

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1<sup>st</sup> August 2007

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

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**1. S/0880/07/F - OVER**

**2. S/0881/07/CAC - OVER**

**1. Underground Pumping Station, Control Kiosk and Enclosure**

**2. Total Demolition of 4 Bay Open Sided Outbuilding  
R/O 15 High Street, Over for Camstead Homes**

**Recommendation: Approval**

**Date for Determination: 3<sup>rd</sup> July 2007**

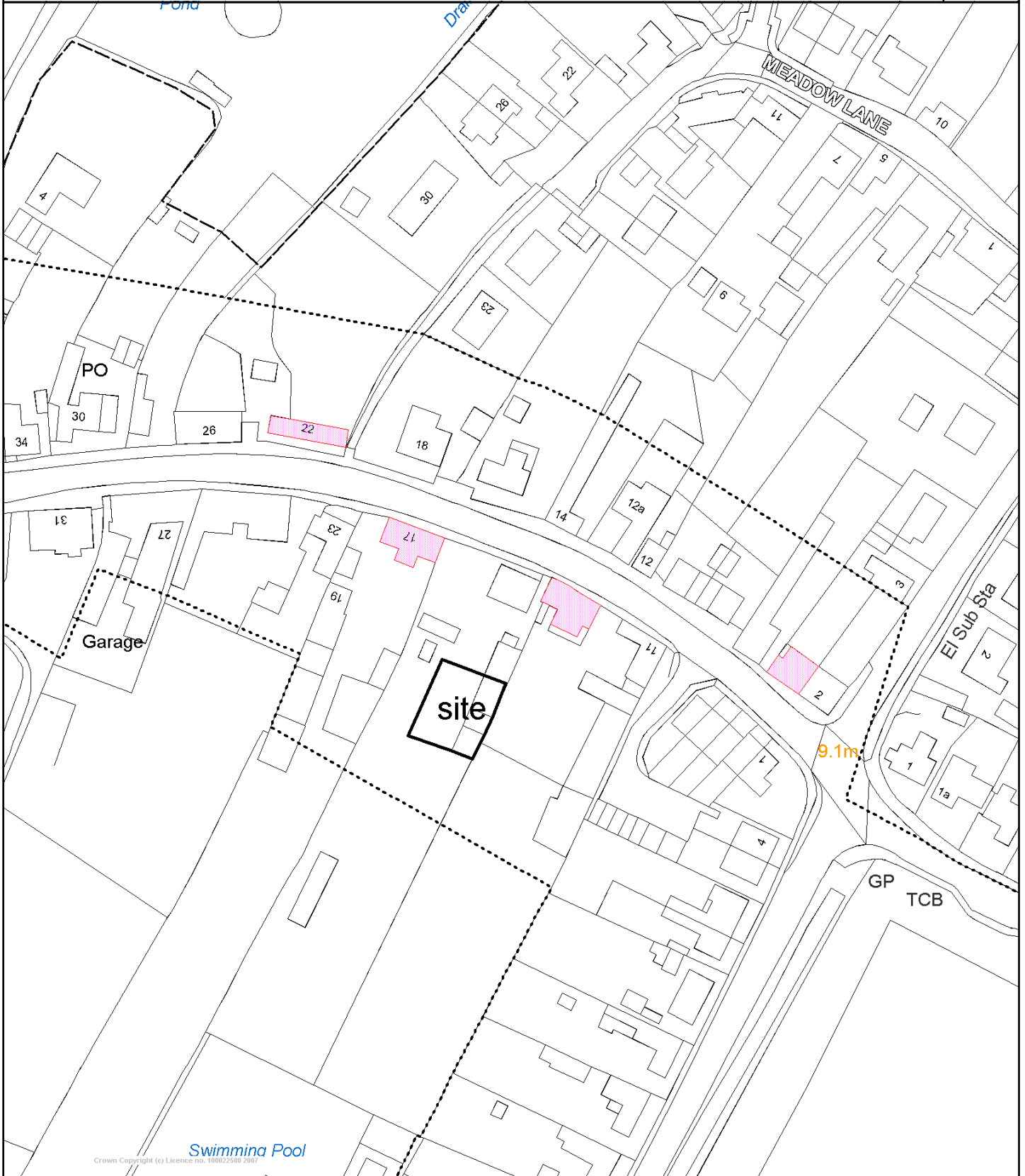
**Notes:**

**These Applications have been reported to the Planning Committee for determination because the Parish Council objections do not accord with the Officer recommendation.**

