

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 December 2019

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: 13 August 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

Executive Summary

1. The application proposes the erection of a single dwelling in the car park of the Tree pub an Asset of Community Value, following the demolition of existing letting rooms on the site. Internal works are proposed to the pub itself in order to retain the diversity of services the pub currently offers.
2. The application has previously been subject to a dismissed appeal on the basis of a dwelling and a replacement of the pub, notably on the basis that the services offered would be lost within the pub. For comparison, that application would have provided effectively a bar use only.

3. Officers consider that, on balance, the proposed development would not result in a material loss of a valued community facility, and while it would result in the loss of the pub car park, the scale of that area is not so significant that it would be materially harmful in terms of highway safety.

Planning History

4. S/1630/17/FL - Erection of a new Public House building along with a pair of residential dwellings following demolition of existing buildings on the site. Refused. 11/10/2017. Dismissed at Appeal. 03/07/2018. Appeal Decision Available as Appendix B.
5. S/2233/16/OL – Outline planning permission with all matters reserved for the demolition of the former public house and erection of two dwellings. Withdrawn. 15/11/2016.
6. S/2674/14/FL – Alterations and Conversion of Public House to Dwelling following Demolition of Existing Extension and Erection of New Dwelling following Demolition of Existing Outbuilding. Withdrawn. 20/07/2015.
7. S/0877/08/F – Erection of Timber Shelter. Approved. 09/07/2008.
8. S/1829/06/F – Conversion of Outbuilding into 2 Letting Bedrooms. Approved. 29/11/2006.
9. S/1812/00/F – Extension. Approved. 12/12/2000

Site Constraints

10. The application site comprises a public house, The Tree, a designated Asset of Community Value (AOCV), located within the Development Framework of Stapleford. To the immediate south of the Site is a Grade II Listed Building, with a further Grade II Listed Building beyond that, nos. 7 and 5 Bar Lane respectively. The surrounding area is predominantly residential in character, though there are some shops to the south and the primary school to the north along Bar Lane. There is a significant variation in design and appearance in the built form within the area.
11. The pub itself is set close to the road, with small pub gardens to the front and rear of the site, and with a parking area serving the pub to the northern side of the site, along with 2no. letting rooms in the north west corner.

Proposal

12. This application proposes the demolition of a pair of letting rooms within an outbuilding to The Tree and the erection of a single dwelling on the site of those outbuildings and on the pub car park, along with associated external alterations, and the alteration of part of the ground floor and part of the first floor of the pub to provide 2no. letting rooms.
13. The dwelling measures approximately 6.6m in height to the ridge, 4.4m in height to the eaves, 12.4m in overall depth and 10.4m in overall width, proposed in an L-shape. Parking for the dwelling is provided in front of the dwelling itself, with an area of parking for deliveries to the pub located between the dwelling and the pub.

Relevant Policy

14. National Guidance

National Planning Policy Framework 2019 (NPPF)
National Planning Practice Guidance (NPPG)

15. South Cambridgeshire Local Plan 2018

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/8 Rural Centres
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Water Efficiency
CC/5 Sustainable Show Home
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
NH/14 Heritage Assets
H/8 Housing Density
H/9 Housing Mix
H/12 Residential Space Standards
SC/3 Protection of Village Services and Facilities
SC/6 Indoor Community Facilities
SC/7 Outdoor Play space, Informal Open Space, and New Developments
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Land Contamination
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

16. Supplementary Planning Documents (SPD)

Open Space in New Developments SPD – Adopted 2009
Landscape in New Developments SPD – Adopted 2010
Biodiversity SPD – Adopted 2009
District Design Guide SPD - Adopted 2010
Cambridgeshire Flood and Water SPD – Adopted 2016

Consultees

17. Parish Council – Strongly objects. The building and site are listed as an Asset of Community Value. The Parish Council questions the timing of the application, received one day before Scrutiny Committee. The three main issues with the application are;

- There is no disabled access.
- The car parking is very limited and will lead to congestion on an already busy road.
- The proposal would lead to a lack of commercial viability for the pub.

