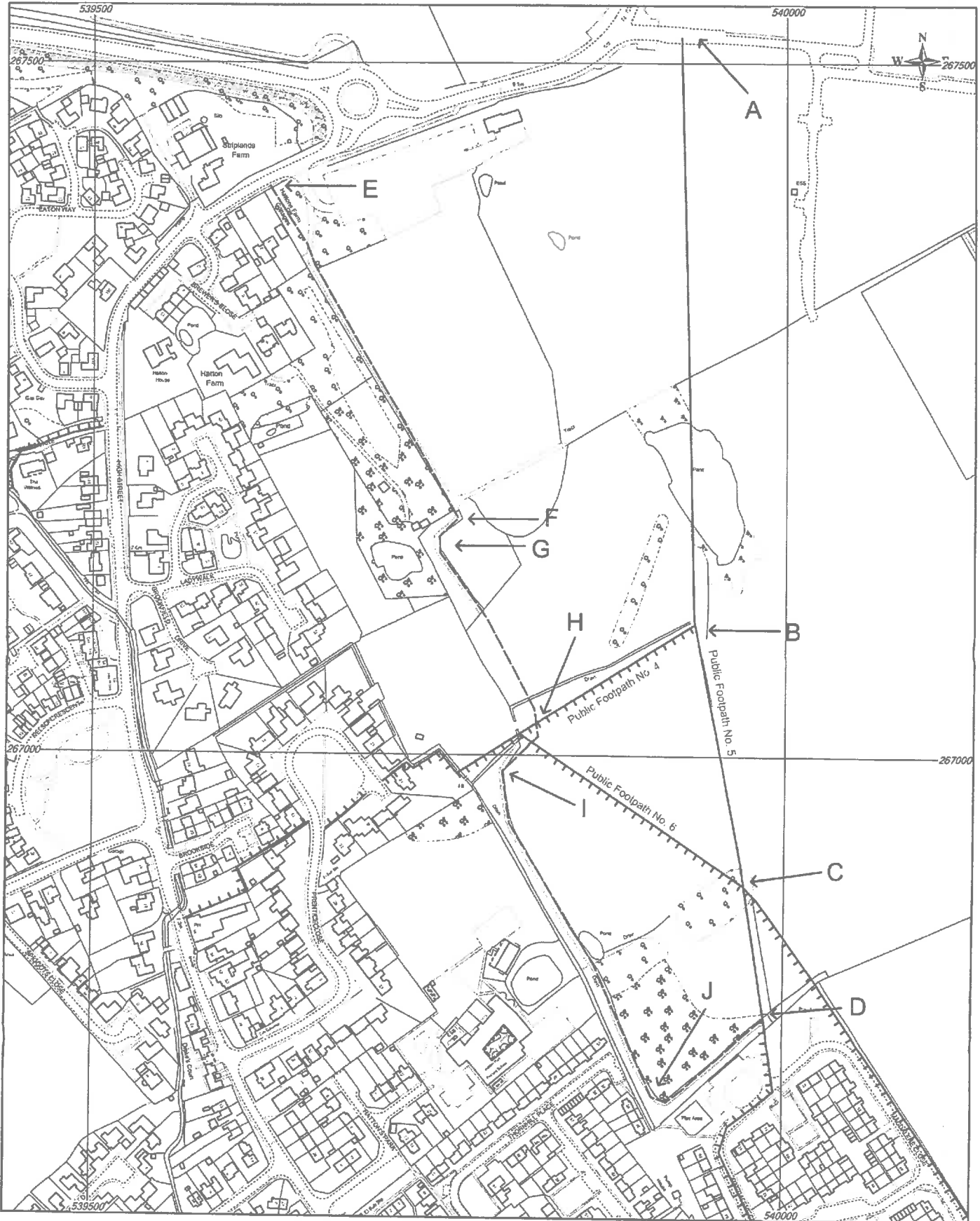
Position of path as indicated on maps	Description of path or way	Length	Width
E-F-G-H-I-J-D	Part of Public Footpath No. 5 Longstanton starting at High Street, Longstanton at OSGR TL 3962 6741 (Point E) and proceeds along boundary metal fence in an approximately south-easterly direction for 276 metres to OSGR TL 3976 6717 (Point F) then proceeds in an approximately south-westerly direction for 31 metres to OSGR TL 3975 6715 (Point G) then proceeds in an approximately south-easterly direction for 142 metres crossing a ditch to a junction with Public Footpath No. 4 at OSGR TL 3982 6702 (Point H) then proceeds in an approximately south-westerly direction for 46 metres to OSGR TL 3979 6698 (Point I) before proceeding in an approximately south-easterly direction alongside	858 metres	4 metres except between drain and pond between OSGR TL 3986 6685 and TL 3985 6687 where width is restricted to 3 metres.

	drain for 266 metres to OSGR TL 3991 6675 (Point J) then proceeds in a north-easterly direction for 97 metres to a junction with Public Footpath No. 5 at OSGR TL 3999 6681 (Point D).		
--	--	--	--

PART 3  
SCHEDULE OF WORKS

Position of path as indicated on maps	Description of path or way
E-F-G-H-I-J-D	All works as specified in the agreed Schedule of Works CCC/AI/56/05/SoW





Scale: 1:2500 (at A3)  
Date: 21/04/2017

**Key - Drawn from the Definitive Map**

- Public Footpath to be Stopped Up
- New Route of Public Footpath
- Unaffected Public Footpaths

*John [Signature]*

Dated 7<sup>th</sup> June 2017

Town and Country Planning Act 1990

The South Cambridgeshire District Council  
(Part of Public Footpath No.5 Longstanton)  
Public Path Diversion Order 2017