**Conservation Area/Adjacent Listed Building**

**Site and Applications**

1. The 238m<sup>2</sup> site is located to the rear of 15 High Street and currently forms part of its garden. On the eastern garden boundary with 13 High Street is a low (2-2.5m) flat and monopitched outbuilding, largely open fronted and built in 2 sections. Adjoining it to the north, towards No. 15, is an older, more substantial outbuilding which is boarded and has a conventional pitched roof.
2. The applications, received on 8<sup>th</sup> May 2007 propose the removal of the flat/monopitch roofed outbuilding and its replacement with an underground pumping station, including a control kiosk measuring 2.5m x 0.7m x 1.7m high, and an enclosure measuring 17m x 9m x 1.8m high constructed of 'hit and miss' boarding. Access is via the yet to be constructed estate road for a 28 house development (see "Planning History") and it is proposed to have a grass block finish with screen planting on either side.
3. In a covering letter the applicant explains that following further discussion with Anglian Water, it is proposed to relocate the pumping station which had previously been shown slightly further to the south in the approved appeal scheme layout, in order to take the equipment further away from the nearest proposed residential plot and this resiting also enables the site to be further set back and landscaped accordingly, which will enhance the entrance to and from the site. The resiting involves the demolition of a poor quality outbuilding of no architectural or historic value to the rear of 15 High Street. The applicant comments that the revised location will enhance the appearance of this part of the Conservation Area compared with the previous proposal.



Swimming Pool  
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Scale 1/1250 Date 17/7/2007

Centre = 537656 E 270606 N

August 2007

4. The Design and Access Statement adds that the relocation provides a more spacious arrangement to facilitate the layout preferred by Anglian Water, and allows an additional 4.5m width of landscaping along the estate road in that location. The design of the pumping station is of little consequence as it is almost entirely underground, apart from the control kiosk, which itself will be screened by a robustly constructed 1.8m high stained fence. In total the fence will be set back approx. 6.5-7m from the estate road and will compliment the 1.8m high brick wall to be built around the rear garden of 15 High Street. The rear garden of 15 High Street remains in excess of 19m long, which is more than adequate for the dwelling. Access arrangements are limited to the occasional visits of maintenance lorries. This would be accommodated within the curtilage of the pumping compound with access across the landscaped strip via grass blocks to avoid interrupting the landscaped area.

### **Planning History**

5. In April this year planning permission was granted on appeal for the erection of 28 dwellings and the provision of a playing field extension for Over Primary School on land adjoining the application site, with the estate road running along the western boundary of the site of current applications. The approval included a similar underground pumping station and smaller enclosure sited immediately south of the current proposal.

### **Planning Policy**

*Cambridgeshire and Peterborough Structure Plan 2003*

6. **Policy P7/6** - states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.

*South Cambridgeshire Local Plan 2004*

7. **Policy EN28** states the Council will refuse applications which would dominate a Listed Building or its curtilage buildings in scale, form, massing or appearance.
8. **Policy EN30** requires development in Conservation Areas to preserve or enhance their special character and appearance.

*Local Development Framework - Development Control Policies 2007*

9. **Policy CH4** states planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a listed building.
10. **Policy CH5** states planning applications for development proposals (including Conservation Area, Consents for Demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions, national policy, (currently in PPG15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.

## **Consultations**

### **A. Planning Application (S/0880/07/F)**

11. **Over Parish Council** objects:

“The Parish Council are concerned that this proposal did not appear in the original application, this pumping station is significantly different from that outlined in the approved application. The size has increased dramatically and seems unnecessarily large for the size of the approved development.”