18. **Local Highway Authority (LHA)** – No objection subject to conditions requiring pedestrian visibility splays, that the access is constructed of a bound material and in such a manner to prevent surface water draining onto the highway and seeking to control the timing of muck away lorry movements. The dimensions of parking spaces should be shown. The new dwelling may create additional on-street parking demand. While this would not result in any significant adverse impact upon highway safety, there is potentially an impact to residential amenity which the LPA may wish to consider.
19. **Environmental Health Officer** – No objection subject to conditions restricting construction hours and burning of waste material on site.
20. **Drainage Officer** – No objection subject to a condition requiring a scheme for the disposals of foul and surface waters to be submitted to and approved by the Local Planning Authority.
21. **Ecology Officer** – No objections subject to conditions requiring appropriate mitigation in accordance with the submitted reports and a scheme of ecological enhancement to be provided. The report has identified roosts, but no further surveys are required. Natural England would likely require further survey information prior to the licence application, but no further surveys are required by the local planning authority.
22. **Historic Buildings Officer** – Objection on the basis of the scale of the new building and its impact on the setting of the listed buildings and the street scene. The building should be reduced in scale such that it does not visually compete with the listed buildings and pub. This should see a reduction in the height of the building and a consideration of scale.

Representations

23. 28no. objections received incorporating the following summarised material planning considerations;
- The Tree is an Asset of Community Value.
 - The loss of car park will place great pressure on on-street parking in the area, which is already congested, particularly due to the school and the nearby shops.
 - The increased parking on the roads will make it unsafe for pedestrians and cyclists in the area.
 - The access to the dwelling is on a T-junction which will be unsafe for cars entering and leaving.
 - There is insufficient parking proposed for the dwelling and the pub.
 - The pub provides an important social meeting place within the village that would be lost.
 - There is no access for disabled visitors to the letting accommodation.
 - The pub garden and bin store to the rear will cause noise, disturbance and odour issues for properties to the rear of the pub.
 - The manager's accommodation is being downgraded and would not support any families to run the pub.
 - The development is not in keeping with the area, and the older properties surrounding the site.
 - The pub should be retained, not demolished or replaced.
 - The bin store cannot be accessed without moving people in the pub garden.
 - The proposed dwelling will be overbearing on neighbouring properties.

- The site is not of sufficient space to accommodate the dwelling and the density is out of keeping with the street scene.
 - The submitted bat report is out of date and incomplete.
 - The demolition of the letting rooms and the alterations to the pub will make it less viable to run as a pub.
 - The pub has been a successful commercial enterprise.
 - There is no justification for changing half the site into a residential use.
 - The proposed dwelling will adversely impact the setting of the listed buildings.
24. 2no. representations received incorporating the following summarised material planning considerations;
- The application does not sufficiently answer the previous reasons the appeal was dismissed.
 - The current proposal compromises the services offered by the pub to the extent that it is unlikely the business would be commercially viable through the loss of the ground floor accommodation.
 - The first floor letting accommodation create difficult access and prevent disabled access.
 - The loss of storage accommodation will limit the ability to provide food and catering services.
 - On-street parking is very limited in the area and the loss of the car park would exacerbate parking issues.
 - The car parking area provides both parking facilities and space for village functions, which would be lost.
 - There is limited access to the rear of the pub and deliveries would prove difficult.
 - The size of the manager's accommodation would prevent families choosing to run the pub.
 - A decision needs to be reached for this development as the site is becoming an eyesore and is deteriorating.
25. The following summarised matters have been raised that are not material planning considerations. Officer notes are *italicised where relevant for information*;
- Concern regarding compliance with building regulations. *Matters of building regulations are separate legislation and are therefore not material to this decision.*
 - Future intentions of the developer. *The application must be assessed on its own merits, and the future intentions of the developer with regard to any further development is not a material planning consideration.*

Planning Assessment

26. The key considerations in this application are;
- Principle of Residential Development
 - Impacts to Community Facilities
 - Design and Character
 - Heritage Assets
 - Highway Safety and Parking
 - Ecology and Protected Species
 - Residential Amenity
 - Other Matters

Principle of Residential Development

27. This section is aimed to consider the principle of residential development of the site itself in terms of location, use and amount. Matters in relation to the pub itself, such as its service offer and its capability to continue to operate, are dealt with in the section below.
28. The application site is located within the Development Framework of a Rural Centre, where residential development of any scale is supported in principle by policies S/7 and S/8. The proposed residential development represents an approximate density of 40 dwellings per hectare, considered to be appropriate in this central area of a Rural Centre, as one of the most sustainable villages within the district, and reflective of what is a higher density in the surroundings. The principle of residential development on the site, is therefore considered to be acceptable, and accord with policies S/7, S/8 and H/8.

