

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

2nd June 2004

AUTHOR/S: Director of Development Services

S/0482/04/F – Willingham

Extension to Existing Auction/Viewing Hall, 25 High Street, for Willingham Auctions

Recommendation - Approval

Site and Proposal

1. Willingham Auction is a business based on an assemblage of former traditional farmbuildings accessed of the eastern side of High Street. These are large areas of hardstanding within the site which are used for outside storage of goods to be auctioned and for car parking.
2. The full application, received on the 8th March 2004 proposes an extension to the large barn used as the auction hall for further auction hall floorspace and a reception. The extension has a slate pitched roof to match the profile and height of the existing building with a lower, single storey reception link. It has a similar width as the existing building and is a similar length (15.5m) excluding the 4.3 reception link. The wall are clad in timber with brick plinth and quoins to match the existing. Gross external floor area proposed is 136 sq metres.

Planning History

3. In September 2002 planning permission was granted by members (item 20) for an extension to the auction hall which had a similar footprint but a lower ridge link and no reception area.

Planning Policy

4. The following policies are relevant:

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/3** – Sustainable Design in Built Development

6. **Policy P2/6** – Rural Economy

South Cambridgeshire Local Plan 2004

7. **Policy EM7** – Expansion of existing firms at villages

8. **Appendix 7/1** - Gives standards for car parking provision

Consultations

9. Willingham Parish Council objects “The extension is taking away valuable parking spaces from this site. Auction days cause a great deal of parking problems for the village, and with the future narrowing of the High Street with the Bovis site we feel the parking on the application site is imperative.”
10. The Chief Environmental Health Officer has no objections subject to a condition limiting the hours of use of power operated machinery during the construction period.

Representations

11. No representations have been received.

Planning Comments

12. Key Issues
 - The impact of the extension of the amenities of neighbouring properties.
 - The appropriateness of the design of the extension to a traditional barn.
 - The displacement of existing car parking.
13. There is an extant planning permission for a very similar extension to the existing auction hall, both in terms of footprint, scale and location on the site. The only significant differences are the introduction of a single storey “link” to form a reception area and a higher ridge line. The design replicates the features of the existing barn and is acceptable.
14. The extension will be over 50m from the nearest dwelling and there is no detrimental impact on neighbour amenity.
15. The Parish Council has again raised concerns about the displacement of on-site parking and the likely impact on parking in the High Street during auction days. Auctions are currently held on a 3 weekly basis and the advantage of an extension is that it will not necessitate more frequent auctions. An additional overspill area of parking is proposed to off set that lost to the extension, but inevitably some customers will continue to park in the High Street. The Local Highway Authority has not commented on the application and these are no grounds to refuse the proposal on highway safety grounds. This proposal would supersede the 2002 permission (111sq metres gross external area) given that it occupies the same site.
16. The Auction is a thriving business and is an appropriate use of the traditional barns on the site.

Recommendations

17. Approval
 1. Standard Condition A Time Limited Permission - (Reason A);

2. 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 ensure neighbour disturbance is minimised.)

Informatives

Reasons for Approval

1. The approved 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) and P2/6 (Rural Economy);
 - **South Cambridgeshire Local Plan 2004: EM7 – Expansion of existing firms**),
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: **The impact of potential additional parking on the High Street.**
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

Background Papers: the following background papers were used in the preparation of this report:

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Application File S/0482/04/F

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