

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

13 February 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/4433/18/FL

Parish(es): Bassingbourn

Proposal: Outline planning permission with all matters reserved except for access, layout and scale for the demolition of existing garages and development of 1No. bungalow for SCDC 'Self-Build' programme.

Site address: Garage site off Knutsford Road, Bassingbourn, Royston, Herts, SG8 5HS

Applicant(s): Laurence Castle

Recommendation: Approval

Key material considerations: Principle of Development
Design and Character
Highway Safety and Parking
Residential Amenity
And Other Matters

Committee Site Visit: 12 February 2019

Departure Application: No

Presenting Officer: Alison Twyford Senior Planning Officer

Application brought to Committee because: Application on behalf of the authority which has received a representation on material planning grounds

Date by which decision due: 15 February 2019

Executive Summary

The application seeks outline planning permission for a single storey dwelling within the site. The applicant has requested that matters relating to access, layout and scale are to be agreed at this stage. Subject to conditions the proposals are considered acceptable.

Planning History

No relevant planning history

Planning Policies

National Planning Policy Framework 2018

South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/7 – Development Frameworks

S/10 – Group Villages

CC/1 Mitigation and Adaptation to Climate Change

CC/3 Renewable and Low Carbon Energy in New Developments

CC/4 Water Efficiency

CC/6 Construction Methods

CC/7 Water Quality

CC/8 Sustainable Drainage Systems

HQ/1 Design Principles

NH/2 Protecting and Enhancing Landscape Character

NH/4 Biodiversity

H/8 Housing Density

H/9 Housing Mix

H/12 Residential Space Standards

SC/7 Outdoor Play Space, Informal Open Space and New Developments

SC10 Noise Pollution

SC/11 Land Contamination

TI/2 Planning and Sustainable Travel

TI/3 Parking Provision

TI/8 Infrastructure in New Developments

TI/10 Broadband

Supplementary Planning Documents

District Design Guide SPD – Adopted March 2010

Consultation

Bassingbourn Parish Council – No comments received.

Environmental Health Officer – No objection, advises conditions relating to hours of work and burning of waste, informatives relating to minimising the potential for disturbance to neighbouring residents and driven pile foundations.

Local Highway Authority – No objection, advises conditions relating to driveway falls and levels, driveway material, kerb requirements, and times for deliveries connected to the works and an informative relating to works to or within the public highway.

Tree Officer - I have no arboricultural or hedgerow objections to this application. There are trees on or adjacent to site with legal protection through the Conservation Area. There are also trees on or adjacent to site with no statutory protection. An Arboricultural Implications Assessment Report (dated October 2018) has been submitted this is sufficient for the site and proposal. Should this application be approved please ensure the Arboricultural Implications Assessment Report is listed as an approved document.

Environment Agency - We consider that outline planning permission could be granted to the proposed development if the condition for a scheme to demonstrate that no raising of ground levels shall take place is included and recommended informatives.

Drainage Officer - Recommends conditions for attachment

Scientific Officer- I wish to confirm that I have received a copy of the above application, in particular the Phase I & II Geo-Environmental Assessment by EPS dated October 2018.

The site comprises extensive hardstanding and a number of domestic garages and is being developed into a sensitive end use (residential).

The report identified potential risks associated with the current use that required further investigation. Sampling of the underlying soils and made ground was undertaken and identified a single elevated concentration of Benzo(a)Pyrene. I have sought further clarification from EPS and they have confirmed in an email dated 31st January 2019 (attached) that no additional testing is considered necessary.

Given the sensitive nature of the proposed development, the following informative should be attached to any consent granted to cover the eventuality of any unexpected contamination.

If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of 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 SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Representations

One representation was received which commented: “I think that in taking down of all those garages you will be depriving the residents of places to park their cars securely.”

Planning Assessment

Principle of Development

The application site comprises brownfield land that currently provides garages that can be rented for private use. The site is located within the village framework boundary of Bassingbourn within which Policy S/7 of the adopted Local Plan support the principle of residential development. Bassingbourn is identified as a Minor Rural

Centre under Policy S/9 of the adopted Local Plan. The policies states that residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the village frameworks of Minor Rural Centres.

In accordance with the Self-build and Custom Build Act 2015, Local Planning Authorities are now required to give due weight to this factor in the determination of a planning application. The provision of up to one self build plot will contribute towards the demand in the district. This factor weighs in favour of the proposal, but the proposal still must be considered against all other planning policies that address the principle of development.

The proposed development would accord with Policies S/7 and S/9 and would provide a self build property to contribute to the demand within the District and is therefore considered acceptable in principle.

Policy H/8 of the adopted Local Plan seeks that all residential developments make the best use of the site by achieving net densities of at least 30 dwellings per hectare in Minor Rural Centres. Policy H/8 of the emerging Local Plan also states that the net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.

The proposed site was calculated as having an area of approximately 0.08 hectares, including the vehicular access. The provision of a dwelling on the site would create a density of 13 dwellings per hectare. Although this is below the requirement of Policy H/8 of the Local Plan, given the character of the area and the constraints of the application site, the density is considered acceptable in this instance.

Design & Character

Notwithstanding the matters reserved, the proposed dwelling would be located to the centre of application site. There is a mixed pattern of development along Knutsford Road but generally there are small groups of dwellings in small linear groups. That said, it is noted that there are detached residential properties to the north of the site along the High Street. The erection of a detached property that would be of a single storey scale would only be seen from glimpses in the main street scene and from the rear gardens of private properties as detailed in the indicative plan provided. As no detailed elevations have been submitted Officers consider that a condition that the proposed dwelling shall not exceed one storey in height and all accommodation contained within it shall be on the ground floor only is reasonable for attachment, so that the proposed development is satisfactorily assimilated into the area (and to protect neighbour amenity).