Impacts to Community Facilities

29. The existing site comprises a pub which is registered as an AOCV. Given its status and the level of local objection to the proposal, it is clear that the pub is of significant local value as a community facility. The pub appears to have previously operated in a viable manner some years ago, and officers note a significant number of objections in relation to its value to the community and the previous contribution the pub made to the vitality of the village. As it stands, there are a number of elements to the pub, which offers;
- Bar and approximately 73m² of associated bar space
 - Kitchen
 - 2no. letting rooms in a separate building (both at the ground floor)
 - A 3-bed manager's flat
 - Pub garden
 - Parking and manoeuvring area providing approximately 5no. spaces
30. The application proposes the demolition of the letting rooms and internal alterations to the pub itself to facilitate the introduction of those rooms. The resultant offer of the pub would then amount to;
- Bar and approximately 65m² of associated bar space
 - Kitchen
 - 2no. letting rooms within the building (one at ground floor and one at first floor)
 - A 1-bed manager's flat
 - Pub garden
 - Tandem parking area providing 2no. spaces
31. Officers note the appeal previously dismissed (ref. S/1630/17/FL) included a replacement to the existing pub. For comparison, this offered;
- Bar and approximately 77m² of associated space
 - Pub garden
32. Policy SC/3 states that proposals will be resisted where the loss of a community or service facility that results in an unacceptable reduction in the level of provision in the locality. It is clear, both from the status as an AOCV and the level of representation submitted, that the pub is a valued community facility that has a high potential to contribute to the social amenity of the local population. Officers note there are other pubs in the surroundings within walking distance (namely the Rose and Three Horseshoes), and that are well situated within the village in general. That said,

officers understand they offer different services than The Tree, notably a lack of overnight accommodation, based on the details provided on respective websites. The comments of the planning statement, which have provided indication of alternative overnight accommodation within Stapleford.

33. On the whole, the application would result in the loss of a small area of the bar space, a reduction in the number of bedrooms available in the manager's flat, and the reduction of 3no. parking spaces. Officers do not consider the reduction in the bar space or parking would materially impact the function of the pub itself, given the small scale of the loss and as set out in the below comments in respect of highway safety and parking. A number of comments have objected to the alteration to the manager's accommodation, on the basis that it would not be attractive for families and limit prospective employees. In terms of the accommodation, officers note that, as internal alterations, the reduction in space would not be development, and could be carried out without any consent from the LPA. That said, as the works would be necessary to ensure the minimal loss of offer of the pub, a condition could be imposed that would require the works to be carried out by the developer.
34. The accommodation would be reduced in scale, but no evidence has been provided that demonstrates what the impacts would be, in any sense, in the pub attracting a manager. Officers also note this does not preclude a manager living off-site. While comments have been submitted indicating that this would reduce the attractiveness of the site for families, officers do not consider that to be a material consideration in itself. Officers consider the test to be whether the accommodation offered would make it impossible to attract a manager such that it would threaten the operation of the pub.
35. Assuming the works were to go ahead, given the controls that could be imposed, the predominant mix of the offer of the pub services would remain. The loss of those external areas is not considered significant, as the pub will still retain a garden of a similar scale and the wholly limited parking area does not provide a significant level of space in any event. In accordance with policy SC/3, the specific test to be considered is whether the works would lead to an *unacceptable reduction in the level of provision*, which does not preclude any change or works.
36. There remain alternative pubs in the surroundings which offer food and bar services. The proposed alterations would retain the letting accommodation, and officers note there is evidence of alternative accommodation. The manager's accommodation would be reduced in the space provided, but officers are not convinced that this would be of such a level that it would preclude attracting a manager, particularly as there is a very real prospect of alternative accommodation than just residing in the pub itself. While there is a reduction in external space, the garden remains, and the space lost, as predominantly a parking area that accommodates a very limited number of vehicles, is not considered to be materially harmful to the potential running of the pub.
37. On whole, therefore, officers consider the limited reduction in the services offered within the pub are acceptable, and the proposal would accord with policy SC/3.

Heritage Assets

38. In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard must be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposed dwelling is located to the north of the existing pub,

considered to be a non-designated heritage asset. To the south of that building is a pair of Grade II listed dwellings, both 1½ storey cottages presented side on to the road with the gable end immediately adjacent the footpath. A previous appeal (S/1630/17/FL) on the site was dismissed on the basis of the competition between what was proposed as a replacement to the pub and the listed buildings, particularly by virtue of the replacement's scale.

