

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

24 April 2018

**AUTHOR/S:** Joint Director for Planning and Economic Development

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<b>Application Number:</b>	S/0997/18/FL
<b>Parish:</b>	Cambourne
<b>Proposal:</b>	Temporary siting of modular show home for a period of up to twelve months
<b>Site address:</b>	Cambourne Business Park, Cambourne, CB23 6DW
<b>Applicant:</b>	Laurence Castle, South Cambridgeshire District Council
<b>Recommendation:</b>	Approval
<b>Key material considerations:</b>	Principle of development Visual impact upon the local area
<b>Committee Site Visit:</b>	No
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Clare Howe, Planning Officer
<b>Application brought to Committee because:</b>	The applicant is South Cambridgeshire District Council
<b>Date by which decision due:</b>	9 May 2018

### **Executive Summary**

1. This full application seeks permission for the temporary siting of a modular show home for a period of up to twelve months.
2. The site is located within the Development Framework of Cambourne and the principle of the proposed development is acceptable. The visual impact of the modular show home is considered not to have a detrimental impact upon the character of the area or have a wider visual impact upon the setting of the Business Park.

### **Planning History**

3. S/0320/15/FL – The provision of new solar photovoltaic (PV) canopy system, amendments to car park layout to accommodate the system and 10 additional parking spaces. Upgrade to existing cycle facilities and provision of roof mounted

solar photovoltaic (PV) systems to existing cycle and refuse ancillary buildings – Refused

4. S/0951/08/F – Reconstruction of existing and construction of additional staff parking and associated landscape works – Approved
5. S/6147/12/RM – Council Offices, associated works and civic square - Approved
6. S/6136/01/O – Erection of three storey building for offices (B1 Use) or Council Offices for South Cambridgeshire District Council (Sui Generis Use) – Approved

### **National Guidance**

7. National Planning Policy Framework 2012  
Planning Practice Guidance

### **Development Plan Policies**

8. **South Cambridgeshire District Council, Local Development Framework, Development Control Policies, Adopted July 2007:**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/7 Development Frameworks
9. **Supplementary Planning Documents:**  
District Design Guide – Adopted March 2010
10. **Local Plan Proposed Submission – July 2013:**  
S/7 Development Frameworks  
HQ/1 Design Principles  
TI/8 Infrastructure and New Developments

### **Consultations**

11. **Cambourne Parish Council** – object to the proposed development as it is not Part M compliant of building regulations and therefore does not have wheelchair access. The Parish do however, support the initiative and would have supported the application if it was accessible and complied to part M of the building regulations.
12. **Sustainable Drainage Engineer Officer** – has no objection.

### **Representations**

13. None received

### **Site and Surroundings**

14. The site is located within land owned by U+I, the company that manages Cambourne Business Park. The site is located in the westernmost plot of Cambourne Business Park. South Cambridgeshire Hall is sited to the northwest of the proposed development, which primarily accommodates District and County Council staff. The parcels of land to the north and south were identified as employment land under the original Cambourne masterplan; however they are yet to be developed.

15. The site is situated within Cambourne Village Framework, is not located within a Conservation Area, and has no protected trees within the site.

### **Proposal**

16. This planning application seeks consent for a temporary modular show home to be erected to the south west of South Cambridgeshire District Hall for a period of up to twelve months. The modular home is intended to be a show case for the initiative being run by South Cambridgeshire District Council, which looks at how to promote more affordable forms of private housing on some of the sites it owns across the district.
17. The show home would be constructed from weatherproof membrane and with a timber frame finished in white external render. The intention is to relocate the modular home to land owned by the Council in one of the villages once the 12 month period ends. This will be the subject of a separate planning application.

### **Planning Assessment**

18. The key issues to consider in the determination of this application are the principle of development and whether there would be any detrimental impact to the visual appearance of the area that would impact negatively upon the character and setting of the Business Park.

### **Principle Development**

19. The principle of a temporary modular show home is considered an acceptable use for land within the village framework and as part of the Council's Offices subject to the other material planning considerations discussed below.

### **Design and Visual Impact**

20. The proposal involves a single storey modular home measuring 9.00m wide, 9.33m in depth and 3.13m high. The overall scale of the development would therefore not be significantly obtrusive, appear dominant or be detrimental upon the setting and character of the business park. Due to the modular home being used as a show home, and being of a contemporary style, design and material it would be in keeping with development located in the Business Park.
21. For the above reasons the proposal is considered in accordance with Policies DP/1, DP/2 and DP/3 of the Local Development Framework, Policy HQ/1 of the Proposed Submission South Cambridgeshire Local Plan and the guidance contained within the District Design Guide.

### **Parking**

22. The development would be accessed via the existing business park access road. The modular home would be accessed by appointment only during South Cambridgeshire District Council's office hours. It is therefore considered the car parking available at South Cambridgeshire District Council is sufficient. No car parking spaces will be lost.

### **Other Matters**

23. Cambourne Parish Council's comments have been acknowledged by the applicant in an email dated 5 April 2018, whereby it has been confirmed that wheelchair access

will be provided to ensure the development is in accordance with Building Regulations 2010, Access to and use of buildings, Volume 1 Dwellings, M.

### **Conclusion**

24. Having regard to applicable national and local planning policies and having taken all relevant material considerations into account, planning permission should be granted in this instance

### **Recommendation**

25. Approval subject to:

### **Conditions and Informatives**

Planning conditions and informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

#### **Conditions**

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2). The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location Plan and Block Plan dated: 30.1.208  
Proposed Elevation drawing no. T01  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- 3). The use of the building, hereby permitted, shall cease within one year from the date of this permission and the building shall be removed from the land and the land returned to its former condition within a period of one month from the date the use has ceased.  
(Reason – The long-term retention of the building would be contrary to Policies DP/2 and DP/3 of the adopted Local Development Framework 2007

### **Background Papers**

Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

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 Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File Reference S/0997/18/FL

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