

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	1 st March 2006
AUTHOR/S:	Director of Development Services	

S/6325/05/RM - Cambourne
Erection of 30 Dwellings and Associated Works at Area GC18 Phase 2, off Greenhaze Lane, Great Cambourne, for MCA Developments Ltd

Recommendation: Approval
Date for determination: 8th February 2006

Site and Proposal

1. This 1.39 hectare site lies on the south side of Great Cambourne, south of the greenway and backing on to the land allocated for an eventual golf course. The northern part of GC18 is under construction and occupied in part (Fox Hollow). GC25 and GC17 are respectively west and east of the site. The proposed southern greenway (currently being used as a haul road) defines the north side of the site, with the remnants of a hedge and associated ditch on the south side. The land has a very gentle slope down from west to east, and beyond the site to the south it rises more steeply in the new spoil disposal landform which forms a spur to Crow Hill.
2. The application seeks approval for the reserved matters of siting, design and means of access. The scheme is for 30 dwellings at an average density of 22 dwellings per hectare, comprising 3 chalet bungalows, 19 four-bedroom detached houses, and a "horseshoe" terrace of 4 two-bedroom houses with a central two-bed flat over the garages. 3 detached two-bedroom houses side on to the terrace. No design statement has been submitted with the application. The main feature of the layout is the central east-west tree-lined avenue. This gives access to two private drives on the south side to three chalet bungalows adjacent to the golf course. On the north side the road link to Fox Hollow also allows for a loop access way to the properties facing the greenway. At the junction of the avenue and the northward road a Local Area for Play (LAP) is planned. This affords a long view through the site from the greenway to the golf course. Two car parking spaces are shown for each house, in a small rear court for the terrace, and in integral garages along the avenue.
3. Landscaping is not submitted for current consideration, but tree planting is indicated in the LAP, along the greenway frontage, and along the avenue. There is sufficient space in the layout for these to be substantial.

Planning History

4. **S/1371/92/O** Outline planning permission for the new settlement of Cambourne granted in 1994 with conditions relating to Master Planning and submission of reserved matters. A Design Guide with associated Briefing Plans forms part of the approved Master Plan.
5. The approved Phase 5 Briefing Document for this area defines the central feature of this area as The Avenue, a formal linear route. "Buildings along the Avenue should have a regular rhythm with even spaces between buildings and a common set back along and either side of the highway. Front gardens should be planted and have low walls." This area and the southern greenway area are to be of medium density

character. The southern greenway is to have sustainability and a more “contemporary” design philosophy to create a different sense of place along the greenway. The main views and vistas are to be along the Avenue and north-south through the green open spaces to the golf course. The “Fairways Edge” is to have low density character, and narrow, hedged lanes leading to the dwellings. Houses should be larger than the Avenue houses with wide spaces between built form.

S/6323/05/RM approves 3 chalet bungalows in this part of the site, which accord with the design guidance, and are reproduced in the current application. **S/6259/04/RM**, the previous approval for the whole of GC18, had the 41 dwellings which are being built north of the greenway, and 15 four- and five-bedroom dwellings at very low density on the current application site south of the greenway.

15 additional dwellings are allocated for this area in the revised approved Phasing schedule which forms part of the Master Plan.

Planning Policy

6. Cambridgeshire and Peterborough Structure Plan 2003: **P1/3 – Sustainable Design in Built Development**, **P3/4 – Rural Services and Facilities**, **P5/4 Meeting Locally Identified Housing Needs**
7. South Cambridgeshire Local Plan 2004.
HG10 – housing mix to include a range of types and sizes, including 1 and 2 bedroom dwellings, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout should be informed by the wider character and context of the local townscape and landscape.
EN5 – retention of natural features, new planting appropriate to the character of development, its landscape setting and the biodiversity of the locality.
Cambourne 1 – Development in accordance with Cambourne Masterplan
Cambourne 2 – Development in accordance with Cambourne Design Guide
SE2 – Rural Growth Settlements
SE7 – Development in accordance with Cambourne Masterplan and Design Guide.
TP1 – Promotion of sustainable transport choices, restriction of car parking to the maximum levels in appendix 7/1.

