

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

6th October 2004

AUTHOR/S: Director of Development Services

**S/1708/04/F - Gamlingay
Additional Residents Parking Area, Blythe Way for South Cambridgeshire District
Council, Shire Homes**

Recommendation: Approval

Site and Proposal

1. The 160 sq metre application site is located in a cul de sac off Stocks Lane outside of the designated conservation area for Gamlingay. Two resident parking areas already exist and are located within the green amenity space in the street. The housing in the cul de sac are mainly bungalows, none of which have off road parking facilities and predominately lived in by elderly residents.
2. The application, received on 13th August 2004, proposes an access to, and spaces for, 5 parking bays on part of the existing grassed area at the head of the cul-de-sac of Blythe Way. One space would be for disabled use. The land would be block-paved.

Planning History

3. **S/0869/04 – Additional Residents Parking Area – Withdrawn**
This application was withdrawn after it received a recommendation for refusal following comments from the Trees and Landscape officer that the proposed parking area would have an adverse impact on the existing trees on the site.

Planning Policy

TP5 - People with disabilities and limited mobility of The Local Plan 2004

P1/3 – Sustainable Design in Built Development of the Country Structure Plan 2003

Consultation

4. **Gamlingay Parish Council** recommends refusal
“Parish Council objects due to the loss of amenity space. The revised plan takes a significantly large area for just five parking spaces. The Council also advises that the existing car park is underutilised.”
5. **Trees and Landscape Officer** No objections. A tree protection condition should be imposed.

Representations

6. None received

Planning Comments – Key Issues

7. The key issue is the impact of the loss of part of an amenity space. Within Blythe Way there are two resident parking areas and approximately 31 bungalows that do not have off road parking facilities. Each parking area can park up to 5 cars. The amenity space available is planted with trees and laid to grass. At present it seems that residents and visitors are parking in the turning head of Blythe Way and causing an obstruction to emergency vehicles.
8. I am of the view that further parking spaces would discourage parking in the turning head and would not adversely affect the street scene. Further planting is proposed to soften the proposed parking area. The parking area has been reduced in size to address the previous concerns of the Trees and Landscape Officer. The existing trees are to be retained and are not compromised by this proposal.

Recommendation

Approve

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5f – Details of materials to be used for hard surfaced car-parking area (Reason – To minimise disturbance to adjoining residents);
3. Tree protection during construction (Reason – to protect the surrounding trees).

Informative

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development)
 - **South Cambridgeshire Local Plan 2004: TP5** (People with disabilities and limited mobility)
2. 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: Cambridgeshire and Peterborough Structure Plan 2003
South Cambridgeshire Local Plan 2004
Planning Application file S/1708/04/F

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