39. The historic buildings officer has raised an objection on the basis that the scale of the proposed dwelling would appear dominant in relation to the pub, considered to be a non-designated heritage asset. Officers note there was no objection to the previous application to the demolition of the pub, and this was not a matter raised as part of the appeal. Notwithstanding, the application has been revised since submission to reduce the ridge and eaves heights below the height of the pub adjacent.
40. In its amended form, officers consider the revised plans, reducing the height, coupled with the setback from the front elevation of the pub, reflect a more subservient design to the heritage assets in the street scene. The retention of the pub would provide a buffer to the listed buildings and retain their more immediate setting such that the general character of the surroundings would be maintained. Officers consider, both for heritage reasons and in terms of more general quality of design principles, that details should be required in respect of materials. Subject to that, however, the proposal would accord with policy NH/14.

Design and Character

41. There is a mix of forms of other dwellings within the area, including one, two and 1½ storey properties, with both render and brick being dominant facing materials. Properties are of a mix of styles, with a modern bungalow to the immediate north of the site though a number of traditional brick buildings in the locality which do include many common details such as the brick quoins and hipped or gabled roof forms.
42. The proposed design would reflect a number of these features, utilising a 1½ storey form, similar to the form of the listed buildings to the south, with the dormers, and their position in the roof reflective of those heritage assets. The use of a brick façade would be reflective of a number of dwellings in the street scene, and there are examples of slate roofs on a number of other properties in the street scene, including to the pub itself. While parking is to the front of the site, this is reflective of other properties in the immediate area, such that it is not considered to be materially harmful to the street scene.
43. Officers consider that appropriate conditions should require details of material, to ensure the specific materials are of an appropriate appearance that would reinforce the locally distinctive features of the area. In addition, it is appropriate to require details of the hard and soft landscaping within the site, to ensure that more sensitive materials are utilised particularly along the frontages that would further soften the dominance of parking along the frontage. Subject to such conditions, however, officers considered the proposal would accord with policies S/7 and HQ/1 in terms of design.

Highway Safety and Parking

44. Objections have been received on the basis of parking impacts and the discharge of cars onto the road from insufficient parking into the surroundings. The Local Highway Authority have raised no objections, subject to conditions. The existing car park on site appears to have a level of parking space that could accommodate at most some

5no. cars. The indicative standards require space for at approximately 12no. cars for the pub as it stands, and 11no. spaces following the works. It is proposed to accommodate 2no. spaces within the site, which would be tandem parking spaces.

45. As set out, there is limited parking within the site as it stands, and by comparison, the proposal would displace some 3no. spaces onto the wider highway network. Officers note there are substantial areas of Bar Lane and the surrounding network that are not restricted in terms of parking, and people could park on the road as it stands. As such it is likely that the operation of the pub would have already had some impact on parking in the area, but the level displacement in comparison is not considered significant. Comments have also raised concern that there would be significant cumulative impacts with the operation of the school nearby, as there is substantial congestion arising from that during drop-off/pick-up times. Officer consider the times in which those events occur, namely around 8.30am and 4pm, would be unlikely to coincide significantly with the times in which the pub is most heavily utilised, and therefore do not consider this would be a materially significant impact.
46. Officers note the application proposes specific provision for cycle storage, which is not currently provided for within the site, and this could be included by condition to promote alternative forms of transport. It is noted there are bus services that run close by, but officers do note some of these may be more limited in uptake given the timetables focus on daytime hours, as opposed to evening or night-time service.
47. In considering this matter, officers note the previous appeal was not dismissed on the basis of the lack of parking provision. The limited levels of parking as it stands within the site would mean that, while the proposal would not meet the indicative parking standards, this would not result in a significantly harmful impact to highway safety over and above the existing situation. In light of the lack of objection from the Local Highway Authority and the comments of the inspector in what was a proposal that included less parking provision, officers do not consider it would be possible to substantiate any harm on the basis of lack of parking.
48. Conditions would be necessary to ensure accesses are designed to an appropriate standard and maintained as such, to protect the long term safety of the highway, and officers consider a condition requiring parking areas to be retained for that purposes would be necessary in this instance given the limited parking within the site. In addition, conditions are required to ensure the cycle storage is provided within the site, to promote alternative forms of transport to the private car. Subject to those conditions, however, it is considered the proposal would accord with policies TI/2 and TI/3.

