

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th January 2005
AUTHOR/S: Director of Development Services

S/1607/04/F - Linton
Change of Use of Factory to Warehouse and Retail Use at 29 Cambridge Road for Mrs S Revell

Date for Determination: 29th September 2004
Recommendation: Refusal

Site and Proposal

1. The application site is located on the south side of the A1307 adjacent to its junction with Station Road. It is occupied by a single storey render building that, until approximately 2 years ago, was used by a printing company. The building lies adjacent to and under the same ownership as No.29 Cambridge Road, a Grade II Listed thatched dwelling. The site is separated off from No.29 and its garden area by a mixture of fencing and hedges. A row of mature lime trees forms the western boundary of the site with Station Road. The vehicular access to the site and to the dwelling is at the corner of the A1307 with Station Road.
2. The full application, submitted on 3rd August 2004 and amended on 5th November 2004, seeks to use the building for warehouse and retailing purposes. A covering letter submitted with the application states that the building would be occupied by a pet supplies company. There would be a total of two members of staff (including the applicant who would reside in the adjoining dwelling) and one lorry per week bringing in deliveries. The unit would be used predominantly as a warehouse with the applicant doing home deliveries. However, there would also be the facility for customers to purchase animal feed from the premises and the opening hours would be Monday-Saturday, 9am-6pm.

Planning History

3. **S/1389/85/F** – Planning permission granted to use the building as a printing business.

Planning Policy

4. **Policy P7/6** of the Structure Plan requires development to protect and enhance the quality and distinctiveness of the historic built environment.
5. **Policy EN28** of the Local Plan states that the Council will refuse applications which:
 - Would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance;
 - Would damage the setting, well being or attractiveness of a Listed Building;
 - Would harm the visual relationship between the building and its formal or natural landscape surroundings; and
 - Would damage archaeological remains of importance.

6. **Policy EM6** of the Local Plan states that within village frameworks (the site is within the village framework) and on suitable brownfield sites next to or very close to the village frameworks of RGS and LRGS, planning permission will be granted for small-scale development in classes B1-B8 provided that:
 - There would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors; and
 - The development would contribute to a greater range of local employment opportunities, especially for the semi-skilled and unskilled, or where initial development is dependent on the use of locally-based skills and expertise.
7. **Policy EN5** of the Local Plan requires trees to be retained wherever possible in proposals for new development.

Consultation

8. **Linton Parish Council** recommends approval of the application stating:

“Councillors have no objections in principle to this change of use. However, they would have concerns with any significant increase in traffic movements onto this section of the A1307. Councillors were pleased to note that this application represented the retention of a small business in the area.”
9. With respect to the amendment to relocate the access to Station Road, further support is given to the provision of a safer access/egress point for this small business.
10. **The Conservation Manager** raises no objections, stating that the proposed use will not have a significant impact on the setting of the listed building.
11. **The Chief Environmental Health Officer** expresses concern about potential noise disturbance to adjoining residents. A condition requiring details of the location and type of any power driven plant or equipment should be attached to any planning consent.
12. **The Local Highways Authority** objected to the original proposal, which sought to use the existing point of access, stating that the proposed change of use would have the potential to generate a considerable amount of traffic including large HGV deliveries. The existing point of access is not suitable to cater for the traffic likely to be generated by the development and all ingress and egress must be via a new access to Station Road sited a minimum of 25 metres from the channel line of the Station Road/Cambridge Road junction.
13. A revised plan showing the closure of the existing access and the provision of a new access onto Station Road was submitted. This satisfied the Local Highway’s Authority’s concerns subject to the access onto Station Road being a minimum of 6 metres wide to accommodate delivery vehicles etc.
14. **The Trees and Landscape Officer** objects to the proposed access onto Station Road as it would result in the loss of two mature lime trees. All eight of the lime trees adjoining the site are of good quality and of sufficient importance in a visual context to justify serving a Tree Preservation Order.

Representations

15. None

Planning Comments – Key Issues

16. The key issues to consider in the determination of this application relate to:
- The impact of the proposal upon the setting of the listed building and upon the character of the area;
 - Impact on trees; and
 - Highway safety
17. The building that is the subject of this application was previously used by a printing company. The business had just two employees and was not a use that attracted visitors. When the application for the printing business was submitted, the applicant owned both the building itself and the dwelling at No.29 Cambridge Road although there was no condition on the planning consent linking the printing business to the occupation of the dwelling. The current application seeks to use the building for warehousing and retail purposes. Although there would only be a total of two employees on the site, the retail element has the potential to generate a significantly greater number of traffic movements than has previously been associated with the site.
18. The Local Highways Authority has advised that such an intensification in the use of the existing access (which is of narrow width and dangerously sited on the corner of the A1307 and Station Road) would be completely unacceptable.
19. Support could only be given by the Local Highways Authority for the proposed use if a new access could be provided onto Station Road. The applicant has explored the provision of an alternative access. However, in light of the LHA's requirement that the new access be a minimum of 6 metres wide, the proposal would result in the loss of two mature lime trees. This would be detrimental to the character of the street scene and to the setting of the adjacent listed building. The comments of the Conservation Manager (see para 10 above) were made before the impact on trees was known.
20. The proposal does not involve any changes to the external appearance of the building. In this respect, therefore, the development would not harm the setting of the listed dwelling.

Recommendation

21. Refusal, as amended by drawing date stamped 5th November 2004:
1. The existing access to the site is inadequate and below the standard required by reason of its location within the Station Road/Cambridge Road junction. Furthermore, the manoeuvring of vehicles likely to be generated by the proposed development would have an adverse effect on the safety and free flow of traffic on the adjoining public highway.
 2. The alternative means of access onto Station Road shown within drawings date stamped 5th November 2004 would need to be a minimum of 6 metres wide in order to meet the requirements of the Local Highways Authority. This would necessitate the removal of two mature lime trees to the detriment of the character of the street scene and the setting of the adjacent listed building.

3. Consequently, the proposal would contravene: Cambridgeshire and Peterborough Structure Plan 2003 Policy P7/6 which requires development to protect and enhance the quality and distinctiveness of the historic built environment and South Cambridgeshire Local Plan 2004 Policies EN28 which resists development that damages the setting of Listed Buildings and harms the visual relationship between Listed Buildings and their formal surroundings, EM6 which resists employment related development that would result in harm to village character and highway safety and EN5 which requires trees to be retained wherever possible in proposals for new development.

Background Papers: the following background papers were used in the preparation of this report: Local Plan, Structure Plan, File Ref: S/1607/04/F

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