

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Executive Director / Head of Services

4th October 2006

S/0264/06/F- OVER
**Erection of House and Bungalow in the Parking Area at Queens Close,
for The Papworth Trust**

Recommendation: Approval

Date for Determination: 15th May 2006

Update

1. This application was reported to Planning Committee on 10th May 2006. At Committee it was decided that the application could be approved, subject to revisions made to the proposed car parking provision on the application site. Revised plans have now been received (date stamped 16th August 2006), which include a 1.8 metre brick wall along the boundary of flats 3-6 and the parking area, and 900mm high hit and miss fencing at the rear of parking areas to screen vehicle headlights from front rooms of adjacent dwellings. (A copy of the 10th May 2006 Committee report, agenda item 13, is included as an electronic appendix.)

Consultation

2. **Over Parish Council** - Given the level of negative feeling regarding this application from surrounding residents the alternative car parking arrangements are intrusive and ill conceived. The loss of car parking and green space is unacceptable. Recommend refusal.

Representations

3. Objections from the occupiers of numbers 3, 13, 17, 18 and 20, Queens Close were reported to Committee on the 10th May Committee Report.
4. Adjoining residents have been consulted on the amended drawings. No further comments have been received.

Planning Comments

Re-use of Site

5. The application site is currently an unmarked car park, used by the existing residents of the flats in Queens Close. However, this parking area is under-used, as has been explained in a letter dated 24th October 2005 from the Neighbourhood Manager at South Cambridgeshire District Council. It is noted that residents have advised the Council that the area is too far away from their homes to use for car parking. Consequently, many park on the grassed area outside their flats. It is stated that better use of the land could be made, if resident's parking needs are met with any proposals for the site.

Design and Layout

6. Following the report of this application to the Planning Committee in May 2006, contact was made with the agents to obtain amended plans that would help to prevent glare from vehicle headlights into the front rooms of properties in Queens Close. Revised plans were received that include a 1.8 metre brick wall along the boundary of flats 3-6 and the parking area, and 900mm hit and miss fencing at the rear of the parking areas. It is considered that these revisions address previous concerns of the Committee.
7. No concerns are raised by officers over the design of the application proposals, since the new dwelling and bungalow have been designed for particular occupiers under the Papworth Trust.
8. There are a variety of dwellings in the vicinity of the application site, which include flats, detached dwellings and semi-detached houses. Thus the application proposals do respect the character and appearance of the site and its vicinity.

Neighbour concerns

9. In relation to concerns raised by the current occupiers of the flats in the vicinity of the application site, the agent states that the right to park a single vehicle in an unallocated space as given in the 'Right to Buy' sales transactions of some of the flats in Queens Close will be unaffected by the application proposals. Private residents will still retain a right to park, and in all cases the application proposals will result in parking being available in much closer proximity to the flats than is the current case. The current problem regarding parking provision in Queens Close, with its segregated parking with poor surveillance from individual flats, which has encouraged residents to park on the grass areas closer to their dwellings, will be addressed by the application proposals.
10. The agent notes in a letter dated 15th March 2006, that there has been ongoing issues with the poor positioning of the current parking area for some years, and that the District Council's Housing Directorate has considered parking arrangements in Queens Close similar to the application proposals to address this problem.

Bicycle and car parking provision

11. There has been some discussion with the applicant's agent regarding external bicycle storage provision in Queens Close. The agent has stated that he believes the preferred solution by residents would be to 'park' the cycles in the covered entrance foyers within the flats, or to store bicycles in their rear gardens. Whilst bicycle parking provision could be included within the application scheme, the agent believes that it would not actually be used, and that in any case the applicants would have made no costing provision for such additional features in their bid for funding from the Housing Corporation.
12. In relation to car parking, the application proposals include parking for 20 vehicles. In terms of car parking standards adopted by the Council, there are currently 16 flats in Queens Close, which should result in a maximum of 24 spaces being provided. It is considered that 20 spaces provided for in the application proposals is an appropriate amount.

Conclusions

13. On the basis of the above, I recommend that this application as amended by drawings QCO-PL-03 and QCO-PL-01B be approved subject to conditions.
 1. Standard Condition A – Time limited permission (Reason A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5aii);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. Sc5f – Details of materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas (Reason – To minimise 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),
P5/2 (Reusing Previously Developed Land and Buildings) and
P5/4 (Meeting Locally Identified Housing Needs)
 - **South Cambridgeshire Local Plan 2004:**
SE3 (Limited Rural Growth Settlements),
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:
 - Residential amenity and car parking issues

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 Committee Report S/0264/06/F (10th May 2006)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Area Team 3