Ecology and Protected Species

49. The application has been accompanied by an ecological survey, as well as a further, more recent, survey. It has been identified that there are protected species that have utilised the site, namely bats, and that there is habitat within the site, though it appears not to be in use as of September 2019. The ecology officer has raised no objection to the proposal, noting the reports submitted are up-to-date and therefore reliable. They have suggested a number of conditions seeking ecological enhancement and mitigation measures, but also stated that a plan showing the location of bat boxes should be provided in advance of a decision, in order to ensure favourable conservation status and no net loss in habitat. In light of the position at the time of the appeal, in that the dismissal partly on ecology grounds was due to the lack of further surveys, officers consider this has now been satisfied.

50. The conditions suggested by the ecology officer would be necessary to ensure mitigation measures are appropriately imposed that would ensure works are carried out in a manner that would not materially harm protected species in the site. Noting the application provides full details, officers do not consider it is necessary to require a further plan showing the location of bat and bird boxes at this stage, as there is no objection raised on the capacity of the site to accommodate a satisfactory arrangement. It appears that there are plenty of potential locations that would be appropriate, and the ecology officer has raised no concerns that suitable positions could not be achieved. As such, it is not considered it is necessary to require this at this stage and could simply form part of the scheme of ecological enhancement that would be sought by condition. Officers also consider it appropriate to require that no lighting is provided within the site without the details first being approved by the local planning authority, to avoid lighting clashing with any ecological measures, such as bat and bird boxes. Subject to such conditions, however, the proposal is considered to accord with policy NH/4 in terms of the impacts to ecology and protected species.

Residential Amenity

51. Given the retention, and lawful use of the existing pub, with minimal external alterations, officers consider this element would not give rise to any material harm to neighbouring residential properties.

52. The position of the new dwelling is such that it is sufficiently distant from many properties not to result in a materially adverse impact to residential amenity. The two properties that may be most likely to be affected would be no. 17 Bar Lane to the north, and no. 5 Sternes Lane to the west. Officers could not identify any primary windows on the flank facing elevations that would serve habitable rooms and would be so adversely impacted by the development that it would lead to an unacceptable overbearing or overshadowing impact. Given the position of no. 17 in relation to the proposed dwelling, impacts would predominantly fall to the front garden area and to the roof of the bungalow, as opposed to the primary amenity space to the rear of the bungalow. There is screening to the rear of the site that would limit views of that neighbouring rear garden, and while officers note there are rooflights facing north, the orientation of the rear wing is such that it would overlook the roof of no. 17, with oblique views of other neighbouring land that would not be unexpected in more urban areas such as this and are not considered to be materially harmful.

53. To the west sits no. 5 Sternes Lane, which shares a back to back relationship with the proposed dwelling. No. 5 itself sits some 30m from the boundary, and officers note there is established planting that appears to fall within the control of this neighbour such that there would be screening in place. The district design guide SPD indicates that distances between the windows of properties should be approximately 25m, and this proposal would be well in excess of that, as well as at an oblique angle. That neighbouring property is reasonably sizeable, and even in the event that the vegetation was removed, officers consider that impacts in terms overbearing and overshadowing from the dwelling would not be materially harmful, and would fall to a small section of the garden close to the boundary, away from what would be the primary amenity space closer to the dwelling. On the whole, therefore, the proposal is not considered to result in material harm to the amenity of neighbouring residential properties, in accordance with policy HQ/1.

54. Based on the submitted plans, the proposed dwelling is in excess of the required floor space to meet the minimum space standards. Bed 1 and Bed 3 are also in excess for the amount of space necessary for a double bedroom. While officers note Bed 2 falls below the required floor space for a double bedroom, it exceeds the space required

by a single bedroom, and as such, could readily be used for that purpose. Based on the details provided, therefore, the proposal would accord with policy H/12 and would provide suitable internal space to provide a good standard of living space for future residents. The external useable garden area measures approximately 42m². Officers consider this area to be more akin to an urban location, and as such the district design guide would require 50m². The district design guide is of some age, such that the weight that could be afforded to it is limited. While the space falls below the requirements, it is not so significant a reduction that it would preclude enjoyment of the external space, and any future occupant would be aware of the space on viewing the property. As such, it is considered there is sufficient external space, arranged in an appropriate layout, to provide a good level of amenity. The proposed accommodation is therefore considered to accord with the provisions of policy HQ/1 and H/12 in terms of the amenity of future occupants.

