

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee  
**AUTHOR/S:** Director of Development Services

1<sup>st</sup> June 2005

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### S/6292/05/F - Cambourne

#### **Change of Use from Residential to Mixed Use as Dental Practice and Flat and Construction of Access at Monkfield House, Monkfield Lane, Cambourne**

**Recommendation: Approval**  
**Date for Determination: 10th June 2005**

#### **Site and Proposal**

1. The house is an undistinguished building of the 19<sup>th</sup> century with various additions. It is located west of the village green, north of the Village Green car park and southeast of Monkfield Cottage, another 19<sup>th</sup> C farm building. There are new houses to the southwest, accessed by the shared drive alongside the Monkfield House boundary. There are 6ft fences along the side and rear boundaries. There is hardstanding on each side of the house, except under the willow in the east corner. The evergreens to be removed do not contribute significantly to wider amenity.
2. The application, received on 15<sup>th</sup> April 2005, proposes to reuse the ground floor as a dental practice in a similar arrangement as the previous temporary use as doctors' surgery but to use the first floor as a separate flat. The accommodation comprises 2 surgeries, waiting reception and staff room on the ground floor. The first floor flat would have 2 bedrooms, bathroom, living room with steps down to kitchen, and an office/study.
3. The entrance with ramped access for the disabled is on the northeast side of the property. A separate private access to the first floor flat would be used on the southwest side facing the car park. In order to accommodate sufficient turning space for clients' cars, the derelict low planters adjacent to the house would be removed. A new dropped kerb on the north side would give access to a further parking area, which is likely to be for use in connection with the flat. In the first instance the dentist intends to occupy the flat herself.
4. Because of the poor state of repair of the building, a small toilet extension on the west side is to be removed, and the facilities provided in the main building. Underpinning of the other two extensions is to be undertaken, and, if necessary, associated works to the trees will be done; i.e. removal of the northeast boundary conifers, removal of two small yews adjacent to the south extension and minor surgery to the willow on the east boundary.

#### **Planning History**

5. In 1999 the premises were brought into temporary use as the Cambourne school (S/6028/99/F) and thereafter as a doctors' surgery (S/6075/00/F) which was subsequently extended with portacabins and the permissions renewed. The property has been vacant since the Doctor's surgery moved to Sackville House.

## Planning Policy

6. **South Cambridgeshire Local Plan 2004:**  
**Cambourne 1** – Development in accordance with Cambourne Masterplan  
**Cambourne 2** – Development in accordance with Cambourne Design Guide  
**SE2** - List of Rural Growth Settlements  
**SE7** – Development in accordance with Cambourne Masterplan and Design Guide  
**TP1** – Planning for more Sustainable Travel & Appendix 7/1 Standards for Car Parking Provision.  
**EN5** - The Landscaping of New Development

## Consultation

7. **Cambourne Parish Council** approves in principle but concerns were raised about access to the site; there should be one vehicular access to the site from Monkfield Lane, the remaining access should be pedestrian only with bollards as required. The existing willow and 2 yew trees should be protected. The necessity of lopping/pollarding the willow was questioned and a report should be provided to justify or an alternative approach should be considered. Concern was also raised about the lack of landscaping plan and detail of boundary fencing.
8. **The Local Highway Authority** No comment, other than to draw attention to the lamp column adjacent to the new access.
9. **Chief Environmental Health Officer** No reply.
10. **David Chare, Cambourne Developers Project Director** No reply
11. The comments of the **Trees and Landscape Officer** have been sought.

## Representations

12. 6 letters with no objection to the dental surgery use but objecting to the proposed works to trees on the site, seeking further details of proposed boundary treatment and querying the adequacy of parking provision

## Planning Comments – Key Issues

13. The main issues are:
  - the suitability of the ground floor for the use as a dental surgery,
  - the adequacy of the access and parking,
  - residential amenity at adjacent properties,
  - residential amenity in the flat
  - visual and environment impact (trees, boundaries, hardstanding, lighting etc)
14. The ground floor has ramped access to the main entrance, and room for a disabled toilet in the hall area. The waiting room is as set up for the doctor, but will be divided to provide a reception desk, staff room and staff toilet. One surgery will lead directly off the waiting room, and the second is reached by a corridor. An X-ray room is also proposed in the east extension. This accommodation is suitable for the proposed use, providing adequate facilities for clients and staff. The property is not indicated for any particular use in the Cambourne Master Plan and Design Guide or briefing plans.

