

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 January 2011

AUTHOR/S: Executive Director (Operational Services)/
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S/0663/10/O - GAMLINGAY

**Erection of dwelling and provision of new access for existing dwelling (no.76)
following demolition of outbuildings - Land at and to the South East of 76
Cinques Road for
Moatside Properties**

Recommendation: Approval

Date for Determination: 22-Jun-2010

Notes:

This application has been reported to the Planning Committee for determination as the recommendation of Gamlingay Parish Council conflicts with the Officer recommendation.

Site and Proposal

1. The site falls within the Gamlingay Village Framework, in the north west part of the village. The surrounding street scene generally comprises two storey dwellings with the built form becoming denser as you move away from the site to the east towards the centre of the village. The existing dwelling types along Cinques Road are varied in design, age and materials.
2. The application site comprises garden land and single storey outbuildings within the curtilage of 76 Cinques Way. It also includes a track, which serves these outbuildings and access to the existing main dwelling. Both neighbouring dwellings are two storeys, of a traditional design with pitched tile roofs.
3. The proposal, received 26th April 2010, seeks outline planning permission for a new dwelling on land between No 76 and 72 Cinques Road Gamlingay. All matters are reserved for future consideration, although indicative siting and access are included. A Design and Access Statement provides more detail on the concepts proposed for this development. The proposal also includes indicative details of the new access to serve the existing property at No 76, which is set out on the indicative site plan.

Planning History

4. In 1977, outline Planning permission was refused under reference S/0199/77/O for a single dwelling on this site. This was on the grounds of highway safety, being outside the then village framework and sewerage quality.

5. In 1984, outline planning permission was refused under reference S/1329/84/O, for the erection of a single dwelling on this site. This was by virtue of the site falling outside of the then village framework.

Planning Policy

Local Development Framework (LDF) Policies

6. **South Cambridgeshire LDF Core Strategy DPD, 2007:**

ST/5 – Minor Rural Centre

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and New Developments

DP/7 Development Frameworks

HG/1 Housing Density

SF/10 Outdoor Playspace, Informal Open Space, and New Developments

SF/11 Open Space Standards

NE/1 Energy Efficiency

NE/6 Biodiversity

NE/15 Noise Pollution

TR/2 Car and Cycle Parking Standards.

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Open Space in New Developments SPD - Adopted January 2009

Biodiversity SPD - Adopted July 2009

District Design Guide SPD – Adopted March 2010

RECAP Waste Management Design Guide 2009

7. **National Planning Guidance**

Planning Policy Statement 1 (Delivering Sustainable Housing)

Planning Policy Statement 3 (Housing)

8. **Circulars**

Circular 05/2005 Planning Obligations

Circular 11/95 The Use of Conditions in Planning Permission

Consultations

9. Gamlingay Parish Council - Initially raised objections on the ground of density as it suggests the site could be used for two smaller dwellings rather than one. Further representations on the additional detail confirm no objections and mark the correspondence 'Approve', but refer back to previous concerns regarding density.
10. The Parish Council were contacted for clarification and the comments received were as follows:

“I have looked into our comments made in relation to the above application. My opinion of the information supplied still regards the scheme as insufficient as regards density. This issue was also discussed in relation to application S/1981/08/0 which is within 200 metres of this site. Parish Council needs to show consistency in its views on density within the village envelope. This will also have a bearing for a potential site opposite on the edge of the village (bungalow with large side garden on the edge of the village within the village envelope).”

11. **Local Highway Authority** – Recommends that permission should be granted subject to conditions.

Representations

12. None

Planning Comments - Key Issues

13. The key issues to consider in the determination of this application are the principle of a dwelling on this site, the density of the proposed development, highways and access, design, relationship with neighbouring properties and Planning Obligations.

Principle of Development

14. Unlike the planning applications in 1977 and 1984, the site lies within the development framework boundaries of Gamlingay and is identified as a Minor Rural Centre under Policy ST/5 of the adopted South Cambridgeshire LDF Core Strategy DPD 2007. As such the provisions of Policy DP/7 applies, which permits the development of unallocated land within development frameworks, subject to the proposal not leading to a loss of character or local employment, being respectful to local features and providing the necessary infrastructure. In this instance, the proposal does relate to unallocated land, which is already in residential use, where it is felt that a new dwelling could be satisfactorily accommodated in this context.
15. Following amendments to PPS3 earlier this year regarding the classification of garden land, the site cannot be considered as ‘previously developed’, but as the site is within the village framework area, residential development is considered appropriate in policy terms.

Density of Development

16. As raised by Gamlingay Parish Council, the site area totals 700sqm, however the developable area (not including the land at the front of the existing dwelling) is to 570sqm. Policy HG/1 sets 30 dph as a minimum unless there are ‘exceptional’ circumstances requiring a different treatment. The changes to PPS3, means it is no longer reasonable to insist on 30 dph in all but ‘exceptional’ circumstances. A lower density will be appropriate if other material considerations suggest otherwise.
17. The Local Highway Authority request that new dwellings have sufficient turning and parking space on site and vehicles are able to access and exit the site in forward gear. Officers would want to see a maximum of up to 3 off road parking spaces with turning and parking on site and this would not be

achievable for two units on this site without harming the street scene and character. Planting on the front boundary would be totally lost to accommodate visibility splays and the majority of the front garden would be hardstanding.

18. It is considered that the development of one unit on this plot fits well with the edge of village ribbon development and sits comfortably between the No 72 and 76, without compromising existing character. The erection of more than one dwelling would conflict with the objectives of Policies DP/2 and DP/3.
19. It is therefore considered that subject to an appropriate design, infrastructure provision and access arrangements, development for just one unit on this plot is acceptable.