Other Matters

55. Comments have been received that have raised a lack of disabled access to the pub, particularly into the accommodation space. Officers note this matter would fall to building regulations (Part M) to be considered in detail, and that the provisions of the Equality Act 2010 would be a matter to be considered by the persons carrying out the works in any event. Officers note there remains a ground floor accommodation room that appears readily capable of being made accessible, and while there would be a first floor room, this does not preclude the requirements under separate legislation. Officers therefore consider this matter is sufficiently covered by that separate legislation.
56. Conditions are required in respect of renewable energy, water efficiency and broadband to improve the long term sustainability of the dwelling, in accordance with policies CC/3, CC/4 and TI/10 respectively.
57. Officers note no comments have been received from the contaminated land officer. Noting the site is surrounded by residential properties and does not appear to have been historically used for any form of contaminative purpose, officers consider a precautionary condition is appropriate to ensure that, if contamination is identified, works cease until a remediation strategy has been agreed, in accordance with policy SC/11.

Recommendation

Officers recommend that the Committee **Grants** Planning Permission subject to:

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:

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

3. The works to the internal layout of the pub (The Tree, 9 Bar Lane, Stapleford, Cambridge, Cambridgeshire, CB22 5BJ) shown on drawing no. PL-2-01 rev E (GA Plans) shall be carried out prior to the use of the dwelling hereby permitted first commencing.
(Reason – This application is granted on the basis that the elements of the facility removed would be compensated by the inclusion within the pub. To ensure there would be no unacceptable reduction in the level of service provision in the locality, the works must be carried out to make the development acceptable, in accordance with policy SC/3 of the South Cambridgeshire Local Plan 2018.)
4. Prior to development of the dwelling hereby permitted proceeding above slab level, details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)
5. Development shall not proceed above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The details shall also include all details of hard surfacing and boundary treatments, including materials and finishes.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018.)
6. All hard and soft landscape works approved under condition 5 shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018.)
7. Prior to development proceeding above slab level a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.
(Reason – To ensure the proposal would not lead to an unacceptable adverse impact to the water environment or result in a materially harmful increase by way of flooding from surface waters, in accordance with policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.)
8. All ecological measures and/or works which directly affect the application site shall be carried out in strict accordance with the details contained in Section 4 of Bat Report V3.0 (MKA Ecology, August 2017). This includes obtaining an appropriate bat mitigation licence from Natural England. If any amendments are required to the

recommendations, the revised approach shall be submitted in writing to the Local Planning Authority and implemented in accordance with the agreed measures.
(Reason – To comply with the requirements of the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and adopted South Cambridgeshire District Council Local Plan Policy NH/4.)

9. Prior to development above slab level, a scheme of biodiversity enhancement demonstrating net ecological gain shall be supplied to the local planning authority for its written approval. The specification and location of ecological enhancement measures shall be provided. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.
(Reason – To meet the Conservation of Habitats and Species Regulations 2017, NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4.)
10. Pedestrian visibility splays measuring 2m by 2m from the side of the access measured along the highway boundary shall be provided prior to occupation of the dwellings hereby permitted and thereafter kept free from obstructions above 0.6m in height above the level of the highway.
(Reason – To ensure pedestrian safety from the access in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018.)
11. The surface of the access 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 – To prevent displacement of material and surface water onto the highway that might adversely impact its function or reduce its safety, in accordance with paragraphs 108 and 110 of the National Planning Policy Framework 2019.)
12. All construction related deliveries to and from the site, and all muck-away movements shall not be carried out outside the hours of 09:30am to 14:30pm Monday to Friday.
(Reason – To ensure vehicle movements do not adversely impact the safe functioning of the highway during periods of high vehicular movement, in accordance with policy CC/6 of the South Cambridgeshire Local Plan 2018.)
13. The parking and manoeuvring areas shown on drawing no. PL-2-01 rev E (GA Plans) shall be provided prior to the occupation of the dwelling hereby permitted and shall thereafter be retained and used for no other purpose.
(Reason – To ensure parking is retained on the site to minimise the impacts of the loss of parking in the surroundings, in accordance with policy TI/3 of the South Cambridgeshire Local Plan 2018.)
14. The development hereby permitted shall not proceed above base course level 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 2019 that seeks to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)

15. 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.)

16. The dwellings hereby approved shall not be occupied until the dwelling has been provided with infrastructure, including sockets, cabling and connection points, sufficient to enable 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, 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.)

Informatives

1. 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.

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