In light of the above, the provision of a detached single storey dwelling is not considered to be out of character with the area to an extent which would warrant a refusal of the application and would comply with the requirements of Policy HQ/1 of the Local Plan.

Highways Safety & Parking

The proposed development shows a point of vehicular access onto Knutsford Road. The Local Highways Authority has been formally consulted on the proposal and has raised no objection, offering a number of conditions and an informative in the interests of highway safety. The conditions are considered reasonable and necessary to ensure that the proposed development does not result in significant harm to highway safety and complies with Policy HQ/1 of the Local Plan in this respect.

Concerns have been raised within the representations regarding the loss of parking to

the local area and how this could impact upon parking capacity generally. Policy TI/3 relates to provision of car parking for new developments but does not specify a policy position in respect of loss of existing garages. As the garages are let on a commercial basis and are not allocated to specific residential properties, the loss of parking is not be considered to be significant in the planning balance.

The site is of a sufficient size that it would be able to meet the parking requirements for both vehicles and bicycles to accord with the requirements of Policy TI/3 of the adopted Local Plan.

Residential Amenity

The application seeks outline planning permission for a single storey dwelling with some matters reserved. Indicative sketches have been provided however full details as to the precise, appearance and landscaping have not been provided at this stage. However, it is considered likely that a single storey dwelling could be accommodated on the site without resulting in significant harm to the amenities of neighbouring properties by way of a significant loss of light, loss of privacy or overbearing impact. As noted above, a condition restricting the height and accommodation of the proposed dwelling is recommended, which would protect the amenities of neighbouring properties.

A full assessment of the potential impact upon neighbouring properties would be carried out at reserved matters stage when full details of the proposed dwelling have been submitted.

The comments of the Council's Environmental Health Officer are noted. It is considered reasonable and necessary to impose a condition restricting the hours of work to protect neighbour amenity, and informatives relating to burning of waste, driven pile foundations and minimising the potential for disturbance of neighbouring properties.

Subject to the conditions noted above, the proposal would not result in significant adverse harm to neighbour amenity and would therefore comply with the requirements of Policies HQ/1 and SC/10 of the emerging Local Plan.

Other Matters:

Consultees have suggested conditions with regard to surface and foul water drainage for the site. The site is in an area at a high risk of flooding and as a result consider that the conditions are required in this instance. The condition from the Environment Agency regarding levels is also considered reasonable for attachment in view of the site constraints.

The recommended informative from the Scientific Officer is considered reasonable for attachment.

Conditions in relation to water consumption, renewable energy and broadband requirements are considered reasonable for attachment in accordance with local plan policies.

Conclusion

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

Recommendation

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

- (a) Approval of the details of the the appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
- (b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
- (c) The development hereby permitted shall be carried out in accordance with the following approved plans: 1604-P-501 Revision D, 1604-P-502 Revision E and Arboricultural Implications Assessment Report (dated October 2018).
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
- (d) The surface of the driveway to serve the dwellings hereby approved shall be constructed on a level that prevents surface water run-off onto the highway and shall be constructed from a bound material so as to prevent displacement of material onto the highway. The development shall be retained as such thereafter.
(Reason - In the interest of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018)
- (e) During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).
- (f) The dwelling hereby approved shall not be occupied until the dwelling has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason – To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with

policy TI/10 of the South Cambridgeshire Local Plan 2018.)

- (g) The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with. (Reason – To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.)
- (h) All deliveries to the site and all muck away movements are to be carried out only between 09.30hrs – 16.00hrs Monday to Friday and at no other time. (Reason - In the interest of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018)
- (i) As part of the details of the reserved matters to be submitted a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided for consideration to the local planning authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018)
- (j) As part of the reserved matters for the scheme a scheme shall be submitted to demonstrate that no raising of ground levels shall take place within Flood Zone 3. The scheme shall be fully implemented and subsequently maintained in accordance with a timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the Local Planning Authority.
(Reason- To ensure that the development does not increase flood risk to the site or elsewhere in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).
- (k) The dwelling hereby permitted shall not exceed one storey in height and all accommodation contained within it shall be on the ground floor only.
(Reason - To ensure the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (l) No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.
(Reason – In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)
- (m) No development approved by this planning permission shall take place until such time as a scheme to demonstrate that no raising of ground levels shall

take place within Flood Zone 3 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

(Reason: To ensure that the development does not increase flood risk to the site or elsewhere in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

Informatives

- (a) The applicant is advised that the vehicular access should be constructed using dropped kerbs rather than the radii ones as shown. The use of dropped kerbs reinforces the message that pedestrians have the right of way over the access and that vehicles entering or leaving the private property should give way.
- (b) The applicant is advised that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- (c) The applicant is advised that there should be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
- (d) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- (e) The applicant is advised that should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- (f) In the event of an air source heat pump being proposed, prior to the commencement of development, a noise impact assessment and insulation scheme detailing the technical details and sound power/noise output of the air source heat pump and any mitigation measures in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

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 (adopted September 2018)
- Planning File Ref: S/4433/18/OL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author:

Alison Twyford

Senior Planning Officer

Telephone Number:

01954 713264