

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control
Committee

AUTHOR/S: Director of Development Services

6th October 2004

S/1032/04/F - Papworth Everard Formation of Car Park, Papworth Hospital for Papworth Hospital NHS Trust.

Recommendation: Approval

Site and Proposal

1. The application site is a vacant area of landscaped ground area 0.12ha. It is situated adjacent to an existing hospital car park to the south of the hospital complex. The site is bounded on three sides by mature trees and shrubbery. There is a single Holly tree within the site approximately 6 metres in height. A line of saplings has been planted in the verge between the existing car park and the application site. There is vehicular access from the existing car park.
2. The application, registered 18 May 2004, proposes an extension to the car park to form a further 35 spaces. The line of saplings is to be moved approximately 5m to afford more parking space within the site. An amended plan received 15th September 2004 indicates that the Holly is to be replanted within a landscape strip, or a similar replacement specimen planted. The car park is to be provided with additional lighting on 6m high standards and low level bollard lights.

Planning History

3. Planning permission for the existing car park was granted in 1998 (S/1560/98/F).

Planning Policy

4. South Cambridgeshire Local Plan 2004 – **Policy EN5** (Trees, Woodlands and Hedgerows): the District Council will require trees, hedges and woodland and other natural features to be retained wherever possible in proposals for new development.

Consultation

5. **Papworth Everard Parish Council** – recommends refusal of the application. The Council does not object to the principle of the car park being built, but is concerned about the likely loss of the Holly tree, which it believes not to be correctly plotted on the layout plan. It also is concerned that not all of the saplings will be retained if the car park is constructed as shown. Comments on the amended scheme will be reported orally
6. **Trees and Landscape Officer** – Provided that the car park is constructed using a ‘no dig’ method, and trees protected during construction, the Trees and Landscape Officer has no objection to the proposal. He does not consider the Holly tree to be a good specimen and is not opposed to its removal.
7. **English Heritage** - no objection.
8. **Local Highway Authority** – no objection.

Representations

9. None received.

Planning Comments – Key Issues

10. The main issue concerns the landscaping of the car park. The site is enclosed by mature trees and hedgerows which will be retained. However, the site is exposed on the eastern boundary with the existing car park. The agent has confirmed that because the saplings are to be transplanted, none will be lost. Also, the Holly will be transplanted or replaced, notwithstanding its poor quality as indicated by the Trees and Landscape Officer. I am satisfied that the concerns of the Parish Council are unfounded in this case and that, subject to suitable conditions, the development is acceptable.

Recommendation

11. Approval
 1. Standard Condition A – Time limited permission (Reason A);
 2. The car park shall be constructed using a ‘no dig’ method in accordance with the Arboricultural Advisory Service document APN1. (Reason - To avoid root disturbance);
 3. Landscaping shall be carried out in accordance with the scheme shown upon layout drawing no. 04523 (0-) 01.dwg rev P2 or otherwise to be agreed in writing with the Local Planning Authority (Reason – In the interests of the appearance of h site.)
 4. SC52 – Implementation of landscaping (Rc52);
 5. SC56 – Protection of trees during construction (RC56).

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004: Policy EN5** (Trees, Woodlands and Hedgerows);
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Highway safety
 - Visual impact on the locality
 - Retention of existing natural features
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report: Planning application S/1032/04/F: South Cambridgeshire Local Plan 2004.

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