

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st November 2006

AUTHOR/S: Executive Director/Head of Planning Services

S/0559/06/O - Willingham Proposed Residential Development at Land Rear of 2 Short Lane and Adjacent 23 Long Lane For Mr RJ and Mrs JL Laffling

Recommendation: Approval

Date for Determination: 16th May 2006

Update

1. This application was considered by Members of the Development and Conservation Control Committee on 10th May 2006. A copy of the original report is attached at Appendix 1. The minute of the meeting reads:
2. MINDED TO REFUSE, contrary to the recommendation of the Director of Development Services, on the grounds of highway safety if such ground was substantiated by an independent highways consultant. If the independent consultant considered the application acceptable, it would be referred back to Committee for determination.

Highway Safety Report

3. The proposed means of access has been assessed by Atkins Highways and Transportation. A report provided on 22nd June indicated a need for further information to be obtained concerning obstructions in the visibility splays and the technical design of the access. An amended plan was received on 26th June. Atkins assessment dated 28th July indicated continued safety concerns about the provision for pedestrians across the proposed access. A sketch drawing detailing the access was received on 10th August. This was confirmed as being acceptable in principle by Atkins on 25th September, but required to be confirmed by safety audit based on detailed drawings. Copies of the report and letter dated 25th September are attached at Appendix 2.

Consultations

4. **Building Control Manager:** Comments awaited, following additional representations received from neighbours (see below). These will be reported verbally to Members at the Committee.

Additional Representations

5. Further representations have been received from the occupiers of 23 Long Lane (adjoining the southern boundary of the site), 29 Long Lane (to the south of the site but not adjoining it), 36 and 38 Long Lane (opposite the site) and 8 Short Lane (adjoining the northern boundary of the site). The concerns raised are:
6. Potential overlooking/ overbearing of existing dwelling at No.23.
7. Potential weakening of foundations of existing dwelling at No.23.

8. Out of keeping with the character of the area.
9. Long Lane is one-way and narrow, and is unsuitable for large construction vehicles. There is a high risk that roadside properties would be damaged by such construction vehicles and, as a matter of record, last week an articulated lorry drove the wrong way down the lane and badly damaged the wall and sloping roof of the house at the entrance point to Long Lane (photos supplied).
10. Construction vehicles are likely to block Long Lane, causing severe aggravation to the existing residents by preventing them from getting their vehicles out and preventing maintenance and refuse collection vehicles from gaining proper access. Construction traffic should be made to comply with the one-way system.
11. If development on the site goes ahead, it is inevitable that any new site residents and, particularly, their visitors would resort to parking along Long Lane. There is already on-street parking in the area, which is a problem, especially at school times.
12. Danger to pedestrians because of poor visibility splay to the south.
13. The pavements are not adequate for parents and children going to/from school, who have to walk in the road.
14. The sewerage system in Long Lane is barely adequate. The addition of five more houses is likely to overload it. Similarly, the surface water sewer in Long Road already floods after a heavy downpour.
15. This development will not serve any serious community need. There is adequate new house building in the village and with Northstowe coming.
16. If consent is granted, the existing hedge on the boundary with Short Lane should be safeguarded.
17. This area should be kept as open space to balance housing concentration in the village. If this is allowed, the whole area could be developed in the future, causing more congestion on these roads and other services.

Planning Comments

18. The independent assessment of the position of the access and its design, as shown in the amended plans, has concluded that access design is acceptable in principle. The assessment includes an accident report, which indicates that two slight injury accidents occurred in the vicinity of Long Lane/Short Lane and Church Street in the 5-year period to December 2005. The report acknowledges that some on street parking takes place at present, and that parents and children use the footway on the east side of Long Lane. The consultant engineer has recommended that the proposals be subject to a formal Stage 1,2 and 3 Road Safety Audit on detailed drawings. I recommend that access be retained as a reserved matter, subject to the agent's confirmation of this.
19. The comments of occupiers of neighbouring occupiers are noted. As explained at paragraphs 24 and 25 of my 10th May report, I consider that the principle of residential development of this land is acceptable. Detailed matters of siting and design will be the subject of a further application for reserved matters, when any potential overlooking/overbearing impact can be assessed. I agree that a condition to safeguard the existing hedge on the northern boundary is warranted. Similarly, whilst short-term inconvenience

arising from construction traffic using the road network is a feature of many developments, I agree that a condition to require submission of details of the measures to ensure that such vehicles can be accommodated on the site is warranted.

20. I recommend that a condition be attached to ensure that arrangements for payment of the required education contribution are secured. I await the comments of the Building Control Manager on the drainage issues that have been raised by objectors.

Recommendation

21. Subject to no objections being received from the Building Control Manager and to the agent's agreement for final details of the access to be submitted as a reserved matter, approval of the application dated 10th March 2006, subject to the following conditions:

Approve, subject to:

1. Standard Condition B – Time limited permission (Reason B);
2. SC1 reserved matters- layout, scale, appearance, access, landscaping. (RC1);
3. Sc58 – Protection of existing hedge on the northern boundary (delete 'except at the point of access') (RC58);
4. Sc52 – Implementation of landscaping (Rc52);
5. Sc60 – Details of boundary treatment (Rc60);
6. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of pollution to the water environment);
7. The development hereby permitted shall not commence until a binding undertaking prepared in accordance with the requirements of Section 106 of the Town and Country Planning Act 1990 shall have been entered into which requires the payment of a financial contribution towards the provision of educational facilities in the local area. (Reason - To ensure the development makes a gain for the provision of educational facilities as required by Policy CS10 (Education) of the South Cambridgeshire Local Plan 2004);
8. SC26 – [Restriction of hours of use of power operated machinery] – *Add at beginning* "During the period of construction..." then "8am/8am/6pm/1pm" (Reason - 26);
9. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of remains);
10. Highways C2 – parking of construction vehicles (Reason – In the interests of highway safety);
11. Highways B9 - Access road 5.0m for a minimum of 10.0m (Reason – In the interests of highway safety);
12. Highways B10 Access Road (Reason – In the interests of highway safety);
13. Before the dwellings, hereby permitted, are occupied a common turning area shall be provided at the end of the private drive and shall thereafter be maintained. (Reason - In the interests of highway safety);

14. Highways D3 provision of visibility splays (Reason – In the interests of highway safety);
15. Highways D5 (a) pedestrian/vehicle visibility splays 2.0m x 2.0m (Reason – In the interests of highway safety);

Informatives

1. Details of pedestrian and vehicular access as required to be submitted in pursuance of Condition no.2 above shall accord closely with submitted access plans Nos. VC.164.1A and VC.164.2.
2. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
3. An acceptable method of foul drainage disposal would be connection to the public foul sewer.
4. During construction there shall be no bonfires or burning of waste on the site except with the prior permission of the District Council's Environmental Health Officer in accordance with best practice and existing waste management legislation.

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:**
SE2 (Development in Rural Growth Settlements)
SE8 (Village Frameworks)
HG10 (Housing Mix and Design)
CS10 (Education).
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
 - Highway safety
 - Visual impact on the locality and density of development
 - Drainage

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

- South Cambridgeshire Local Plan 2004
- South Cambridgeshire LDF Submission Documents – January 2006
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Reference: S/0559/06/O, S/0824/80/O, S/0338/84/O and S/2007/05/O.

Contact Officer: Nigel Blazeby – Area Officer
Telephone: (01954) 713165