

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 7th December 2005
AUTHOR/S: Director of Development Services

S/1237/05/F – Harston
Erection of 8 Flats Following Demolition of Existing Dwelling at 5 New Road
for GRN Ltd

Recommendation: Approval
Date for Determination: 28th September 2005

Members of Committee will visit the site on 5th December 2005

Background

1. Members may recall that the application was deferred at last month's meeting to enable a site visit to take place and to seek clarification on the extent of the public highway. Please refer to item 20 of the 2nd November 2005 agenda for a copy of the report.

Update including additional consultation responses and representations

2. There is one error in the above report. In paragraph 2, the reference to "a communal amenity area for the other 3 flats" in the middle of the paragraph should refer to "a communal amenity area for the other 4 flats".
3. With regard to paragraph 29 of the previous report and the issue of the width of New Road and the provision of a footpath, the applicant has amended the scheme to show New Road kept at its existing width and the deletion of the proposed footpath.
4. Since the above agenda was issued, a further objection has been received from **Harston Parish Council**. This states:
 - a) "New Road is an existing community of family dwellings, whereas the proposed flats are small, non-family units, and therefore out of character;
 - b) The social consequences of housing singles in family areas is that both groups are by their nature socially independent/exclusive; therefore the existing social cohesion of New Road will be divided and disrupted which would be detrimental to the neighbourhood;
 - c) The residents of New Road are a socially responsible group, maintaining their family properties to a high standard; to now insert the equivalent of a multiple-occupancy building would detrimentally change the character of the neighbourhood;
 - d) We would recommend that such a proposal would be better suited to an existing community of small single units, retirement flats, and social housing;
 - e) For the above reasons the Harston Parish Council supports the views of the residents of New Road that the application should be REFUSED."

5. The Authority's **Housing Development Manager** has confirmed verbally that he has liaised with Flagship Housing who are satisfied with the layout/size of the proposed 3 affordable flats.
6. **The Local Highways Authority** has confirmed that part of New Road is an adopted highway. The boundary between the public highway and private road is approximately level with the north-western boundary of the site.
7. An additional objection has also been received from the occupiers of 11/13 New Road. This states:

"I am most surprised and disappointed to learn that the officers will recommend the application in its amended form. I understand that there has been substantial and unanimous objection from both residents and local councils and the recommendation therefore appears to fly in the face of the unanimous democratic opinion of the local people and demonstrably fails to protect the amenities and privacy of the residents of a private road. I consider that the proposal contravenes policy P1/3 of the Cambs and Peterborough structure plan 2003 which requires a high standard of design that responds to the local character of the built environment and policy SE4 of the South Cambs local plan 2004 which requires development in group villages to be sensitive to the character of the area and the amenities of neighbours and to provide an appropriate mix of dwelling size and type.

The plans provide for frosted glass to some windows but this leaves 14 windows on the West and North sides overlooking our gardens, entertaining spaces, bedrooms and living rooms and constitutes an unacceptable loss of privacy. Also our gardens will be polluted from fumes from motor vehicles.

I urge the committee to do its duty by the residents and the local plans and reject this proposal."

Planning Comments

8. The additional comments made by the Parish Council are noted. My comments upon the physical character of the area were incorporated at paragraphs 23 and 24 of the November agenda report.
9. In terms of social character, Government policy, incorporated in Planning Policy Guidance 3 "Housing", encourages the development of mixed and balanced communities, avoiding the creation of large areas of housing of similar characteristics. Although the scale of this proposal and the extent of New Road could not be described as a large area of housing, the provision of a mix of housing fits well into Government and Development Plan Policies.
10. With regards to the comments made by the occupier of 11/13 New Road, it is Officers' views that the proposal would not harm the character of the area, as set out in the analysis in the previous report. Whilst it is acknowledged that this scheme, in itself, does not provide a mix of dwelling types/sizes, it does introduce a mix into New Road and into Harston itself and, in this sense, is therefore considered to comply with the intentions of policies SE4 and HG10 of the Local Plan. The issue of overlooking has been addressed in the previous report, whilst, in relation to the expressed concerns about pollution from fumes from motor vehicles, no specific objections have been raised by this Authority's Environmental Health Officer.

Recommendation

11. Subject to the signing of a Section 106 Agreement to ensure that 3 of the flats would be affordable units (required by proposed Condition 2), the recommendation remains one of approval, as amended by foul and surface water drainage details date stamped 22nd August 2005, plans date stamped 14th September 2005 and site plan date stamped 22nd November 2005.
 1. Standard Condition A – Time limited permission (Reason A);
 2. No development shall begin until a scheme and completed S.106 Agreement for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority, the affordable housing shall be provided in accordance with the approved scheme. (Reason – To ensure the provision of affordable housing in accordance with Policy HG7 of the Local Plan 2004);
 3. Sc5a – Details of materials for external walls and roofs (Rc5aii);
 4. Sc5f – Details of materials to be used for hard surfaced areas (Rc5f)
 5. Sc5 – Details of the sheds (Rc5aii);
 6. Sc22 – No further windows or openings at first floor level in the north and east elevations of the development (Rc22);
 7. The first floor windows in the north elevations of flats 6 and 8 and in the east elevation of flat 8 shall be fitted and permanently maintained with obscured glass and shall be non opening up to a height of 1.7 metres above the first floor level (Reason – Rc23)
 8. Sc51 – Landscaping (Rc51);
 9. Sc52 – Implementation of landscaping (Rc52);
 10. The sheds and adjacent hardstanding shall be constructed in accordance with 'No-Dig' principles in line with Arboricultural Practice Note 1 unless otherwise agreed in writing with the Local Planning Authority (Reason – To safeguard the hawthorn tree adjacent to the northern boundary of the site)
 11. Sc60 – Details of boundary treatment (Rc60);
 12. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26);
 13. Para C2 – parking, turning, loading and unloading of vehicles during the construction period (Rc10);
 14. Para C3 a & b – Provision of permanent on-site turning and parking (Rc10)

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** P1/3 (Sustainable design in built development);
 - **South Cambridgeshire Local Plan 2004:** SE4 (Development in Group Villages), HG7 (Affordable Housing) and HG10 (Housing Mix and Design);
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 noise disturbance, overlooking, overshadowing and loss of light issues;
 - Highway safety and parking;
 - Impact upon character of the area;
 - Surface and foul water drainage implications;
 - Impact on trees.

General

1. Before the existing property is demolished, a Demolition Notice will be required from the Environmental Health Department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- File ref: S/1237/05/F
- Planning Policy Guidance 3: Housing

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