

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st March 2017

AUTHOR/S: Head of Development Management

Application Number: S/2925/16/OL

Parish: Babraham

Proposal: Outline permission with all matters reserved for 1 detached house with associated car parking

Site address: Land adjacent (East) of number 6 Blacksmith's Close

Applicant: South Cambridgeshire District Council (SCDC)

Recommendation: Approval

Key material considerations: Principle
Parking and highway safety
Residential amenity
Trees and Ecology

Committee Site Visit: 28 February 2017

Departure Application: No

Presenting Officer: Chris Morgan, Planning Officer

Application brought to Committee because: Application made by SCDC on land owned by SCDC

Date by which decision due: 22 December 2016 (Extension of time agreed until 3 March 2017)

Executive Summary

1. The application seeks outline permission for a single dwelling within the existing curtilage of a semi-detached dwelling at 6 Blacksmith's Close which is owned by SCDC. The application comes forward under SCDC's Self Build programme. The programme aims to provide a clear method, route and financial strategy to enable self-build housing across the district. Due to location, size and constraints this site has been selected for a self-build house. Were outline consent to be granted the 'Self-Builder' would then supply further information and details to the Planning Authority necessary to discharge all conditions/reserved matters. The site is located, at the edge of, but within the village framework of Babraham. The primary constraints on the site are the trees within and adjacent to the site and the existing dwelling to the West at number 6. District, Parish and County Council consultees are supportive of the application. The principle of a single market dwelling on the site is considered to

be acceptable, subject to the application of conditions and the approval of layout, detailed design and landscaping which would be determined at reserved matters stage. The recommendation is therefore that outline permission be granted, subject to conditions.

Planning History

2. None relevant

Planning Policies

3. *National Planning Policy Framework (NPPF)*
National Planning Policy Guidance (NPPG)
4. *Local Development Framework Core Strategy 2007*
ST/2 Housing Provision
ST/7 Infill Villages
5. *Local Development Framework Development Control Policies 2007*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
HG/1 Housing Density
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
TR/2 Car and Cycle Parking Standards
6. *Local Development Framework Supplementary Planning Documents (SPD):*
District Design Guide SPD – adopted March 2010
Trees & Development Sites – adopted 15 January 2009
Biodiversity – adopted 2 July 2009
7. *Draft Local Plan*
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/11 Infill Villages
CC/1 Mitigation and Adaption to Climate Change
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HQ/1 Design Principles
H/7 Housing Density
H/11 Residential Space Standards for Market Housing
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

8. **Babraham Parish Council** – Support the application commenting: 'Parish Council approve that only 1 house to be built rather than 2.'
9. **Local Highways Authority** – The access to the site at present is from High Street (Blacksmiths Close). However, it is also possible to access the site from the new

driveway off Oak Lane which forms part of the new housing development to the south east of the site. Highways officers have no objections to either point of access. In the instance that access is formed onto the High Street they have requested conditions or details to be provided at reserved matters stage to ensure pedestrian visibility splays, prevention of water runoff onto the public highway, bound material to be used in any proposed driveway and a traffic management plan during construction.

10. **Trees Officer** – does not object to the proposed development.
11. **Ecology Officer** – does not object to the proposed development. Concludes that the development will not have a significant adverse effect upon bats but requests conditions be applied to control external lighting. Also request conditions to control the removal of vegetation during the bird nesting season, the provision of a scheme of nest and bat boxes and a condition to ensure open trenches are not left overnight on site.
12. **Scientific Officer (Contaminated Land)** – notes the potential for contamination from fill materials/ made ground associated with the existing outbuildings and hardstanding so requests a standard condition requiring investigation and, where necessary, remediation of the ground.
13. **Environmental Health Officer** – does not object to the proposed development and requests conditions relating to construction practices.

Representations

14. No third party representations have been received.

Planning Assessment

15. The application site is located at the Eastern end of High Street and originally formed part of the curtilage of one of 6, 1950's semi detached dwellings which form Blacksmith's Close. A new timber panel fence has been erected along the proposed new boundary with number 6 and a small garage at the front of the site has been removed. An existing vehicle access exists from High Street between a flint and brick wall along the front of the properties. Along the eastern boundary of the site is a line of well established trees which is also the boundary of the Development Framework of the village.
16. The application seeks outline permission with all matters reserved for the erection of a single dwelling on the site.
17. **Principle** – The site is located within the Development Framework of the village of Babraham. Policy ST/7 of the Core Strategy identifies the village as an Infill Village, where development and redevelopment up to an indicative maximum scheme size of 2 dwellings will be permitted within the village framework.
18. Policy HG/1 of the Development Control Policies document relates to Housing Density. The policy requires housing development in more sustainable locations to provide net densities of 30 dwellings per hectare unless there are exceptional circumstances that require a different treatment. The proposed site measures approximately 500 square metres in area, on this basis the scheme would represent a net density of 20 dwellings per hectare. However, the relatively constrained nature of the site due to its tapered shape and the presence of trees, means the site would be unsuitable for more than a single dwelling. Also the site lies at the edge of the village

and is surrounded by low density development. For these reasons it is considered to be an exceptional circumstance justifying the lower density.

