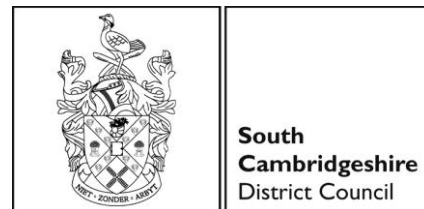


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6 December 2019

To: Chairman – Councillor John Batchelor

All Members of the Planning Committee - Councillors Henry Batchelor (substitute for Pippa Heylings), Anna Bradnam, Dr. Martin Cahn, Peter Fane, Brian Milnes, Judith Rippeth, Deborah Roberts, Peter Topping, Heather Williams and Nick Wright

Quorum: 3

Substitutes: Councillors Grenville Chamberlain, Mark Howell, Dr. Shrobona Bhattacharya, Sue Ellington, Graham Cone, Dr. Claire Daunton, Eileen Wilson, Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

This supplement contains an update report and three appendices for the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 11 DECEMBER 2019** at **10.30 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT

6. S/1782/19/FL - Stapleford (The Tree, 9 Bar Lane)

PAGES
1 - 10

Demolition of existing outbuilding and construction of 3-bed detached dwelling, retention of existing public house, and alterations to the internal layout at ground and first floor

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	11 December 2018
AUTHOR/S:	Joint Director of Planning and Economic Development	

Application Number:	S/1782/19/FL
Parish(es):	Stapleford
Proposal:	Demolition of existing outbuilding and construction of 3 bed detached dwelling, retention of existing public house, and alterations to the internal layout at ground and first floor
Site address:	9, Bar Lane, Stapleford, Cambridge, Cambridgeshire, CB22 5BJ
Applicant(s):	Mr Steve Bell
Recommendation:	Approval subject to conditions
Key material considerations:	Principle of Development Impact to Community Facilities Design and Character Highway Safety and Parking
Committee Site Visit:	10 December 2018
Departure Application:	No
Presenting Officer:	Aaron Sands, Senior Planning Officer
Application brought to Committee because:	In the interests of the wider public interest, and in the interest of transparency and openness as the Council has considered a compulsory purchase of the pub, which was considered at scrutiny committee on the 13 June.
Date by which decision due:	30 July 2019

Update to Consultations

1. **Historic Buildings Officer** (Appendix A) – No objection to the amended proposal subject to conditions requiring a sample brick panel and samples of roof tiles.

Update to Representations Received

2. 2no. further representations received (Appendices B and C; 2no. objections) incorporating the following summarised material points;
 - Objection to the retention of the pub as a community hub, as there is no parking and no disabled access to the building.

- The pub appears to have been viable prior to its closure and could be more profitable free of the Greene King tie.
- The proposal would result in the loss of the part of the bar space and smaller cold store than that currently available.
- The reduction in accommodation would make the site less attractive to potential managers.
- The proposal would cramp the site and threaten the future potential to run the pub in a viable manner.

Update to Heritage Assets

3. Officers note the comments of the historic buildings officer no longer raises an objection to the proposal. Notwithstanding the conditions suggested, condition 4 requires details of materials to be submitted and agreed. This condition is considered to sufficiently cover the recommendation of the historic buildings officer such that no amendments are considered necessary to conditions.

Officer comments in respect of further representations received

4. Officers note the comments received have not raised any material matters that have not been previously raised and/or otherwise considered within the report and as such would refer to the original report.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- [South Cambridgeshire Local Plan 2018](#)
- Planning File Ref: [S/1782/19/FL](#)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Aaron Sands
Telephone Number:

Senior Planning Officer
01954 713237

Consultation Response Form

Reference Number:	S/1782/19/FL
Proposal:	Demolition of existing outbuilding and construction of 3 bed detached dwelling, retention of existing public house, and alterations to the internal layout at ground and first floor
Site Address:	9 Bar Lane, Stapleford
Conservation Officer:	Susan Smith
Case Planning Officer:	Aaron Sands
Date:	05.12.19

Comments:

The revised plans now show a lowered ridge to the main elevation of the proposed new building which, combined with the building line set back from The Tree, makes it more subservient in the street scene than the previous proposal. The reduction in scale lessens the impact of the building on the listed buildings, nos. 5 and 7 Bar Lane.

The ridge of the rear outrigger has not been lowered to below that of the main elevation as suggested in the previous Conservation comments. However, on balance, I consider that the revised proposal will not affect the setting of the listed buildings due to the alterations to the height of the building, and the fact that it is not immediately adjacent to them.

Conditions:

LBC 25 - Sample Brickwork Panel

No brickwork shall be erected on site until the choice of brick, bond, mortar mix design and pointing technique have been submitted in writing to the Local Planning Authority, and a sample panel prepared on site and agreed in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with approved details.

Reason – To ensure the use of appropriate details in accordance with Policy NH/14 of the adopted South Cambridgeshire District Council Local Plan (2018).

LBC 37 - Sample Roof Tiles

Before works commence, a sample of the proposed roof tiles shall be submitted to and approved in writing by the Local Planning Authority/provided on site for the prior written approval of the Local Planning Authority and thereafter constructed only in accordance with the approved details.

Reason – To ensure the use of appropriate details in accordance with Policy NH/14 of the adopted South Cambridgeshire District Council Local Plan (2018).

