

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th April 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0259/07/F - HINXTON

Revised Vehicular Access at Lordship Farm, North End Road for Wellcome Trust Ltd

Recommendation: Approval

Date for Determination: 5th April 2007

Notes:

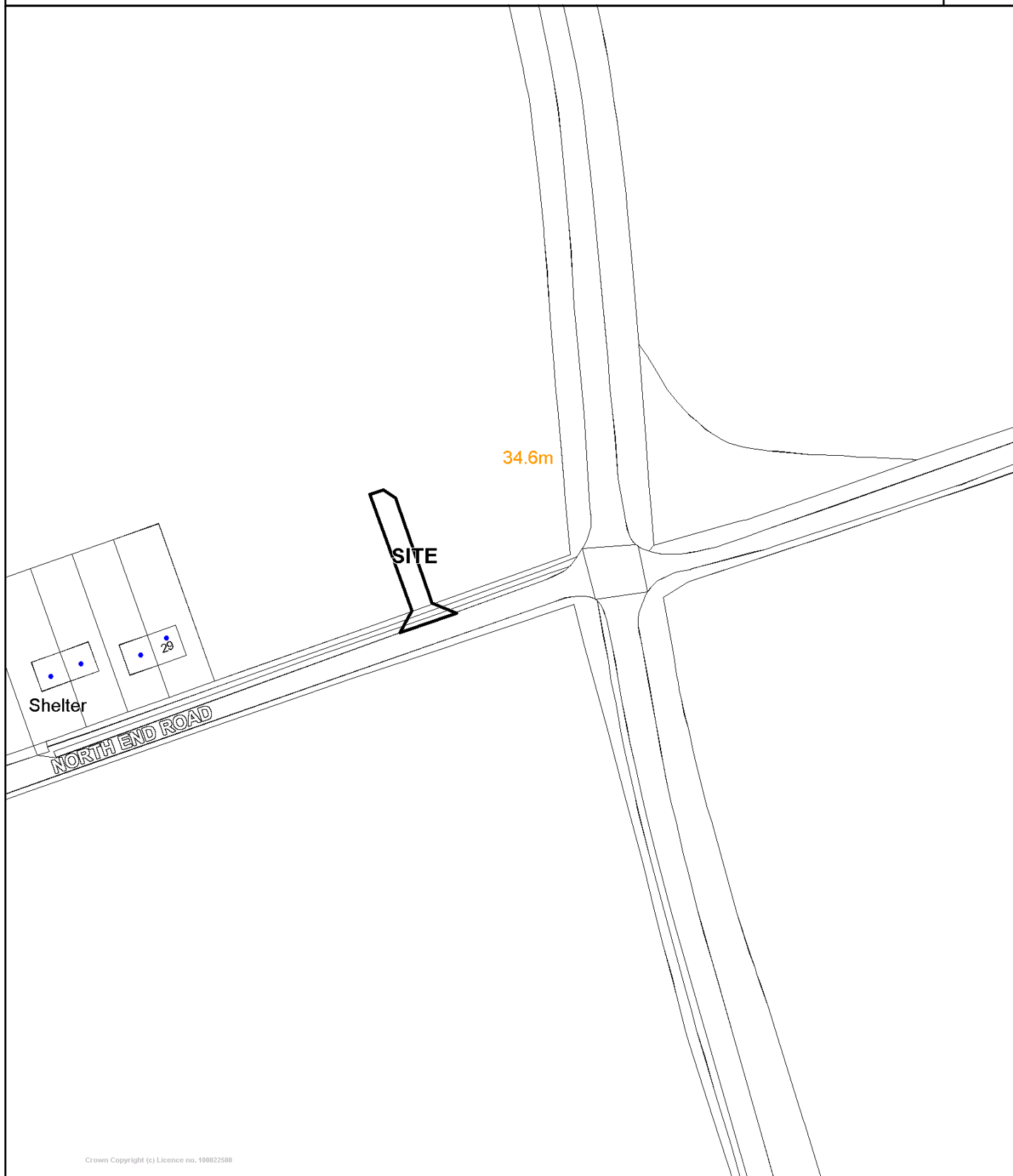
This Application has been reported to the Planning Committee for determination because the Parish Council objection does not accord with the Officer recommendation.

Site and Proposal

1. The application site is to the east of a group of semi-detached houses. To the north and south of the site is open agricultural land with hedges around the channel line of North End Road.
2. The application received on 8th February 2007 proposes a vehicular access off North End Road leading to a new general purpose agricultural storage building at land north of 131 High Street (application reference: S/2387/02/PNA). The proposed access is approximately 50m set back from the junction of A1301 and North End Road, (measured from the centre of the proposed access). The width of the farm track is to be 7.3m, the kerb radius of 10.5m with a depth of 25m. Planning consent was granted for a vehicular access 70m set back from the junction of A1301 under reference S/0292/03/F on 29th May 2003. The revised position is 15m to the east at a gap in the existing hedgerow and would be further away from the neighbouring houses.

