

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

---

**REPORT TO:** Development and Conservation Control Committee 7<sup>th</sup> December 2005

**AUTHOR/S:** Director of Development Services

---

### **S/2102/05/F - Bourn**

**Extension to Industrial Unit, The Old Fire Station, Broadway for R Taylor and Sons**

**Recommendation: Refusal**

**Date for determination: 29<sup>th</sup> December 2005**

### **Departure Application**

#### **Site and Proposal**

1. The site lies in the rural area to the north of Bourn, adjacent to the western boundary of Bourn airfield. An existing industrial building stands within a yard of depth 43m and width 34m. The building has a ridge height of 8.2m, and is clad in profiled metal sheeting. The yard is in use for parking, manoeuvring and loading/unloading, and outside storage of materials. The site has vehicular access from Broadway, a C-class road which is subject only to the national 60mph speed restriction on this stretch. The boundaries of the site are planted with young hedgerow plants which are becoming established. The adjacent road boundaries are marked by mature trees belts, in which there are gaps that provide views of the site from the road. The current occupier manufactures signs from recycled plastic.
2. The application, received 3<sup>rd</sup> November 2005, proposes the erection of an extension to the eastern (rear) end of the building. The extension is to have a floorspace of 171sq.m, representing a 51% enlargement of the building. The proposed external materials are to match the existing. A statement accompanying the application states that the additional floorspace is required to enlarge the production area due to recent and planned growth and improved productivity. This extension would enable the present company to remain on site, rather than to move again, having relocated from Bourn in the last twelve months. The number of jobs at the premises would increase from 10 to 12.

#### **Planning History**

3. Planning permission for change of use from agricultural to storage was granted in 1996. Use as an office and photographic studio was granted in 1997. The most recent approval was for use for Classes B1 (Business) and B8 (Storage or Distribution) on 5<sup>th</sup> November 2004 (**S/1922/04/F**).

#### **Planning Policy**

4. Cambridgeshire and Peterborough Structure Plan 2003:  
**P1/2** (Environmental Restrictions on Development) - development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.

**Policy P2/6** (Rural Economy) - sensitive small-scale development in rural areas will be facilitated where it contributes, *inter alia*, to supporting new and existing businesses; to farm or rural diversification where appropriate to the rural area; to the re-use of existing buildings; towards helping to maintain or renew the vitality of rural areas.

5. South Cambridgeshire Local Plan 2004:

**EM10** (Conversion of Rural Buildings and Future Extensions) - outside village frameworks planning permission will be granted for the change of use and conversion of rural buildings to employment use subject to a number of provisions including:

- a) The buildings do not require major reconstruction;
- b) The conversion will not prejudice village vitality;
- c) The appearance after conversion is in keeping with the surroundings;
- d) The conversion does not materially change the material character of the building or the surrounding countryside;
- e) Safe access and satisfactory provision for parking and turning of vehicles can be achieved without detriment to the setting of the building or the surrounding landscape;
- f) Scale and frequency of traffic generated can be accommodated on the road system without undue effects.

6. **Paragraph 5.49** states: “Because most rural buildings in South Cambridgeshire are small the potential scale of activity of converted buildings will usually be similarly modest. Any elements of increased floorspace contained within conversion proposals *will be strictly controlled* and usually limited to that which may be necessary to achieve an enhanced design or integrate the scheme with its surroundings” (emphasis added).

7. **Policy TP1** (Planning for More Sustainable Travel) - car parking requirements will be restricted to the maximum levels set out in Appendix 7/1. (For Class B1c [Light Industry], Appendix 7/1 gives a provision of 1 space per 25 square metres floorspace).

### **Consultations**

8. **Bourn Parish Council** - comments awaited.
9. **Local Highway Authority** - requests a plan showing parking and turning arrangements for cars and delivery vehicles before it makes its recommendation.

### **Representations**

10. None received. Any received will be reported verbally.

## **Planning Comments - Key Issues**

11. The proposal represents a significant extension to a converted rural building in the open countryside. The extension, if allowed, would allow for greater economic activity on the site leading to the creation of two manufacturing jobs.
12. The proposed extension, although at the rear of the building, will nevertheless be visible from Broadway and will affect the openness of the countryside. Policy EM10 does not encourage extensions to business premises in the rural area, and there is no substantive reason in this case to set aside the presumption against non-essential development in the countryside contained in Policy P1/2.

## **Recommendation**

13. Refusal
  1. The erection of the proposed extension to the industrial premises would be visible from Broadway and would harm the openness of the countryside, and would be contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy EM10 of the South Cambridgeshire Local Plan 2004, which aim to protect the countryside and encourage the re-use of rural buildings subject to strict control being exerted over extensions.
  2. Any reason supported by the Local Highway Authority

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/2102/05/F

**Contact Officer:** Ray McMurray - Senior Planning Assistant  
Telephone: (01954) 713259