

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee      2<sup>nd</sup> August 2006  
**AUTHOR/S:** Head of Planning Services

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### S/1119/06/F - Landbeach

#### Proposed Additional Residents Parking Area at Beche way, South Cambridgeshire District Council

**Recommendation: Approval**  
**Date for Determination: 2<sup>nd</sup> August 2006**

#### Adjacent Conservation Area

##### Site and Proposal

1. This application, received on the 7th June 2006, proposes an additional residents parking area within Beche Way. It is proposed to form a further three parking spaces on the estate which is currently under pressure in parking terms.
2. It is proposed to locate the parking bays on an area of grassland that at present acts as a buffer area between the access road of Beche Way and the rear gardens of the dwellings to the east. At present on the site there exist two small trees and a mature lime tree. It is proposed to remove the two smaller trees and retain the larger lime tree.
3. The application site lies within the village framework of Landbeach and adjacent to the designated Landbeach Conservation Area.

##### Planning History

4. There is no relevant planning history to the application site.

##### Planning Policy

*Cambridgeshire and Peterborough Structure Plan 2003.*

5. **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 that responds to the local character of the built environment, is integrated with adjoining landscapes, and pays attention to the detail of forms, massing, textures, colours and landscaping.

*South Cambridgeshire Local Plan 2004.*

6. **Policy HG10** explains that residential development will be required to promote a sense of community which reflects local needs, and that the design and layout of schemes should be informed by the wider character and context of the local townscape and landscape.

*Note: Whilst Policy HG10 relates more to new residential development, the proposed car parking bays are linked to existing dwellings in Beche Way. There are existing*

*parking bays further to the north of the application site and the current proposals reflect the location and layout of this parking area.*

7. **Policy EN30** notes that application proposals will be expected to preserve or enhance the special character and appearance of Conservation Areas, especially in terms of their scale, massing, roof and wall materials.
8. **Policy EN5** of the Local Plan requires trees to be retained wherever possible in proposals for new development.

### **Consultation**

9. **Landbeach Parish Council** - Recommends approval of the application proposals.
10. **Trees and Landscape Officer** - The lime is significant in the location, however there are no objections to the car parking area providing care is taken not to damage the stem and crown.
11. **Conservation Manager** - No objections
12. **Waterbeach Level Internal Drainage Board** - No comment from a drainage point of view.

### **Representations**

13. The owner/occupiers of number 42 Green End, Landbeach object to the positioning of the car parking bays, as they would find it difficult to reach their back garden. In addition, cars parked outside the access gate could provide a hiding place for thieves. If the large tree were removed and the bays relocated, then this would be a more appropriate arrangement.
14. The owner/occupiers of number 2 Spaldings Lane, Landbeach have no objection to the parking bays, but are concerned about the proximity of these to their boundary fence, as damage could occur to the fence if a car collided with it.

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

#### ***Justification for proposals***

15. Justification has been sought from the applicant to demonstrate the need for the additional car parking spaces in Beche Way. The Local Authority's Housing Officer undertook further consultation with residents in Beche Way, who have commented that there is a need for the additional parking bays as the number of properties has increased, and there has been an increase in car ownership. The parking bays are essential as there are health and safety issues regarding access at the current time as parking takes place on paths in Beche Way, and there is therefore limited access for emergency vehicles.

#### ***Noise and disturbance to adjacent properties***

16. There has been some concern that the application proposals could result in noise and disturbance to number 2 Spaldings Lane, as the three parking bays would be located behind this property.

17. However, the bays would be located approximately 10 metres from the rear of the house, which together with the 1.8-metre high larch-lap fence leads me to conclude that there would not be significant noise or disturbance to the occupiers of this property.

#### ***Protection of rear fence***

18. At the moment to the rear of the application site there is a 1.8-metre high larch-lap fence. Concerns have been raised that cars could collide with this fence, resulting in damage. However, the application drawings indicate that block paving will be used for the parking bays, with an upstanding kerb to the rear. This will result in a reduced likelihood that cars could collide with the fence, and it is considered that adequate protection is provided.

#### ***Loss of trees***

19. The application proposals would necessitate the loss of two small existing trees, which are located to the south and centre of the application site. However, the existing large lime tree located to the north of the proposed parking bays would be retained.
20. It is considered that the loss of the two smaller trees would not be detrimental to the street scene, and that a condition relating to the protection of the stem and crown of the large lime tree is appropriate.

#### ***Conclusions***

21. It is considered that there is a need for the proposed additional car parking spaces in Beche Way, and that sufficient justification has been provided by the applicants. The proposals are acceptable in relation to the loss of two small trees and the amenities of nearby residents.

#### ***Recommendation***

22. Approve subject to conditions.

#### ***Conditions***

1. Standard Condition A – Time limited permission (Reason A);
2. No development shall commence until details of measures to protect the lime tree located to the north of the site have been submitted to and approved in writing by the Local Planning Authority.  
(Reason- To protect the stem and crown of the tree which is worthy of retention in accordance with Policy EN5 of the South Cambridgeshire Local Plan 2004.)

#### ***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:**  
**HG10** (Housing Mix and Design),  
**EN30** (Development in/adjacent to Conservation Areas)  
**Policy EN5** (Landscaping of new development)

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Impact on amenities of neighbouring properties

**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
- Planning Application reference S/1119/06/F.

**Contact Officer:** Area Team 2