19. For the above reasons the principle of a single dwelling on the proposed site is considered to be acceptable, subject to the material planning considerations discussed below.
20. The proposal is outline with all matters reserved (including access). However, the proposed development would either make use of the existing widened access onto Babraham High Street or be accessed from an access driveway at the rear (south). It is considered that the use of the access for a single dwelling would not significantly intensify the vehicle movements in the area and off street parking could be provided for at least two domestic vehicles, meaning that additional on street parking would be limited and would not result in any significant additional parking problems on the street. Subject to details being provided at reserved matters stage (in the event that a new access is proposed from the High Street) to ensure the provision of pedestrian visibility splays and a condition to prevent runoff onto the highway, the principle of a dwelling on site is considered to be acceptable in terms of its impact on parking and highway safety and accords with policy DP/3.
21. **Residential amenity** – The location of the dwelling on the submitted site plans are indicative only. The position of the dwelling as shown could potentially result in some loss of outlook or overbearing to the rear facing windows of number 6. However, the site, although narrowing towards the front (northwest) of the site, is wide enough to comfortably accommodate a dwelling site much closer in line with number 6 to reduce any significant overbearing impact or potential overlooking views. The principle of a dwelling on site is therefore considered to be acceptable without any significant harm to residential amenity of the existing dwelling at number 6 and the application therefore accords with policy DP/3.
22. **Trees** – The site contains several trees along its northern boundary. Whilst a repositioned dwelling further northwest on the site may be necessary to preserve the residential amenity of number 6 as described above, it is considered that a single dwelling could comfortably be accommodated on site without requiring the loss of significant trees or harm to their roots. The layout and scale of the dwelling would be considered as part of any future reserved matters application. On that basis the principle of a dwelling on site is considered to be acceptable in terms of its impact on trees. The application therefore accords with policies DP/2 and DP/3 in this respect.
23. **Ecology** – The trees provide potential habitat for birds and bats and the adjacent ditch is an important ecological feature. The application is supported by an ecological survey and the Council Ecologist is content that the development would not result in any significant harm to wildlife or habitats, subject to conditions as noted in paragraph 11. On the basis the principle of a dwelling on site is considered to be acceptable in terms of its impact on ecology and the application therefore accords with policy NE/6.
24. **Flood risk and drainage** – The site is not within Floodzone 2 or 3. A drainage ditch runs along the north eastern boundary which was dry during officer site visits in November 2016 and mid February 2017. According to a ground survey submitted for the affordable housing development to the immediate south in 2010 the ditch does not connect with any nearby water courses. There is not considered to be any significant level of flood risk to the residential development of the site. However, as the precise scale and layout of the dwelling are not known at this stage, it is considered necessary to apply a condition requiring a surface water drainage scheme to be submitted to and approved in writing by the Local Planning Authority. On that basis,

the principle of a dwelling on site is considered to be acceptable in terms of flood risk and surface water drainage and accords with policies NE/9 and NE/11.

Recommendation

25. Officers recommend that the Committee grants planning permission, subject to the following:

Conditions

- (a) 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.)
- (b) 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.)
- (c) 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.)
- (d) No development approved by this permission shall be commenced until:
 - a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
 - c) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
 - d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.
(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007)
- (e) Prior to the commencement of any development, a detailed scheme for the provision and implementation of surface water drainage, incorporating sustainable drainage system principles, 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, NE/9

and NE/11 of the adopted Local Development Framework 2007)

- (f) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (i) The landscaping scheme required to satisfy condition 1 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. 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. 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.)
- (j) Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.
(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- (k) No development shall begin until a scheme for the provision of bird nest and bat boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- (l) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
- (m) During construction, no open trenches shall be left uncovered over night. If a trench cannot be covered it shall be left with at least one sloping end to aid the exit of small animals.

(Reason: The site has been identified as having potential to be used by badger and hedgehogs. Open trenches present a hazard to such animals. The measures prescribed shall prevent animals from becoming trapped and prevent harm to species in accordance with NE/6 of the adopted Local Development Framework 2007.)

- (g) No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

(Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- (h) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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

Informatives

1. No burning of any waste or other materials on the site would be undertaken without the prior permission of the Environmental Health team of the District Council.
2. The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission for such works must be sought from the Local Highways Authority at Cambridgeshire County Council prior to that work being carried out.

Background Papers:

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 Development Framework Development Control Policies (adopted July 2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Planning files reference: S/2925/16/OL

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