

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st February 2006
AUTHOR/S: Director of Development Services

S/1209/05/F - Little Shelford
**Erection of Dwelling & Reorganisation of Restaurant Car Park at 1 Church Street,
for Mr & Mrs Sharpe**

Recommendation: Refusal
Date for Determination: 12th August 2005

Conservation Area

Background

1. Members may recall that the application was to be refused under officers' delegated power at 2nd November 2005 meeting subject to independent highways advice. The reasons for refusal were to be based on concerns over traffic flow and use of the existing access onto Church Street as the sole access for the existing restaurant and residential accommodation on the site; the adequacy of car parking provision and loss of open space in the Conservation Area. Members requested that the application should be presented to the Committee should the independent highways advice not be supportive of a refusal on highways grounds.
2. Attached as Appendix 1 is the report to Development and Conservation Control Committee of 2nd November 2005.

Update including the independent highways advice and representations from the Parish Council

3. M. J. Hampton, an independent transport planning consultant has confirmed that the proposed parking arrangement and the amount of traffic using the proposed new access would not create an unsuitable safety or amenity situation. It is based on the fact that:
 1. The proposed access to Church Street is of good width at the point of connection with Church Street, being some 6 metres wide. The proposed access is approximate 28m clear of the junction with Hauxton Road, with which there is good visibility. Vehicle speeds on Church Street (30 mph) are relatively low. The use of the existing access onto Church Street as the new means of accessing the restaurant car park is acceptable; and
 2. The amount of parking to be provided in the proposal would be adequate. Although 10 parking spaces for the restaurant (and one for the flat) is just below the maximum standard (under Policy TP1 of the Local Plan that 54 square metres would justify a maximum of 11 parking spaces for the restaurant) and some of the proposed parking spaces are not easy to leave and turn in the immediate vicinity of the parking space in order to proceed in forward gear, it would appear that all spaces may seldom be used thus enabling easier reversing and manoeuvring.

4. Attached as Appendix 2 is a letter from M. J. Hampton dated 18th December 2005.
5. Subsequent to the November Committee, a letter has been received from the Little Shelford Parish Council. This states:
 - a. 'The Parish Council were informed that the planning permission for 1 Church Street had been rejected subject to it being established that there was not a regular entry/exit onto Church Street;
 - b. The meeting included councillors with decades of residence in the village, was unanimous that no such entrance/exit has been in use;
 - c. One of the ongoing items on the Parish Council meeting agenda is the current dangerous nature of traffic in Church Street, particularly at the High Street/ Hauxton Road junction; and
 - d. The use of the existing access from Church Street to the restaurant car park would serve to exasperate an already difficult and dangerous situation.'

Recommendation

6. In view of the resolution at the Committee on 2nd November 2005 and the independent highways advice, the application is recommended for refusal for the following reason:

The subdivision of the site to accommodate a dwelling would result in the loss of the restaurant's garden which performs an important role as an open space within the Conservation Area. The proposal would therefore detract from the character of the village, and the character and appearance of the Conservation Area. The proposal is therefore contrary to Structure 2003 Policy P7/6 which states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment; and South Cambridgeshire Local Plan 2004 Policy EN30 which states that proposals within conservation areas will be expected to preserve or enhance the special character and appearance of conservation areas and the District Council will refuse permission for schemes within conservation areas which do not fit comfortably into their context.

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 references: S/0398/92/O, S/1241/92/O and S/1209/05/F

Development and Conservation Control Committee Report of 2nd November 2005, agenda item 5

Contact Officer: Emily Ip – Planning Assistant
Telephone: (01954) 713250