

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

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

S/1130/07/F - IMPINGTON

House and garage (Renewal of time limited permission S/0817/02/F)

At land adj. Pheasants Grove, Milton Road for Mr T Heeps

Recommendation: Approval

Date for Determination: 1st August 2007

Notes: This application has been reported to the Planning Committee for determination because the recommendation of refusal from the Parish Council is contrary to that of the Officer's recommendation.

Conservation Area

Site and Proposal

1. The site consists of a plot with an area of approximately 0.075 of a hectare adjacent to Pheasants Grove, which is a detached two-storey dwelling located off the Milton Road. The site and surrounding area is well treed with the site's frontage being screened from the roadside by a tree belt. The plot is within the village framework of Impington and the boundary of the Conservation Area runs along the eastern boundary of the site.
2. The proposal seeks full planning permission for the erection of a house and garage at the land adjacent to Pheasants Grove, which has been granted planning permission previously under application ref. **S/0817/02F**, the time period for implementation of which having expired 9th July 2007. The proposal is for a two-storey detached dwelling with attached garage. The density of development proposed is 13.3 dwellings per hectare (dph).

Planning History

3. Planning permission was first granted for this site in outline form under planning application ref. **S/0841/85/O**. This permission was renewed twice under refs. **S/1374/90/O** and **S/1471/93/O**.
4. A full planning application for the site was first received in 1995 under application ref. **S/1878/93/F**. This was refused by members at the Planning Committee held on the 2nd March 1994 on grounds relating to the design and impact on a tree within the site. A subsequent planning appeal was dismissed by the Inspector on these same grounds.
5. A revised planning application was received under application ref. **S/1733/96/F** and was approved by members of the Planning Committee on 8th January 1997. This application has been renewed twice previously under application refs. **S/1786/96/O**



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Scale 1/1250 Date 19/7/2007

Centre = 544912 E 263379 N

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and **S/0817/02/F** on both occasions having been considered by members of the Planning Committee.

Planning Policy

6. **Policy ST/4 (Rural Centres)** of the South Cambridgeshire LDF Core Strategy 2007 seeks development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres, as defined on the Proposals Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.
7. **Policy SE2 (Rural Growth Settlements)** of the South Cambridgeshire Local Plan 2004 (Local Plan) seeks that development and redevelopment will be permitted on unallocated land within village frameworks of RGS provided that the retention of the site in its present form is not essential to the character of the village, the development would be sensitive to the character of the village, local features of landscape or ecological importance, and the amenities of neighbours and that the village has the necessary infrastructure capacity. Development should provide an appropriate mix of dwellings in terms of size, type and affordability and should achieve a minimum density of 30dph.
8. **Policy EN5 (The Landscaping of New Development)** of the Local Plan requires the retention of trees, hedges and woodland within new development wherever possible and landscaping schemes to accompany applications for development where it is appropriate to the character of the development.
9. **Policy EN30 (Development in Conservation Areas)** requires that applications for planning permission in Conservation Areas be accompanied by sufficient details to allow their impact to be assessed. Proposals are expected to preserve or enhance the special character and appearance of the Conservation Area. Materials and details should sit comfortably into their context.
10. **Policy P1/2 (Environmental Restrictions on Development)** of the Cambridgeshire and Peterborough Structure Plan 2003 seeks the protection of sites of archaeological, historical or architectural value.
11. **Policy P1/3 (Sustainable Design in Built Development)** of the Structure Plan seeks a high standard of design and sustainability, provides a sense of place , makes efficient use of energy and resource and takes account of community requirements for all new development.
12. **Policy P7/6 (Historic Built Environment)** of the Structure Plan requires local authorities to protect and enhance the distinctiveness of the historic built environment.

Consultation

13. **Impington Parish Council** - have recommended that this application be refused on the grounds that the traffic situation is worsening, with a growing number of non-injury accidents and the Parish Council's concerns about the proposed access still remain.
14. **Conservation and Design** - has no objection to this proposal based on it being a renewal of the previous approved scheme.
15. **Trees and Landscaping** – Advises that tree protection to the Ash tree should be to BS5837 (change chestnut pale fencing to Heras fencing), driveway construction to be

'no dig' within the tree protection zone, drawings and details are required of tree protection areas, and details of 'no dig' construction.

16. **The Highway Authority** - have stated that the proposed access provides 2m by 2m pedestrian visibility splays and the gates are set back from the highway boundary, thus significantly reducing the potential for obstruction of the adopted public highway. Therefore, no significant adverse effect upon the public highway should result from this proposal, should it gain the benefit of Planning Permission.

Representations

17. None received

Planning Comments – Key Issues

18. This application is for a renewal of permission from planning application S/0817/02/F and it is apparent that there are no material changes in circumstances from this approval within or around the site. Despite the concerns of the Parish Council the local highway authority is satisfied that the proposal would not result in the detriment of highway safety.
19. The site could serve up to 2.5 dwellings if developed at 30 dph, however, due to the limitations and constraints of the access and the surrounding amenity of the neighbouring properties, one dwelling is considered to be appropriate within this location.

Recommendation

20. Approve

Conditions

1. Standard Condition A – Reason- A (Time limit).
2. SC5a (materials), e (finished floor levels of the building(s) in relation to ground levels), f (materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas), h (underground works for the provision of services), – (RC5-ai, e, f, h).
2. SC51 – RC51 (Landscaping).
4. SC52 – RC52 (Implementation of Landscaping).
5. Tree protection measures (wording to be agreed with the Trees and Landscape Officer)
6. SC60 – RC60 (Boundary treatments).
6. The permanent space to be reserved on the site for turning and parking shall be provided before the use commences and thereafter maintained. (Reason – In the interests of highway safety).
8. If gates are to be provided to the vehicular access they should be set back 5.0m from the edge of the carriageway. (Reason – In the interests of highway safety).

9. The details of all windows and doors including cills and reveals and all other joinery shall be submitted to and approved in writing by the Local Planning Authority; The development shall be carried out in accordance with the approved details. (Reason – To ensure that the development enhances the character of the conservation area).
10. All windows and doors are to be constructed and timber and painted. (Reason – To ensure that the development enhances the character of the conservation area).

Informatives

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) Core Strategy 2007:**
ST/4 (Rural Centres)
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/2 (Environmental Restrictions on Development)
P1/3 (Sustainable design in built development)
P7/6 (Historic Built Environment)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (Development in Rural Growth Settlements)
EN5 (The Landscaping of New Development)
EN30 (Development in Conservation Areas)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/0841/85/O, S/1374/90/O, S/1474/93/O, S/0114/93/F, S/1733/96/F, S/0817/02/F and S/1130/07/F.
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Mike Jones – Planning Assistant
Telephone: (01954) 713253