15. The south, existing, access served the doctor's car park and has good visibility onto Monkfield Lane. The proposed north access would emerge close to a lamp-post, but also has good visibility and allows for turning on-site. The parking standard for clinics would require 1 space per 2 staff, and 2 spaces per consulting room (total 6 required). The residential use requires a further space for visitors. 4 secure cycle spaces should be provided to comply with Policy TP1 of the local plan. The layout is adequate to make this provision, and details should be required by condition.
16. The level of use proposed would not create disturbance at neighbouring residential properties, and the parking and manoeuvring of cars would be contained within the site. The type and scale of use is considered suitable for a residential area.
17. The first floor flat would be provided with access from the lobby separated off from the corridor. It would provide a good standard of residential accommodation, and opportunity for outdoor amenity space to the rear of the property. Dedicated parking is proposed on the north side.
18. The renovation of the property, both outside and inside, would improve the street scene and character of the area. The yews adjacent to the south side are small and insignificant in the street scene because of their extreme proximity to the building, which would be improved by their removal. The conifers on the north boundary are tall and form a feature in the street, but have less merit than the willow which they obscure. Their retention adjacent to a residential property could not be justified, and they are not worthy of a tree preservation order. The mature willow tree is a striking feature of the area, being visible from all directions in the street and open space. The minimum necessary work should be undertaken to secure its long term health and compatibility with the building. The areas of hardstanding would not be increased, only rationalised in layout to allow for ease of manoeuvring and to provide landscaping space. The boundary fences are adequate for screening the premises. Details of all these matters should be required by condition.

### **Recommendation**

Approve subject to the following conditions

1. Standard Condition A – Time limited permission (Reason A);
2. Before the development, hereby permitted, commences details of the siting and layout of the space to be provided on the site for the parking of 7 cars and 4 secure cycle spaces shall be submitted to and approved in writing by the Local Planning Authority; the parking space shall be provided in accordance with the agreed details before the use, hereby permitted commences, and that area shall not thereafter be used for any purpose other than the parking of vehicles. (Reason - To ensure adequate space is provided and thereafter maintained on site for the parking and turning of vehicles in the interests of highway safety and in accordance with Policy TP1 of the South Cambridgeshire Local Plan 2004)
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping and boundary treatment, which shall include indications of 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. (Reason – Because insufficient information was submitted with the application, and to enhance the quality of the development in accordance with policies EN5 and Cambourne 2 of the South Cambridgeshire Local Plan 2004)

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (Reason - To enhance the quality of the development and in the interests of visual amenity in accordance with policies EN5 and Cambourne 2 of the South Cambridgeshire Local Plan 2004)
5. Details of the treatment of the site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the building is occupied or the use commences, whichever is the sooner. (Reason - To ensure that the appearance of the site does not detract from the character of the area and in the interests of residential amenity at adjacent properties in accordance with Policy Cambourne 2 of the South Cambridgeshire Local Plan 2004)

#### Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements),  
**Cambourne 1** – Development in accordance with Cambourne Masterplan  
**Cambourne 2** – Development in accordance with Cambourne Design Guide  
**SE7** – Development in accordance with Cambourne Masterplan and Design Guide  
**TP1** – Planning for more Sustainable Travel & Appendix 7/1 Standards for Car Parking Provision.  
**EN5** - The landscaping of new development
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Residential amenity including disturbance and parking issues
  - Highway safety
  - Visual impact on the locality
  - Impact upon trees at the site

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

- **South Cambridgeshire Local Plan 2004**
- Planning file reference S/6292/05/F

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