



Planning Committee Date	29 th June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00302/HFUL
Site	83 Ermine Way
Ward / Parish	Arrington
Proposal	New vehicular access, dropped kerb, parking/turning area and relocation of traffic calming bollard
Applicant	Mr Sean Gentle on behalf of South Cambridgeshire District Council
Presenting Officer	Paul Hunt
Reason Reported to Committee	Council application
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design and context3. Highway safety4. Cycle and Car Parking Provision5. Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The development proposes a vehicular access onto the A1198 Ermine Way, and related development including removal of 2m of hedgerow to widen the existing pedestrian gate, relocation of a bollard in a traffic calming chicane in the highway and permeable driveway and turning area.
- 1.2 The proposal would not conflict with any planning policies and with regard to the advice of the Local Highways Authority, officers consider the scheme would be unlikely to generate severe additional harm to users of the highway given the straightness of the road and the number of other vehicular accesses onto the highway serving the neighbouring dwellings in the row.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Special Policy Area			

- 2.1 The proposal site lies within the Arrington village Development Framework. The building within the site is one of a row of semi-detached dwelling houses on the western side of the A1198. Buildings are in a slightly elevated position above the highway with long front gardens and hedgerow to form the boundary treatments. The site is one of several Council-owned houses on Ermine Way.

3.0 The Proposal

- 3.1 The application seeks planning permission for full planning permission for the following:
- Works to the footway to drop the kerb and provide a vehicular crossover.
 - Removal of 2m of hedgerow to widen the existing footpath.
 - A driveway in the front garden which would include 2no parking spaces (2.5m wide and 5m deep), and a turning area. This area

would be built in compacted permeable asphalt and 5m permeable asphalt adjacent to the public footway

- Relocating one of the two existing bollards located in the footway on a traffic-calming chicane to the front of the site.

4.0 Relevant Site History

None relevant

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

5.2 South Cambridgeshire Local Plan 2018

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in favour of Sustainable Development

S/7 Development Frameworks

HQ/1 Design Principles

TI/3 Parking Provision

5.3 Neighbourhood Plan

None

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

5.5 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 – Supports

6.2 Local Highways Authority – No Objection – conditions requested.

6.3 Conditions to construct so that levels do not cause water to drain into the highway and informative that a licence would be required to carry out the works required to the highway.

7.0 Third Party Representations

7.1 None received.

8.0 Member Representations

8.1 None received.

9.0 Assessment

9.1 Principle of Development

9.2 The proposal seeks ancillary development to serve an established dwelling residential. As such the proposal would be considered acceptable in principle and shall be assessed with regard to the Local Plan and other material considerations.

9.3 Design, Layout, Scale and Landscaping

9.4 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. New development must 'preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape' and 'be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area.'

9.5 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.

9.6 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.

9.7 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.

- 9.8 The other dwellings in the immediate area have driveways of varied design and layout. The majority of the hedgerow at the front of the site would be retained and would appear similar to the other properties in the row. For these reasons the proposed changes would preserve the rural character and to be appropriate development in this location.
- 9.9 For this reason, officers consider that the proposed development would comply with policy and guidance as it relates to design and context and is acceptable in this regard.
- 9.10 **Highways Safety**
- 9.11 The relevant policy context would be Policy HQ/1 subsection (f) of the South Cambridgeshire Local Plan which states that proposals must achieve a permeable development with ease of movement and access for all users and abilities; and subsection (g) development must “Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues”.
- 9.12 Policy TI/3 also states that the car parking provision for a site must take into consideration highway and user safety issues.
- 9.13 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.
- 9.14 No objection has been received from the Cambridgeshire County Council Highways department. Given the road design, character and the number of existing accesses in the row, officers are of the opinion that the access would not add undue additional risk for users of the highway.
- 9.15 Because of the slope in the site, surface water may drain into the highway and so a pre-commencement condition requiring the installation of a drain or similar protection is requested by the Highways Authority and is considered essential.
- 9.16 The footway in front of the site includes a traffic calming feature including 2no bollards and the scheme would require the relocation of one of these bollards. This has been taken into account by the Local Highways Authority and the bollard may be relocated as shown in the submitted plan subject to a separate highways license, that is separate from the planning process.
- 9.17 **Amenity**
- 9.18 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.

9.19 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the nature of the proposal, 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.

9.20 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.

9.21 **Planning Balance**

9.22 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).

9.23 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 would comply with relevant policies of the development plan and is recommended for approval subject to conditions and the completion of a S106 agreement.

9.24 **Recommendation**

9.25 **Approve** subject to Conditions

10.0 **Planning Conditions**

1. The development hereby permitted shall be begun within a period of three years from the date of this permission

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with below plans.

- Location plan - 22/00302/HFUL

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 submitted information.

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.

4. The proposed access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the highway and shall be constructed from a bound material to prevent displacement of materials onto the highway.

Reason: In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plans 2018.

5. The access hereby permitted shall not be first used unless and until 2no bollards have been erected in the highway as shown in the plans hereby approved.

Reason: To preserve the traffic calming feature in the interest of highway safety.

Informatives:

1. Public Highway: 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, and that a separate permission must be sought from the Highway Authority for such works.
2. Public Highway: The use of permeable paving does not provide sufficient long-term surety of drainage and as such the Highway Authority will still seek positive measures to prevent private water entering the adopted public highway and physical measures such as site levels or drains would be necessary.

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: 22/00302/HFUL