

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0259/15/FL
Parish(es):	Linton
Proposal:	Installation of a multi-use games area (MUGA), perimeter school railings/gate re-alignment and extension of parking area.
Site address:	Linton Church of England Infant School
Applicant(s):	Mrs Louise Clark, Linton Church of England Infant School
Recommendation:	Approval
Key material considerations:	Setting of adjacent listed buildings Character and appearance of the conservation area Parking/highway safety Trees
Committee Site Visit:	Yes (undertaken on Tuesday 04 August 2015)
Departure Application:	No
Presenting Officer:	David Thompson
Application brought to Committee because:	The officer recommendation is contrary to that of Linton Parish Council
Date by which decision due:	08 April 2015

Planning History

1. S/1282/02/F – erection of extensions – approved
S/1118/11 – single storey extension to existing buildings – approved
S/2011/07/F – erection of gazebo – approved
SC/2039/66/ - construction of swimming pool and changing rooms - approved

Planning Policies

2. **National Planning Policy Framework**
Planning Practice Guidance

3. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

NE/6 Biodiversity

CH/4 Development within the curtilage or setting of Listed Buildings

CH/5 Conservation Areas

TR/2 Car and Cycle Parking standards

4. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Development Affecting Conservation Areas – adopted January 2009

Trees and Development Sites – adopted January 2009

Listed Buildings – adopted July 2009

District Design Guide – adopted March 2010

5. **Proposed Submission Local Plan (July 2013)**

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in favour of Sustainable Development

HQ/1 Design Principles

NH/4 Biodiversity

NH/14 Heritage Assets

TI/3 Parking Provision

Consultations

6. **Linton Parish Council** – recommend refusal of the revised application for the following reasons:

- The proposed site is within the curtilage of several listed buildings, including a grade I listed building (St. Mary's Church) and the grade II listed flint wall which marks the southern boundary of the site
- The proposal should be assessed by the Highway Authority as the scheme will affect the main pedestrian access route to the school
- The location of the proposed gate causes concern in terms of access for emergency vehicles
- The loss of two parking spaces is unacceptable as there is an existing shortage of parking spaces on the site. The local area already suffers from congestion, the proposal is likely to make this situation worse
- The Lime Trees adjacent to the siting of the proposed MUGA drip a corrosive liquid which would harm the long term maintenance of the development and represents a health and safety hazard
- The proposed development may result in harm to the roots of the Lime Trees

7. Since these comments were made, the scheme has been revised further, to address concerns relating to the impact of the development on the car parking capacity of the site. The Parish Council have been consulted on these amendments and an update will be provided to Members at the committee meeting.

8. **Consultancy Unit Conservation Officer** - No objections to the revised scheme. Comments:

- The amended proposals have resulted in the development being moved further away from the listed boundary wall and gates.

- The exterior of the MUGA fencing should be painted black to minimise the setting on the adjacent listed wall and church
 - The revised parking arrangements (6 spaces in front of the MUGA and 2 next to the development) would not have an adverse impact on the setting of the adjacent listed buildings
9. **Local Highway Authority** – No comments received
10. **Police Architectural Liaison Officer** - No objections in relation to the noise or potential for anti-social behaviour that may result from the use of the MUGA
11. **County Council Archaeologist** - Has recommended that a site investigation is conducted prior to the commencement of construction works

Representations

12. No representations received

Planning Comments

13. Site and proposal

The application site is the southern portion of the playground to the rear of Linton CE Infant School. The site is located within the Linton Conservation Area. St. Mary's Church (grade I listed building) is located to the south west of the site. The piers and gate on the common boundary between the churchyard and the school are grade II listed. Established trees line the southern boundary of the site.

14. The applicant seeks planning permission for the erection of a MUGA which would measure 18 metres in length by 10 metres in width. The northern and southern ends of the development would have panelled walls of 2.4 metres in height, the majority of the eastern and western side elevations would be 1 metre in height.
15. Three additional parking spaces have been provided in an enclosed area on the eastern side of the existing fence, between the proposed MUGA and the boundary wall. This ensures that five usable spaces will be provided between the southern end of the MUGA and the boundary wall, with three spaces down the western side of the MUGA.

Key issues

16. The key issues to be assessed in the determination of this planning application are the impact of the development on the setting of the adjacent listed buildings, the character and appearance of the conservation area, the impact on highway safety and trees.

