

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 February 2015

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2798/14/FL

**Parish(es):** Shepreth

**Proposal:** Erection of 6mx8m workshop and storage

**Site address:** Shepreth Wildlife Park, Station Road,  
Shepreth, Cambridgeshire SG86PZ

**Applicant(s):** Mr T Willers

**Recommendation:** Delegated authority for officers to approve.

**Key material considerations:** Character and Appearance; Trees

**Committee Site Visit:** Yes

**Departure Application:** No

**Presenting Officer:** Rebecca Ward

**Application brought to Committee because:** The officer recommendation is contrary to the views of the Parish Council

**Date by which decision due:** 22 January 2015

### **Planning History**

1. The site has a lengthy planning history but none are considered to be relevant to this scheme.

### **Planning Policies**

2. **National**  
National Planning Policy Framework  
National Planning Policy Guidance
3. **South Cambridgeshire LDF Core Strategy DPD, 2007**  
*Adopted Local Development Framework, Development Control Policies*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and new developments  
DP/7 Development Frameworks  
ET/5 Development for the Expansion of Firms

NE/1 Energy efficiency  
NE/6 Biodiversity  
NE/15 Noise Pollution  
TR/2 Car and Cycle Parking Standards

4. **Draft Local Plan**

HQ/1 Design Principles  
NH/4 Biodiversity  
TI/2 Planning for Sustainable Transport  
TI/3 Parking Provision

5. **Supplementary Planning Document(s)**

District Design Guide SPD – adopted 2010

**Consultation**

6. **Shepreth Parish Council** – Recommend Refusal, commenting that the Location is too imposing near to the fence.

Officers asked if the Parish Council would re-consider their recommendation in knowing the workshop was situated 2m from the boundary. The following comments were sent from the Parish Clerk in an email dated 23 January 2015: I have contacted the Councillors regarding the above planning application from Shepreth Wildlife Park and the consensus seems to be that it does not make much difference if it is moved a few metres from the fence/boundary. Please let me know if you require any further information.

7. **Trees Officer** – The proposed building adjoins a land parcel with TPO (Number 5/59). As the number alludes, this TPO was made in 1959 and covers only Elms. The application is not furnished with a tree survey but I guess the proposed building lies close to one or more of the boundary trees. If this is the case, it appears that it might be simple to relocate the building slightly to avoid root protection areas and thus avoid damaging the tree.

If the building is not moved then it will be necessary for the applicant to provide a tree survey and arboricultural impact assessment and mitigation strategy. This could be provided to comply with a pre-commencement condition. However, the applicants might like to consider moving the workshop so that it does not lie in a Root Protection Area.

**Representations from members of the public**

8. None received

**Planning Comments**

*Site and Proposal*

9. The wider site is home to Shepreth Wildlife Park and covers 3.24 hectares. The site is located outside, but on the edge of, the village framework of Shepreth. The proposal site is situated to the front of the Wildlife Park in an area not currently used for any set purpose.

10. The application proposes to relocate the workshop from the centre of the wildlife park to the edge of the site, so that the veterinary room can be expanded to meet current demands.
11. The new workshop will have an apex roof and will be a length of 8m, width of 6m, eaves height of 2.3m and height to ridge, 2.8m. The walls will be finished in a brown clad composite and roof finished in a forest green colour.

#### *Principle*

12. The site is located outside the village framework of Shepreth and as such the provision development for agricultural, horticultural, forestry and other uses which need to be located in the countryside will be permitted in accordance with policy DP/7 of the Local Development Framework. Officers consider the proposed workshop accords with this policy as it needs to be located close to the wildlife park for accessibility and security reasons.

#### *Layout, Scale and Design*

13. The Parish Council has raised objections stating that the building would be too imposing on the fence and the adjacent piece of land.
14. As proposed, the building will be located along the southern boundary of the site. The block plan submitted and email dated 21 January 2015, confirms the building will be situated 2m from the adjacent, 1.8m high boundary fence.
15. The building will measure 2.8m to the ridge and 2.3m to the eaves. The siting of the building has been designed so that the roof slope projects away from the boundary fence to reduce the potential dominance on the adjacent site.
16. By virtue of its location, scale and siting officers consider that all reasonable attempts have been made by the applicants to make the proposed workshop as discrete as possible in its location. The proposed development is not considered to cause significant adverse harm to the character and appearance of the area in accordance with DP/2 of the Location Development Framework.

#### *Trees*

17. The site shares its southern boundary with the recreation ground. Just beyond the shared boundary, in the area where the workshop would sit, is a line of Golden Burch Trees. At present the proposed workshop will be situated within the root protection area of one of these trees.
18. The Councils Tree Officer has suggested two alternative approaches (see comments in paragraph 7). The applicant is currently considering the options and members will be updated either before or at the committee meeting.

#### **Conclusion**

19. 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 approved in this instance. Officers seek delegated approval if necessary pending the outcome of possible revisions to take account of the adjoining trees.

## Recommendation

Approval subject to the following:

### Conditions

a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

b) The development hereby permitted shall be carried out in accordance with the following approved plans:

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

### Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007  
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013  
<http://www.scambs.gov.uk/localplan>

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