Highways and Access

20. Although reserved for future consideration, the indicative details include vehicular access to serve the existing and proposed dwellings. These are considered acceptable to the Local Highway Authority, subject to details, which include minimum widths, the use of dropped kerbs, visibility splays, materials to be used, surface water run off, and the retention of parking and turning on site.

Design

21. As all the matters are reserved, the design of the scheme does not form part of the formal application. The Design and Access Statement does confirm that the dwelling will be two storeys, with a finished floor level, eaves and ridge height similar to the existing property. It states that external materials will comprise a tiled roof, bricks, timber windows and UPVC rainwater goods. The siting of the dwelling on the indicative plan reflects the existing building lines, which is also confirmed in the Design and Access Statement.
22. The indicative plan also includes a rear garden depth of at least 18 metres, which is acceptable under the terms of the District Design Guide. Two parking spaces, with associated turning are to be provided for each of the existing and proposed dwellings. Reference is made to the accessibility, refuse and recycling and drainage. These items are considered to be acceptable in principle and should be incorporated in the detailed design of the development.

Relationship with Neighbouring Occupiers

23. The indicative siting of the proposed dwelling should not lead to the loss of residential amenity of neighbouring occupiers. Therefore, from the indicative information supplied, it is considered that the proposal can comply with Policies DP/2 and DP/3 and advice contained in the Design Guide, should these principles be reflected in the detailed design.

Developer Contributions

24. Policy DP/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 states that planning permission will only be granted for proposals that have made suitable arrangements for the

improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.

25. Policy SF/10 of the LDF The South Cambridgeshire Recreation Study 2005 identified Gamlingay as having a shortfall of play space. The proposed dwelling will result in an increase of occupants. 13 sqm of informal open space on-site or a contribution towards off-site provision of such space of £4,258.90 is required. This is index-linked and would be secured through the signing of a Section 106 legal agreement. Confirmation that the applicant would be willing to make such a contribution has been received.
26. In accordance with Policy DP/4, a new charge has been introduced in relation to the Community Facilities Assessment 2009 that seeks a financial contribution of £718.78 towards indoor community facilities. This is index-linked and would be secured through the signing of a Section 106 legal agreement. Confirmation that the applicant would be willing to make such a contribution has been received.
27. South Cambridgeshire District Council has adopted the RECAP Waste Management Design Guide, which outlines the basis for planning conditions and obligations. In accordance with the guide developers are required to provide for household waste receptacles as part of a scheme. The current fee for the provision of appropriate waste containers is £69.50 per dwelling. The costs will be secured via a Section 106 agreement and would be required to be paid upon completion of the agreement. Confirmation that the applicant would be willing to make such a contribution has been received.

Conclusion

28. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

29. Approval subject to the following conditions:
 1. **Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.**
(Reason - The application is in outline only.)
 2. **Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**
(Reason - The application is in outline only.)
 3. **The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.**
(Reason - The application is in outline only.)

4. **The hard and soft landscape works as required by Condition 1, shall include indications of the positions, design, materials and type of boundary treatment to be erected, all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

5. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. **Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

7. **Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.**

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

8. **Prior to the commencement of the development, details of the bin storage to serve the proposed dwelling shall be submitted to and approved in writing by the Local Planning Authority.**

(Reason – To ensure that the bin store is within an appropriate carrying distance for operatives)

9. **No development shall begin until details of a scheme for the provision of public open space infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy DP4 and Policy SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason - To ensure that the development contributes towards public open space in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007.)

10. **No development shall begin until details of a scheme for the provision of community facilities infrastructure, waste receptacles and Section 106 monitoring costs, to meet the needs of the development in accordance with adopted Local Development Framework Policy DP/4 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason - To ensure that the development contributes towards infrastructure in accordance with the above-mentioned Policy DP/4 of the adopted Local Development Framework 2007.)

11. **During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.**

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Informatives

1. During demolition and construction, there shall be no burning of bonfires or burning of waste on site except with the prior permission of the Council's Environmental Health Officer in accordance with best practice and current waste management legislation
2. Should pile driven foundations be proposed, then before works commence of statement of the method construction of these foundations shall be submitted to the Council's Environmental Health Officer so that noise and vibration can be controlled.
3. Condition 9 requires the provision of public open space infrastructure to meet the needs of the development in accordance with Policies DP/4 and SF/10 of the adopted South Cambridgeshire Local Development Framework 2007. This amounts to a financial contribution of £4,258.90 as calculated on the date of the decision, to be secured through a scheme (Section 106 Agreement). This figure is index linked so may be subject to change when any payment is made.

4. Condition 10 requires the provision of infrastructure to meet the needs of the development in accordance with Policy DP/4 of the adopted South Cambridgeshire Local Development Framework 2007. This amounts to a financial contribution of £718.78 towards community facilities; and £69.50 towards waste receptacles, as calculated on the date of the decision, to be secured through a scheme (Section 106 Agreement). This figure is index linked so may be subject to change when any payment is made.
5. The Highway Authority has advised that the access serving the dwelling should be constructed using dropped kerbs and not radii, include 2.0m x 2.0m pedestrian visibility splays, shall be of a gradient no greater than 1:12 for a minimum distance of 5.0m from the near edge of the carriageway, shall be laid out in accordance with Cambridgeshire County Council construction specification and have no unbound material in the surface finish within 6 metres of the highway boundary.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD
- 2007
- South Cambridgeshire Local Development Framework Development Control
- Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary
- Planning Documents: Development Affecting Conservation Areas; Listed
- Buildings; Open Space in New Developments
- Affordable Housing
- District Design Guide
- Planning Policy Statements 1, 3 and 5
- Planning File References:

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