Planning History

3. **S/2387/02/PNA** – Prior Notification application for the proposed general purpose agricultural storage building at land north of No 131 High Street. The site is at the edge of Conservation Area. No objections to the siting or appearance of the proposed building were raised. The storage building was built in 2006.
4. **S/0292/03/F** – Planning consent granted for vehicular access (see para. 2 above).
5. **S/1696/06/PNA** – Prior Notification application for agricultural access road to connect the storage building at land north of No 131 High Street from North End Road. Prior approval for the siting and means of construction of an agricultural access road was not required.
6. **S/1721/06/F** – Planning consent granted for a retrospective application to retain the new gates at Lordship Farm facing High Street.



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Scale 1/1250 Date 22/3/2007

Centre = 549659 E 245619 N

Planning Committee April

Planning Policy

7. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2005 states that developments in the countryside will be restricted unless demonstrated to be essential in a particular rural location.
8. **Policy EN5** of the South Cambridgeshire Local Plan 2004 states that the District Council will require trees, hedges and woodland and other natural features to be retained whenever possible in proposals for new development. Landscaping schemes will be required to accompany applications for development where it is appropriate to the character of the development, its landscape setting and the biodiversity of the locality. Conditions will be imposed on planning permissions to ensure the implementation of these schemes.
9. **Objective ST/j** of the Local Development Framework Core Strategy adopted 2007 aims to ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.

Consultations

10. **Hinxton Parish Council** recommends refusal on the grounds that the entrance crosses over the footpath and the width of North End Road is insufficient to accommodate turning vehicles, i.e. sugar beet lorries. The Parish Council is currently experiencing degradation of banks and verges bordering this road due to turning and passing of vehicles and is concerned that further damage will occur. It is requested that a Highways Officer visit this access site to review the safety aspects and the viability of the width of the road to such large vehicles.
11. **The Local Highway Authority** considers that the plans as submitted satisfactorily address the following requirements:
 1. A visibility splay of 2.4m x 55.0m (x600mm) to the east (A1301 junction);
 2. A visibility splay of 2.4m x 90.0m (x600mm) to the west;
 3. Kerb radii of 10.5m on each side of the junction; and
 4. The access road to be a minimum of 7.3m wide for a minimum distance of 25.0m from the channel line of North End Road.
12. **Landscape Design Officer** notes that there are some fair sized gaps in the hedge, one of which will form the new access entrance. He would suggest some mitigating native tree/shrub/ hedge planting between the rear boundaries of the houses on North End Road and the new roadway.

Representations

13. None. The neighbour consultation period expires 19th March.

Planning Comments – Key Issues

14. The key issues to consider in the determination of this application are:
 - i. Whether the proposed vehicular access would achieve highway safety; and
 - ii. Whether a landscaping scheme is required.

Highway Safety

15. The plans as submitted illustrate the dimensions and measurements of the visibility splays to meet Highway Authority requirements. The proposed vehicular access would be moved away from the houses along North End Road by approximately 39m from the centre of the proposed access to the side boundary of No 29 North End Road while the approved vehicular access under reference S/0290/03/F would be some 24m from this neighbouring property. It is considered that the proposed vehicular access will not have an adverse impact upon the locality given that adequate visibility splay can be achieved in both directions and the width of access road will allow vehicles to return. The manoeuvring of vehicles at the proposed access junction with North End Road would not have an adverse effect on the safety and free flow of traffic.
16. Regarding the Parish Council's concern about the degradation of the banks and verges, these areas are the responsibility of the County Council as Local Highway Authority. I do not consider that it is a material planning consideration. Such concerns should be addressed to the County Council.

Landscaping

17. The application site is only limited to the vehicular access off North End Road. Prior notification application to determine siting and means of construction for the agricultural access road to High Street has been determined. Prior approval was not required.

Recommendation

18. Approval subject to the following conditions:
1. Standard Condition A – Time limited permission (Reason A.)
 2. Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access road from its junction with the channel line of the public highway, 55.0m (x600mm) to the east (A1301 junction) and 90.0m (x600mm) to the west, measured along the channel line of the public highway from the centre line of the proposed access road. (Reason – To minimise interference with the free flow and safety of traffic on the adjoining public highway.)
 3. The visibility splays at the junction of the access road with the public highway shall be provided before the commencement of the development. (Reason – In the interests of highway safety.)
 4. The junction of the proposed access with the existing road shall be laid out with 10.5m radius kerbs. (Reason – In the interests of highway safety.)
 5. The access road shall be of minimum width of 7.3m for a minimum distance of 25.0m measured from the channel line of North End Road. (Reason – In the interests of highway safety.)

+ Access note

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/2 (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004:**
EN5 (The Landscaping of New Development)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Highway Safety
 - Landscaping and the Character of the Area

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

- South Cambridgeshire Local Development Framework Core Strategy 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files ref: S/0259/07/F, S/1721/06/F, S/1696/06/PNA, S/0292/03/F and S/2387/02/PNA

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