Consultation

8. **Cambourne Parish Council** – Recommends refusal on the grounds that it is contrary to the original master plan and that there is continued non-adherence to working hours conditions and use of roads rather than haul roads. It was also considered there was insufficient bin storage shown on the plans.
9. **County Highways** –advises on the junction geometry and the required width of shared surface access ways for adoption.
10. **Ecology Officer**- will require measures to promote biodiversity including nest boxes, planting for habitat and wildlife food plants. The scheme for this will be required by condition and will inform the landscaping reserved matters submission.
11. **Environmental Operations Manager** – specifies requirements for refuse collection.
12. **Police Architectural Liaison Officer** – no response.
13. **David Chare, Cambourne Developers Project Director** – no reply.
14. **Anglian Water** – no reply.
15. **Representations - None**

Planning Comments – Key Issues

16. The key issues are the housing mix, the design and layout compliance with the Briefing Document, access and parking, space for landscape planting, and residential amenity.
17. The housing mix for this area of GC18 as approved was a very limited range of larger dwellings (3 three-bedroom bungalows on very large plots, 2 four-bedroom chalet bungalows, and the remainder five-bedroom dwellings). Thus, the inclusion of 8 two-bedroom dwellings caters to a greater extent for the Structure Plan requirement for smaller dwellings. The dwellings and the layout have been designed to fulfil the particular requirements of the design brief for the “Avenue” area, and to retain the low density required in the “Fairways Edge”. Thus it is considered that the proposal accords with Policies HG10 and SE7 of the Local Plan insofar as it makes the best use of the site, reflecting local need and is informed by the wider context of the local townscape as required by the Design Brief.
18. The design of the dwellings has been amended to accord with the Brief. The vistas and glimpses have been designed to link with the surrounding areas. The contemporary/sustainable character required to face the southern greenway is provided by the distinctive corner units which reflect the layout north of the greenway. Therefore the proposal accords with Policies Cambourne 1 & 2 which require compliance with the Master Plan and design guide (which includes area briefs).
19. Satisfactory vehicular access would be provided within this site and through it to adjacent sites. A garage and hardstanding is provided for each; this accords with the Council's maximum standard of two spaces per dwelling and is appropriate to the location, providing scope for visitor as well as residents' parking. The larger houses on shared drives where it is important to make provision for potential visitors without impact on the private access have double garages and thus four parking spaces. The proposal thus accords with the principles of the Structure Plan, and Policies TP1 and Cambourne 1 & 2 of the South Cambridgeshire Local Plan 2004.
20. The layout has been designed so that there are railings to the golf course to the south; this allows wildlife corridors into the site and its gardens. Along the greenway frontages the houses face the open space and shared drives, and landscaping will blend these areas with the open spaces. Ecological enhancement will need to be provided in accordance with the Ecology Officer's advice. Along the spine road the avenue of trees will form the main feature of the site in accordance with the design brief. The LAP opens up the vista through to the south, as does the alignment of the loop road and lane to plot 30. This accords with Policy EN5 of the Local Plan.
21. The layout has been designed with sufficient outdoor space to provide usable gardens for the activities of occupiers, adequate separation between main aspects and flank or facing walls, and settings for the buildings in the street scene. The street scene in the central avenue is to be defined by the tree planting, which is specified in the Design Brief, and is for a separate application for reserved matters approval. Adequate space has been provided in the layout, and the front gardens give adequate separation between the single drives to integral garages. It is considered that the impact of the proposal on residential amenity, the street scene and adjacent sites is acceptable in accordance with Policy Cambourne 2 of the Local Plan.
22. It is therefore considered that the design and layout are acceptable in terms of the Master Plan, revised phasing schedule and the Briefing Document. The density

character is distinctive in relation to the designated “Avenue” and “Fairways Edge” areas, and the views and vistas are open and attractive in relation to the margins and adjacent sites. It is thus concluded that the proposal complies with the design guidance, coordinates with the adjacent sites and makes more efficient use of land than the previously approved scheme. Approval is therefore recommended.

Recommendation

Delegated power to approve subject to the receipt of satisfactory house types details, re consultations and to the following conditions:

1. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of Plots 3, 4, 12-15, 19-25, 28 and 29 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
 - a) PART 1, (Development within the curtilage of a dwellinghouse) Class F (provision of hard surface)
 - b) PART 2, (Minor operations), Classes A (erection of gates, walls or fences) and B (construction of access to a highway).(Reason - To safeguard the character of the area in accordance with Policy CAMBOURNE2 of the South Cambridgeshire Local Plan 2004)
2. Notwithstanding the provisions of Article 3, Schedule2, of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) the following classes of development are expressly prohibited on Plots 26, 27 and 30 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
 - a) PART 1 Development within the curtilage of a dwellinghouse, Classes A, B, C and E,
 - b) PART 2 Minor operations Class A.(Reason – In the interests of amenity and quality the area in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004)
3. Notwithstanding the provisions of Article 3, Schedule2, of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) the following classes of development are expressly prohibited on Plots 5, 6, 7, 9, 10, 11 and 18 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:

Part 1 Development within the curtilage of a dwellinghouse, Classes A and E,

(Reason – In the interests of residential amenity at adjacent properties and the quality the area in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
4. No development or site clearance shall take place during the bird-breeding season until a suitably qualified ecologist has checked the site for the presence of nesting wild birds and important plants and declared them absent.