12. **The Local Highway Authority** states no significant adverse effects on the public highway should result from the proposal. An informative concerning works to the public highway is proposed.

13. **The Environment Agency** has assessed the application as having a low environmental risk. The apparatus must be designed, constructed and adopted in accordance with Anglian Water’s requirements.

14. **Anglian Water** has no comment. An informative is requested.

15. **The Environmental Health Officer** requests more information on noise and vibration from the pump. This has been supplied and a verbal report will be made.

16. **The Conservation Manager** states the proposal will have minimal impact to the scheme approved at appeal.

### **B. Conservation Area Consent Application (S/0881/07/CAC)**

17. **Over Parish Council** objects:

“The Parish Council is concerned that this proposal did not appear in the original application. The pumping station seems unnecessarily large for the size of the approved development.”

## **Representations**

18. No representations have been received on either application.

## **Planning Comments – Key Issues**

19. The key issues are firstly, the impact of the proposed pumping station compound and its access on the Conservation Area and the adjacent listed building, 13 High Street; and secondly whether the outbuilding to be demolished is of any architectural or historical merit.

20. The proposed compound will be enclosed by a 1.8m timber fence and gates, and will be set back from the new estate road yet to be constructed by 6.5-7m, allowing space for new landscaping. The degree of set back is a major advantage over the previously approved siting, which had a walled enclosure close to the roadway. Because the proposed access driveway into the compound will only be in occasional use, a “grasscrete” surface is proposed to enhance the landscaped frontage. Therefore, the proposal will not detract from the character of the Conservation Area; nor will it adversely affect the setting of the listed building or its curtilage, the site being largely screened by a tree in its garden.

21. The outbuilding to be demolished is of relatively modern construction and of no architectural or historic merit. Its removal will enhance the Conservation Area. The traditional barn adjoining is to be retained.
22. The Parish Council's objection is to the size of the proposed compound compared to that previously approved (153sqm cf 50sqm). This is partly to meet the requirements of Anglian Water and to give sufficient clearance to the house proposed on Plot 1. The increased size is offset by the opportunity that has been taken to demolish an unattractive outbuilding, set the compound back and landscape the frontage, resulting in an overall improvement to the street scene and the Conservation Area generally.

### **Recommendation**

23. A. S/0880/07/F - Approval.

### **Conditions**

1. Standard Condition A Time Limit (Reason - A)
2. Sc51 Landscaping (Rc51)
3. Sc52 Implementation of Landscaping (Rc52)

### **Informatives**

1. The Local Highway Authority has commented that granting 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.
2. Anglian Water has commented that the Applicant must submit a Section 106 application for consideration. Should a connection to the public foul sewer be desired including proposed pump rates for consideration on capacity. A Section 104 application would need to be submitted for consideration in accordance with Sewers for Adoption should an adoptable system be considered.

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Development Framework (LDF) Control Policies 2007**  
**CH4** (Development within the Curtilage or Setting of a Listed Building)  
**CH5** (Conservation Areas)
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P7/6** (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004:**  
**EN28** (Development within the Curtilage or Setting of a Listed Building)  
**EN30** (Development in Conservation Areas)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Impact on the character of the Conservation Area
  - Impact on the setting of 13 High Street, a listed building
  
24. B. S/0881/07/CAC - Approval.
  1. The works to which this consent relate shall be started not later than the expiration of 3 years beginning with the date of this decision notice.  
(Reason - To ensure that consideration of any future application for works will not be prejudiced by Conservation Area consents which have not been acted upon.)

### **Informatives**

1. Reason for Approval

In this case the demolition is considered to be justified as the existing building makes little or no positive contribution to the locality and the detailed plans to redevelop the site propose a scheme of greater interest than the existing structure, in keeping with the character of the village and thereby enhancing the area.

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

- South Cambridgeshire Local Development Framework (LDF) Development Control Policies 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0880/07/F, S/0881/07/CAC and S/1114/06/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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