This form was started at: 30/11/2019 10:17:17
This form was completed at: 30/11/2019 10:30:31
Internal form classification: N / A

1 Cherry Tree Avenue

Street

Stapleford

Town / City

Cambridge

County

Cambridgeshire

Postcode

CB22 5BW

Comment Details

Please enter the planning reference number

S/1782/19/FL

Please tell us the address of the application you are commenting on

9 Bar Lane, Stapleford, Cambridge CB22 5BJ

Commenter Type (optional)

Member of Public

Nature of comment (optional)

Object

Please limit your comments to 2 paragraphs. For longer representations please add as attachments.

Please ensure that no personal details (for example names, phone numbers) are included in your comment. For advice and guidance on how to compile your comment please visit our [website](#).

You can also add photos and any other relevant documents.

Your comments

I strongly object to the proposition to retain and expand The Tree public house as a "community hub" because there is no parking available on Bar Lane and no disabled access to the building. The pavilion, which is also proposed as a community hub is a much better proposition because there is car parking and it is at a good distance from the nearest housing. The only sound economical and neighbor-friendly option is surely to demolish The Tree and its outbuildings, and to build three detached houses on the space, especially as the cost of renovating The Tree (which has been closed for six years) will be enormous.

Upload File(s)

Declaration

Please open the PDF below to review all of your answers, if the answers displayed are correct please tick the declaration box.

Open a read only view of the answers you have given (this will open in a new window)

Please note the preview of your PDF may not work with some browsers. We are working with our suppliers to resolve this issue. You will be emailed a copy of your form once it has been submitted.

Declaration

Please tick the box below to confirm that the information you have provided on the form is accurate, and then click submit to send us your comment.

Please note that your comment may take up to three working days to show on our website.

☒ I declare that the information I have provided on this form is accurate



**Cambridge and District
Campaign for Real Ale**

South Cambridgeshire
Planning Services

04 DEC 2019

RECEIVED

[Redacted]
Pubs Officer
5 Rexbury Court
Sturton Street
Cambridge
CB1 2RU

pubs@cambridge-camra.org.uk
3rd December 2019

Your Ref: S/1782/19/FL

Planning Application for the Tree Public House, 9 Bar Lane, Stapleford, Cambridgeshire. CB22 5BJ.

Dear Sir/Madam,

I am writing on behalf of the Cambridge & District branch of the Campaign for Real Ale (CAMRA). CAMRA has a total membership of 190,000, 5,000 of whom are members of our branch. The area covered by the Cambridge & District branch consists of most of South Cambridgeshire as well as all of the city of Cambridge and part of East Cambridgeshire.

I have looked at the proposed changes to the planning application. As far as I can see none of the changes affect our existing objections to this planning application as laid out in our letter of 27 June 2019. I repeat them here.

Paragraph 70 of the National Planning Policy Framework (NPPF) gives planning authorities a duty to "guard against the unnecessary loss of valued facilities" with public houses being one of the items listed as a community facility. The South Cambridgeshire Local Plan (2018) policy SC/3 gives protection to village services and facilities including pubs. The Tree in Stapleford appears on South Cambridgeshire's Asset of Community Value register having been nominated by Stapleford Parish Council. It first appeared on the register in December 2013 and its presence was renewed in December 2018.

The current owner of the Tree purchased it in 2013 as a going concern but promptly closed it and it has been left closed ever since. The obvious suggestion is that the owner purchased it at a price applicable to a pub with the sole intention of exploiting the site's economic potential as a plot for residential use. The owner has previously submitted a planning application, subsequently withdrawn, that, if granted, would have done that. Subsequent to that, in 2017, a further application was submitted that would have cleared and redeveloped the site including the provision a smaller new-build pub. This planning application was refused partly on the grounds of the loss of service and facilities.

Since the pub's closure in 2013 the local community has been campaigning to get the Tree reopened as a pub. They have developed a business plan that would allow them to buy the Tree and reopen it. The fact that the tenant prior to its closure in 2013 was looking to extend his stay supports the suggestion that, even as a Greene King tied house, the pub was a viable business. Free of tie, in its current format, the Tree could be even more profitable.



Currently the Tree has a substantial bar area and also a chilled store and kitchen on the ground floor. Upstairs there is living space for the licensee consisting of a landing, three rooms and a bathroom. There is also a separate accommodation block containing two B&B units. There is ample car parking and a paved area.

The new planning application, if granted, would see the B&B block demolished and a detached house built on the North third of the site. The current pub chilled store would be converted into one B&B unit. A section of the what is currently bar area would be lost but would only result in a new chilled area that would be substantially smaller than the current one (roughly 5.6m² of usable space compared to over 16m²). An additional B&B unit would be provided in what is currently the largest room in the living area for the licensee. This would significantly reduce the size and attractiveness of the licensee's living space restricting the number of people who might be interested in running it as a village pub and B&B business. Also, despite the amount of work planned for the site as a whole, no provision has been made for making the Tree more accessible to people of limited mobility. The proposals would also leave the Tree with little or no off-street parking which would impact on the local community when the pub licensee, B&B users or pub customers needed to park or when taxis or delivery lorries called at the pub.

The planning application if accepted would cramp the site, significantly reduce the chilled storage area, squeeze the B&B units in and make the licensee's accommodation less appealing thus making it a less attractive business proposition.

That the pub has been listed as an Asset of Community Value and that the community has sought to buy and reopen it shows that it is valued. CAMRA opposes the loss of valued, viable public houses. It is clear to us that the Tree in its current format is a viable pub and is valued by the local community. The plans proposed in the application would undermine the ability to run the business at a profit or attract someone to run it. We therefore believe that this application should be refused.

Yours faithfully.