(Reason – To prevent damage to or destruction of the nest of any wild bird whilst the development is being built or in use, and any important plants, in the interest of the biodiversity of the site in accordance with Policies EN 13 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)

5. No development shall take place until a plan showing the location and details of the contractors' building compound and parking area has been submitted to and approved in writing by the Local planning Authority. The plan shall be implemented as approved and no materials shall be stored, nor contractors' vehicles parked, outside the approved compound and parking area.
(Reason – To ensure that the compound and contractors' parking are adequately accommodated without an adverse impact on existing landscape features, amenity areas or existing residential areas in accordance with Policy CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
6. No development shall take place until a scheme showing access routes for construction traffic (deliveries and spoil removal) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.
(Reason – In the interests of the amenities of existing residents in the vicinity in accordance with Policy CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
7. No development shall take place until details of external lighting for the site have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented and maintained in accordance with the approved details.
(Reason – In the interests of the amenity, security and the quality of the development in accordance with Policies ES2 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
8. No development shall take place until details of the road and footpath surfacing and hard surfacing within the site have been submitted to and approved in writing by the Local planning Authority. The development shall subsequently be implemented in accordance with the approved details.
(Reason – In the interests of amenity and quality of the development in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
9. No development of the dwellings shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of ecological enhancement based on "Ecological Opportunities within the Built Environment" (ESL, November 2000). The scheme shall subsequently be implemented as approved before any dwelling is occupied.
(Reason – Insufficient details were submitted with the application, and to ensure the ecological enhancement of the site in accordance with the Section 106 Agreement dated 20th April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report and Policies EN12 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)
10. During the course of construction, outside a secure compound area (a secure compound is defined as an area with a security fence extending to the ground, and with a gate extending to the ground and locked at night), any steep sided trench of less than 600mm deep must have at least one end sloped, and any steep sided trench of over 600 mm in depth must be covered or fenced if left open overnight.
(Reason – To prevent injury or death to badgers which may forage on the site and in accordance with the Section 106 Agreement dated 20th April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report and Policies EN13 and CAMBOURNE 1 of the South Cambridgeshire Local Plan 2004.)

11. No development shall take place until a schedule of materials and finishes for the doors, walls and roofs of the dwellings and garages, and boundary walls hereby permitted, samples of the materials, and method of window opening, have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented and maintained in accordance with the approved schedule and samples.
(Reason – To enhance the visual quality of the development in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
12. Notwithstanding the submitted drawings, no dwelling shall be occupied unless details of the means of enclosure and boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and thereafter maintained in accordance with the approved details.
(Reason – To ensure that there is a coordinated strategy is adopted for this site in keeping with the aims of the Cambourne Design Guide in accordance with Policy CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
13. No dwelling shall be occupied until the access road and footways linking that dwelling to the existing public highway network has been completed to at least base course level, and except with the prior written consent of the Local Planning Authority such roads and footways shall subsequently be surfaced to wearing course level within 6 months of the occupation of the last dwelling to be completed on the site.
(Reason – To protect the safety of users if the access roads and footways, and to enhance the appearance of the built environment in accordance with Policies TP1 and CAMBOURNE 2 of the South Cambridgeshire Local Plan 2004.)
14. The permanent space to be reserved on the site for parking and turning of vehicles shall be provided before the respective dwellings are occupied and those areas shall not thereafter be used for any purpose other than for the parking and turning of vehicles.
(Reason – In the interest of highway safety and in accordance with Policy TP1 of the South Cambridgeshire Local Plan 2004.)

Informatives

1. It appears to the Council in respect of this proposal that the following conditions of the outline planning permission continue to apply, and the applicant's attention is drawn to these and all conditions of that permission:
 - Condition 6 (vi) – implementation of landscaping.
 - Condition 7 (b) – time limit for commencement.
 - Condition 19 – noise protection scheme with 100m of occupied properties **(NB: requires submission prior to commencement)**.
 - Condition 28 – roads and footpaths to base course level.
 - Condition 37 – concealment of cables, meter boxes, etc
 - Conditions 38 – 41 – aquifer protection measures
2. Planning permission is not granted in full until all reserved matters have been approved. A further application for approval of reserved matters in respect of landscaping is required.

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:

- a) Cambridgeshire and Peterborough Structure Plan 2003: **P1/3** – Sustainable Design in Built Development, **P3/4** – Rural Services and Facilities.
- b) South Cambridgeshire Local Plan 2004: **Cambourne 1, Cambourne 2, SE7, SE2, HG10, TP1, EN5, EN13.**

2. The proposal conditionally approved is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise: **the capacity of the site, compliance with the Master Plan and Design Guide, and impact on residential and landscape amenity.**

Background Papers: the following background papers were used in the preparation of this report:

Cambridgeshire and Peterborough Structure Plan 2003
South Cambridgeshire Local Plan 2004.

S/1370/92/O Outline planning permission for Cambourne
Cambourne Master Plan, including revised approved Phasing Schedule
Cambourne Design Guide
Phase 5 South Development Briefing Document

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