

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

7th July 2004

AUTHOR/S: Director of Development Services

**S/0934/03/F – Caldecote
Erection of 6 Dwellings, Land Off Samian Close/West of East Drive, Highfields
For Taylor Woodrow Developments Ltd**

Recommendation: Delegated Approval

Site and Proposal

1. The 0.18 ha rectangular site, formerly occupied by a bungalow and garden, lies to the west of East Drive and is surrounded on 3 sides by a residential estate currently under construction by the applicants. There is a large tree in the south-east corner of the site and hedges and trees on all boundaries but the hedgerows are sparse in places particularly on the East Drive frontage.

The full application, received on 23rd April 2003, proposes the erection of 6 dwellings on the site with vehicular access being achieved from the existing estate road (Samian Close). The development comprises 3 four bedroom detached houses and a terrace of three bedroom houses linked with an access to garaging. The individual designs are similar to and pick up the themes of those of the surrounding estate, in terms of scale, proportions, fenestration, patterns and materials etc. The density is 33 dwellings per ha.

Planning History

2. There is no relevant planning history.

Planning Policy

3. South Cambridgeshire Local Plan 2004 – **Policy SE4** – Group villages
Policy SE8 – Village frameworks
Policy HG7 – Affordable housing
Policy HG10 – Housing mix and design

Cambridgeshire and Peterborough Structure Plan 2003:

Policy P1/3 – Sustainable design in built development
Policy P5/5 – Homes in rural areas

Consultation

4. **Caldecote Parish Council** objects:
 - This application has been added to the overall development of the village as an afterthought. It was clearly agreed that the development in Highfields, Caldecote was not to be piecemeal development.

- Is this a private drive? The Parish Council has always strongly opposed private drives and has already begun receiving complaints from residents about their inadequate width, poor standard of construction and lack of lighting and poor security.
- A close boarded fence is required on the eastern side of the development.
- Windows overlook on the property marked as 120.6.

The Parish Council raised no objections to a subsequent amendment which involved changes to the proposed garaging.

The Local Highway Authority has no comment.

The Environment Agency initially objected and required the submission of a flood risk assessment. The applicants have submitted further information on the proposed method of foul and surface water drainage to the Environment Agency. A verbal report will be made.

The Police Architectural Liaison Officer has no comments.

The Cambridgeshire Fire and Rescue Service does not require further hydrants to be provided.

The Chief Financial Planning Officer requires a financial contribution for primary and secondary school provision.

The Council's Landscapes Officer is anxious to achieve as much clearance as possible to East Drive so that a hedge can be established. Amended plans have been submitted omitting the garage to Plot 6 and relocating two others for Plots 4 and 5 further away from the hedge, but the Landscapes Officer would prefer greater clearance.

Representations

5. No representations have been received.

Planning Comments – Key Issues

6. The site was previously occupied by a bungalow “sitting” in a large garden, surrounded on three sides by a residential allocation now under construction. As such it is the last piece in the jigsaw for the development along this section of East Drive, and there are no objections in principle to its development. It accords with Policy SE4 of The Local Plan. The density and style of the dwellings accords with the adjoining new development.

The application was submitted over a year ago but has been delayed partly because of the applicants desire to provide the affordable housing requirement, a single dwelling, as part of the development under construction rather than specifically on the site itself.

A plot with a two bedroom dwelling has now been identified and therefore the property can be made available relatively quickly as terms have already been agreed with a Housing Society. There is no objection from the Housing Manager to this approach, subject to a legal agreement to secure its provision.

At 17% the level of affordable housing is well below the 50% requirement in the current Local Plan but it corresponds to the provision by the same developer on the surrounding estate and has to be measured against the Parish Council's resistance to further affordable housing in the village.

The Parish Council's concerns about private drives is not applicable in this instance as the scheme essentially involves private driveways off a standard adoptable turning head.

The Landscapes Officer would prefer greater clearance between the proposed garages to plots 4 and 5 and East Drive. Amended plans now show the garage 2.5 m off the boundary which should be sufficient clearance for a hedge to be established. The Parish Council requires a close boarded fence along the East Drive boundary and providing this is set back to allow hedge planting, this would be acceptable.

Recommendations

7. Subject to the prior signing of a Section 106 Legal Agreement concerning the provision of an affordable house off-site and an educational contribution, delegated approval, subject to no objections being raised by the Environment Agency and the following conditions:
 1. Standard Condition A – Time limited permission (Reason A);
 2. No development shall commence until details of:
 - a) the materials to be used for the external walls and roof;
 - b) the surfacing treatment of the access road and driveways; and
 - c) the site's boundary treatmenthave been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (RC 5ai)
 3. SC51 – Landscaping (RC51)
 4. SC52 – Implementation of landscaping (RC52)

+ any conditions required by the Environment Agency

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 **Policy P5/5** – Homes in Rural Areas
 - **South Cambridgeshire Local Plan 2004: SE4** - (Group Villages) **Policy SE8** – (Village Frameworks), **Policy HG7** – (Affordable housing), **Policy HG10** – (Housing mix and design).
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 development of the site being piecemeal and out of keeping with the character of the village.

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.

+ Environment Agency informatives.

Background Papers: the following background papers were used in the preparation of this report: these documents need to be available for public inspection.

South Cambridgeshire Local Plan 2004, Cambridgeshire and Peterborough Structure Plan 2003 and Planning file ref. S/0934/03/F

Contact Officer: Mr R Morgan – Area Planning Officer
Telephone: (01954) 713165