



Planning Committee Date	16 June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00951/HFUL
Site	89 Ermine Way, Arrington
Ward / Parish	Arrington
Proposal	New Vehicular Access, Dropped Kerb and Parking/Turning Area
Applicant	South Cambridgeshire District Council
Presenting Officer	Tom Chenery
Reason Reported to Committee	Land within ownership of the Council
Member Site Visit Date	N/A
Key Issues	1. Visual Amenity 2. Highways
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks to construct a new vehicular access from Ermine Way, which is a classified road, as well as a new dropped kerb and parking/turning area within the site.
- 1.2 The proposal is not considered to result in any undue harm to the character and appearance of the area or result in undue harm to the amenity or living conditions of neighbouring properties.
- 1.3 There are no highways safety implications as a result of the proposal.
- 1.4 Officers recommend that the Planning Committee approve the proposal.

2.0 Site Description and Context

- 2.1 The application site is a two storey semi detached dwellinghouse located on Ermine Way, Arrington, within the development framework boundary. The site benefits from a large garden to the front which slightly rises towards the dwelling and is highly visible to the streetscene. The site also benefits from a large rear garden. The dwellinghouse is one of a number of identical semi detached dwellings which make up the established character of the immediate area.
- 2.2 To the rear/west of the application site is a large agricultural field. To the north and south of the site are similarly styled dwellings, some benefit from vehicular accesses and parking areas within their frontage. To the east are a pair of semi detached residential cottages that then lead on to the open countryside.
- 2.3 Ermine Way is characterised by a number of two storey dwellings on the western side which are of a similar architectural appearance. On the eastern side dwellings are of varying architectural stylings. The dwellings on the western side are all significantly set back from the main highway and benefit from long front gardens and front hedgerows that form the front boundary treatment.
- 2.4 The site is located in flood zone 1 (low risk).

3.0 The Proposal

- 3.1 The application seeks planning permission for a new vehicular access, dropped kerb and parking/turning area.
- 3.2 The proposal seeks to construct a new access to the front of the application site from Ermine Way to the east. The proposed access would also result in a dropped kerb and reduction of a two sections of hedgerow at the front of the site either side of the proposed access for visibility purposes. The proposal also seeks to construct an area of permeable paving and compacted gravel parking area for the parking of vehicles.

4.0 Relevant Site History

4.1 No Relevant History.

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/7 – Development Frameworks
S/11 – Infill Villages
HQ/1 – Design Principles
NH/4 – Biodiversity
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

District Design Guide SPD – Adopted March 2010

6.0 Consultations

6.1 Arrington Parish Council

6.2 No Response

6.3 County Highways Development Management

6.4 No Objection

6.5 Tree Officer

6.6 No Objection

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

8.1 Not applicable

9.0 Local Groups / Petition

9.1 Not applicable

10.0 Assessment

10.1 Principle of Development

10.2 The site is located within the development framework boundary of Arrington.

10.3 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that the development does not cause harm to the character and its location and is consistent with other policies in the Local Plan; Retention of the site in its present state does not form an essential part of the local character and development would protect and enhance landscape, ecological and historical features. The development must also have the necessary infrastructure to support the development.

10.4 There is no objection to the principle of development subject to the proposals impact on the character and appearance of the area, impact on neighbouring amenity and impact on highways. These will be considered below.

10.5 Design, Layout, Scale and Landscaping

10.6 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

10.7 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

10.8 The proposal seeks to construct a new access to the front of the application site from Ermine Way. The proposed access would also result in a dropped kerb and the reduction of two sections of hedgerow at the front of the site either side of the proposed access for visibility purposes.

- 10.9 The proposed paving and parking area will be a mixture of permeable paving and a section of a compacted gravel parking area. The driveway/parking area will extend some 14m from the eastern boundary to the west of the site, some 9m from the dwelling itself. The proposed parking area will also extend approx. 8.9m from the southern boundary towards the northern boundary
- 10.10 The removal of the hedge on the southern boundary will reduce a 1.4m length of hedge from 2m in height to 600mm. There will also be a 1.9m length of hedge which will be reduced from 2m to 600mm. The other parts hedgerow which bounds the site will not be amended.
- 10.11 The proposed parking area would result in the loss of a section of garden space at the front of the dwelling. Several other dwellings within the immediate vicinity have benefitted from the addition of access' from Ermine Way and a parking area in the front garden of the property and as such the proposal would relate to the existing character.
- 10.12 The site would retain the majority of the hedgerow at the front and would not appear at odds with the established character.
- 10.13 The proposal would not result in harm to the character and appearance of the area and would relate acceptably to the host dwelling and immediate streetscene.
- 10.14 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, the NPPF, and the South Cambridgeshire District Design Guide.
- 10.15 Trees**
- 10.16 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 10.17 The proposal does not seek to remove any trees on site, but to reduce a small section of hedgerow on the eastern and southern boundaries.
- 10.18 The Council's Tree Officer has advised that they have no objections to the proposal.
- 10.19 The proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

10.20 Highway Safety and Transport Impacts

- 10.21 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 10.22 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.23 The proposal would result in a new access to the site from Ermine Way to the east.
- 10.24 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal.
- 10.25 The proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

10.26 Cycle and Car Parking Provision

- 10.27 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.
- 10.28 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 10.29 The current dwelling does not benefit from any off street allocated parking spaces within the application site and is reliant on spaces within laybys on Ermine Way.
- 10.30 The proposal would allow for the parking of at least 2 vehicles to be parked within the application site and off the adopted highway. This would result in the application site complying with the parking guidance set out in Policy TI/3.
- 10.31 The proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.32 Amenity

- 10.33 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.34 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Local Plan policy HQ/1.
- 10.35 The proposal adequately respects the amenity of its neighbours and of future occupants. The proposal is compliant with policy HQ/1 and the District Design Guide 2010.

10.36 Planning Balance

- 10.37 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.38 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval

10.39 Recommendation

- 10.40 **Approve** subject to:

The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Plans to be listed:
Location Plan
Layout Plan

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

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 Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 22/00951/HFUL