

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee  
**AUTHOR/S:** Director of Development Services

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5<sup>th</sup> July 2006

### **S/0867/06/O - Little Wilbraham Proposed Erection of One Dwelling on Land to the Rear of the Green Man Public House, Brinkley Road, Six Mile Bottom**

**Recommendation: Approval  
Date for Determination: 27<sup>th</sup> June 2006**

#### **Site and Proposal**

1. The 10m x 20m application site is located adjacent to, and forms part of, the curtilage of The Green Man Public House, which is located just off the crossroads in the village. The site itself occupies part of the outdoor seating associated with the public house.
2. The application site is located adjacent to the Brinkley road frontage between the single-storey outbuildings to the public house and a row of dwellings. To the south east of the application site is a row of terraced houses, beyond which are semi-detached dwellings, the railway line and open countryside. On the opposite side of the road (to the southwest) is a sports and social club.
3. The application site is currently divided into two sections, a front smaller part which is currently under-utilised land, and a rear larger area forming part of the garden to the public house.
4. This application, received on 2<sup>nd</sup> May 2006, proposes the erection of one dwelling on the site. This application is in outline form, with all matters reserved.
5. The application site lies within the village framework of Six Mile Bottom, and there are no specific Local Plan designations that cover the site.

#### **Planning History**

6. **S/0056/90/O** - Erection of dwelling on land adjacent the Green Man Public House, Brinkley Crossing, Six Mile Bottom. This application was refused but a subsequent appeal was allowed by decision letter dated 23<sup>rd</sup> November 1990 (reference **APP/W0530/A/90/161897**).

#### **Planning Policy**

##### *Cambridgeshire and Peterborough Structure Plan 2003*

7. Structure Plan **Policy P1/3** states that a high standard of design and sustainability for all new development will be required which provides a sense of place which responds to the local character of the built environment and pays attention to the detail of forms, massing, textures, colours and landscaping.

*South Cambridgeshire Local Plan 2004*

8. Local Plan **Policy SE5** designates Six Mile Bottom as an Infill Village, and states that residential developments within the village framework will be restricted to not more than two dwellings comprising:
  - (a) A gap in an otherwise built-up frontage to an existing road
  - (b) The redevelopment or sub-division of an existing residential curtilage
  - (c) The sub-division of an existing dwelling
  - (d) The conversion or redevelopment of a non-residential building

Provided that the site in its present form does not form an essential part of the village character, and development is sympathetic to the historic interests, character and amenities of the locality.

9. **Policy SE8** notes that there will be a general presumption in favour of residential development within village frameworks. Residential development outside these frameworks will not be permitted.
10. **Policy HG10** explains that residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes and affordability, making the best use of the site and promoting a sense of community which reflects local needs. The design and layout of schemes should be informed by the wider character of the local townscape and landscape.

### **Consultations**

11. **Little Wilbraham Parish Council** recommends refusal of the application, commenting that the site appears to be too small to provide a house, parking and adequate open space. Detailed plans would be necessary to demonstrate the validity of the application.
12. **Local Highways Authority** comments that conditions should be attached relating to gates (should be set back a minimum of 5 metres), turning and parking, and pedestrian visibility splays.
13. The **Chief Environmental Health Officer** comments that conditions and informatics be attached should planning permission be granted in order to minimise the effects of the development on nearby residents. It has also been verbally confirmed that since the previous appeal only one noise complaint has been received and that this relates specifically to the unauthorised marquee on the site, which would be removed if this scheme were developed.

### **Representations**

14. None received.

### **Planning Comments – Key Issues**

#### ***Previous application and appeal on the site***

15. Under application reference S/0056/90/O a planning application was submitted on the site for the erection of one dwelling. This application was refused by the District Council on 13<sup>th</sup> March 1990. The decision notice contained the following reason for refusal:

1. The development, if approved, would result in a cramped form of overdevelopment out of keeping with the rural form of the settlement and badly related to the adjoining public house and its gardens in that a conflict of interests would be likely between the commercial and residential uses.
16. An appeal was allowed by decision letter dated 23<sup>rd</sup> November 1990.
17. In his decision letter, the Inspector stated that the value of the application site as open land to the character of the area was not particularly significant. In addition, it was concluded that due to the built-up frontage of the public house, which is emphasized by its location to the rear of the footpath, and the presence of a terrace of dwellings to the south east, it was considered that one dwelling on the site would not appear cramped in relation to its surroundings. The decision letter notes that erection of a dwelling on the appeal site would represent an acceptable form of infilling which would be well-related and sympathetic in scale to the existing pattern of settlement. Thus the development would not seriously harm the character or appearance of the locality.
18. The Inspector also noted that, whilst the erection of a dwelling to the south of the beer garden would overshadow part of the sitting out area around midday, this would not seriously harm the enjoyment of this facility as a whole. The relationship of the proposed dwelling and the windows at the rear of the public house would not have an overbearing impact on the occupants of the ground floor public room or the first floor living accommodation due to the distances between the buildings.
19. It was concluded by the Inspector that, as a result of the location of the car park and the main entrance to the Green Man, the possibility of noise and disturbance arising from the late evening dispersal of patrons would be unlikely to seriously affect the future occupants of the dwelling.

### **Conclusions**

20. There has been no significant changes in circumstance or policy affecting the site since the appeal decision, and it is therefore recommended, subject to the Chief Environmental Health Officer's comments, that this application be approved, subject to conditions.

### **Recommendation**

21. Approval of the application, subject to conditions.
  1. ScB - Time Limited Permission (RcB);
  2. Sc1- Reserved matters submission (Rc1);
  3. Sc5(b) Surface water drainage details (Rc5(b));
  4. Sc5(c) Foul water drainage details (Rc5(c));
  5. Access- Gates to be set back 5 metres from the edge of the carriageway (B7) (Rc10 safety);
  6. Parking and turning to be provided on site (C1) (Rc10 safety);
  7. Visibility splays of 2.0 x 2.0 metres (D1) (Rc10 safety)

8. 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 (Reason - To minimise noise disturbance to adjoining residents.)
9. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled. (Reason - To minimise noise disturbance to adjoining residents.)

### **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:** **SE5** (List of Infill Villages), **SE8** (Village Frameworks) 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:
  - **Size of application site**
  - **Highway safety**

### **Informative**

During construction there should be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

**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
- Inspector's Appeal Decision Letter reference APP/W0530/A/90/161897.
- Planning Applications ref: S/0056/90/O and S/0867/06/O

**Contact Officer:** Area Team 2