Setting of listed buildings

17. The original proposal sited the long sides of the MUGA on the northern and southern elevations and sited the structure immediately adjacent to the southern boundary wall of the site and the listed gate and piers on the common boundary with the church. The original scheme was considered to be detrimental to the setting of long range views of the grade I listed St. Mary's Church from Church Lane. The proposed siting would also have detracted from views at the entrance of the school site through to the listed gate and piers on the southern boundary of site, by virtue of the close proximity of the taller elevations of the development to those structures.

18. The revised scheme has re-orientated the development so that the taller but narrower end elevations are at the northern and southern end of the development, pulling the structure 7.5 metres off the southern boundary of the site. This orientation ensures that the taller parts of the development would be less prominent in the line of sight from the entrance to the school site from Church Lane, which is a prominent public viewpoint of the listed gates and pillars and the church beyond. The revised orientation also reduces the length of the development along the southern boundary of the site, addressing the concern that the original scheme resulted in an overbearing development immediately adjacent to the listed gates when viewed from within the grounds of the grade I listed church.
19. Given that the area of the site affected by the proposal is already covered by hardstanding, it is considered that the revisions to the parking arrangements on the site would not result in a detrimental impact upon the setting of the adjacent listed buildings. No element of the revised proposal, including the installation of new gates within the playground area are considered to have a detrimental impact on the setting of the listed building at no. 3 Church Lane to the north west of the site.

Character and appearance of the conservation area

20. Following the revisions to the orientation of the development, it is considered the relatively limited height of the development would not obscure key views from wider vantage points within the conservation area. The revision to relocate the development further from the boundary of the site ensures that the MUGA and revised parking arrangements are seen within the context of the existing hardstanding to the rear of the school and as such would not appear as an incongruous development within the conservation area. It is recommended that details of the external appearance of the MUGA perimeter fencing and the proposed gates and railings are conditioned to ensure that the finish does not result in an overbearing impact on the character of the conservation area, or the setting of the adjacent listed buildings.

Highway safety

21. The revised scheme has provided additional parking spaces in relation to the original submission, by providing additional space at the southern end of the MUGA. This ensures that, even with the exclusion of the space affected by the gully, 8 usable spaces would be provided on the site.
22. The Parish Council have objected to the scheme in relation to the loss of parking provision and the potential increase in traffic congestion on Church Lane as a result. This potential impact has been reduced in the revised scheme. It is considered that the location of the proposed parking spaces ensures that the existing site access and the front part of the site would be unaffected and as such, the impact of journeys to and from the school at the start and the end of the day would not be affected by the scheme.
23. As the site access is to remain unchanged and the existing metal railings have a gate which allows access to parking within the main yard area, it is considered that the proposed scheme would not result in a materially worse impact in terms of the safety of the access for vehicles (including emergency) or pedestrians than the existing situation.

Trees

24. The Parish Council has raised concerns about the impact of the development on the Lime trees on the southern boundary of the site. The revision to the scheme has pulled the southern edge of the structure 7.5 metres from the boundary where the affected trees are located. Given this amendment and the fact that the affected area of the site already has a hard surface, it is considered that the proposals would not result in harm to the condition of those trees or that the trees would result in a hazard that would be sufficient to warrant refusal of the planning application.

Other matters

25. The County Council Archaeologist has recommended that a site investigation is conducted prior to the commencement of construction works to ensure that the development would not result in a risk to any features of archaeological significance which may sit below the hard surface of the site. Given the presence of a number of listed buildings, a burial ground and the fact that the site is within a conservation area, this condition is considered to be reasonable to ensure that any potential risks are suitably mitigated.
26. Given the location of the development within the school site, the modest height of even the tallest parts of the structure and the distance to any neighbouring properties, it is considered that the proposal would not result in harm to the residential amenity of any surrounding dwellings, including the generation of noise resulting from the use.

Conclusion

27. The revised scheme is considered to have addressed officers' concerns regarding the impact of the development on the setting of the adjacent listed buildings/structures and the character and appearance of the conservation area. Whilst the Parish Council concerns in relation to the loss of some parking provision on the site is noted, the level of loss and the fact that the main entrance and access would not be affected are considered sufficient to ensure there would be material harm to highway safety. The revised location of the development within the existing hard surfaced area ensures that there would not be a detrimental impact on the condition of the trees on the southern boundary of the site and no adverse impact would result to the residential amenity of adjacent properties.

Recommendation

28. Approval, subject to:

Conditions

- (a) Time limit
- (b) Approved plans
- (c) Details of external appearance of the MUGA perimeter fencing and the gates and railings to be installed as part of the modifications to the parking arrangements
- (d) Car park management strategy

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 and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Report Author: David Thompson – Principal Planning Officer
Telephone: (01954) 713250