

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9th May 2007

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0513/07/F - SAWSTON Bungalow at 20 Churchfield Avenue

Recommendation: Approval

Date for Determination: 8th May 2007

Notes:

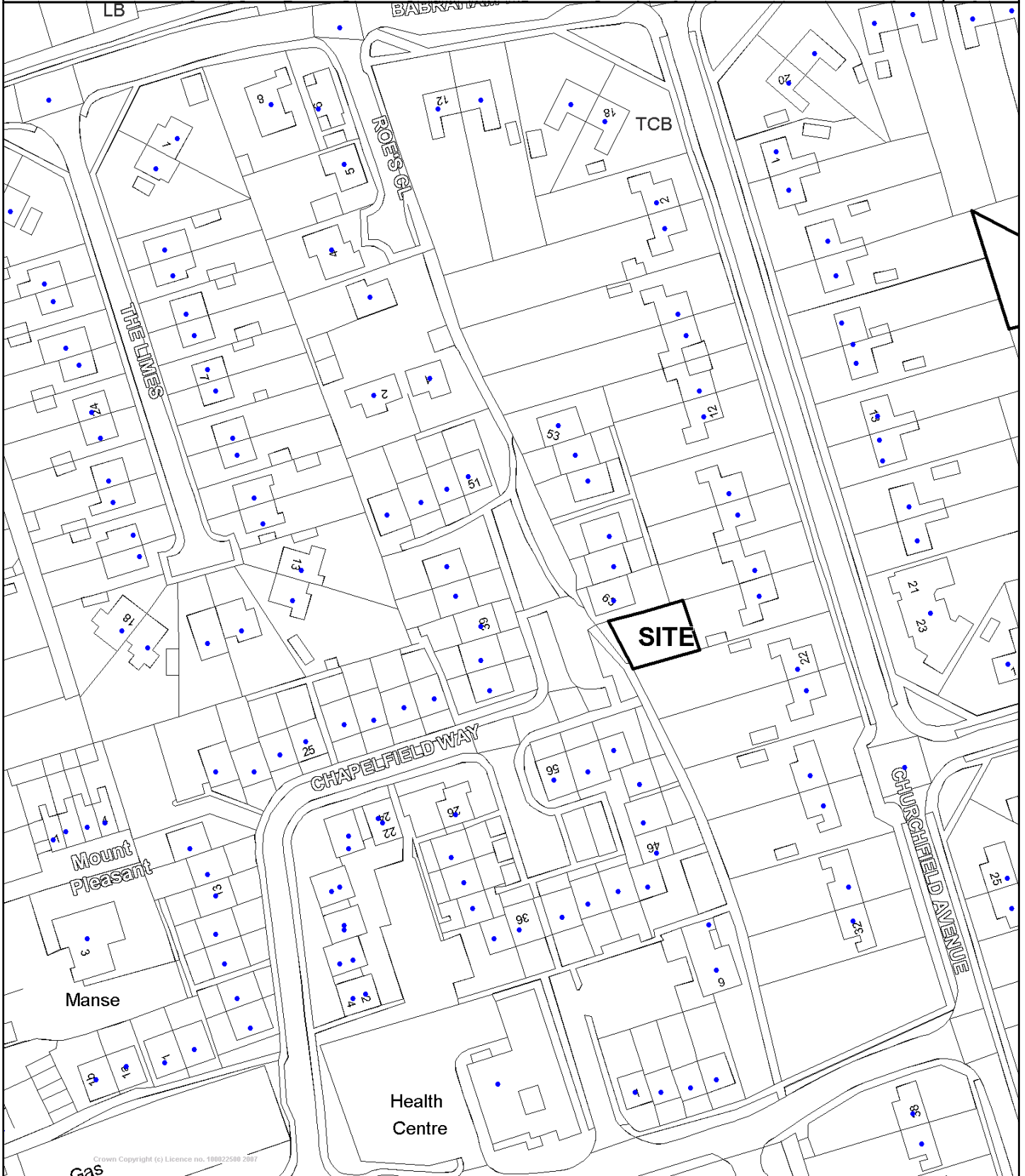
This Application has been reported to the Planning Committee for determination because the recommendation of Sawston Parish Council does not accord with the officer recommendation.

Site and Proposal

1. 20 Churchfield Avenue is a semi-detached house with a long rear garden that backs onto Chapelfield Way at a point close to the turning head. The application site comprises the rear part of this garden, measuring 12 metres wide by between 18.1 and 20.2 metres deep. Immediately to the north of the application site is a row of terraced bungalows fronting Chapelfield Way. The public footpath between Link Road and Roe's Close passes close to the back boundary fence. There is a small, grassed area between the turning head and the footpath.
2. This full application, dated 9th March 2007, proposes a two bedroom L shaped bungalow with floor area of 64.5 m² (690 ft²). It is proposed to access the site from Chapelfield Way with on-site parking and turning for one vehicle (or parking for two). The agent has been requested to amend the application to include the vehicular access within the application site, with revised ownership certificates and notice to be served on the Council as owner of the land over which access is sought.
3. The development represents a density of 44 dwellings per hectare.

Planning History

4. Full planning permission for this development was granted in March 2002, this expiring on 6th March 2007 – **S/2217/01/F**.
5. In 1988 planning permission for a bungalow was refused because the proposed access crossed a public footpath. A subsequent application for a bungalow was granted at appeal in February 1991 – **S/0613/90/F**. Permission was renewed in May 1996 – **S/0276/96/F**.



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Scale 1/1250 Date 30/4/2007

Centre = 548732 E 249695 N

Planning Committee May

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

6. **P1/3** (Sustainable Design in Built Development) requires compact forms of development through the promotion of higher densities that responds to the local character of the built environment.
7. **P5/5** (Homes in Rural Areas) – small scale housing developments will be permitted in villages only where appropriate, taking into account the need for affordable rural housing, the character of the village and its setting, and the level of jobs, services, infrastructure and passenger transport provision in the immediate area.

South Cambridgeshire Local Plan 2004

8. **HG10** (Housing Mix and Design) requires residential developments to have a mix of units making the best use of the site. The design and layout of schemes should be informed by the wider character and context of the local townscape.

South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007

9. **ST/4** (Rural Centres) Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

Consultation

10. **Sawston Parish Council** - recommends refusal.
“The Parish Council support the application for the build of the bungalow but do not support the access across the footpath and verge”.
11. **Cambridge County Council Footpaths Section**– comments awaited.
12. **The Ramblers Association** – comments awaited. (No objections were raised in principle in 2002).
13. **Corporate Manager (Health and Environmental Services)** - concerned that problems could arise from noise and atmospheric pollution during development and recommends a condition restricting times during which power operated machinery can be used on site.

Representations

14. None received at the time of writing. The application has been advertised as a development affecting a public right of way. That statutory consultation period will expire on 22nd May 2007.

Planning Comments

15. The application is effectively a renewal of previous planning permission granted in 2002.
16. The issue of safety to users of the public footpath was fully considered at the time of the previous applications. Public Footpath No11 runs from Babraham Road to Church Lane. When the appeal was considered there were no points where vehicles crossed

it, and the question of the possible danger to pedestrians resulting from the use of the access to the proposed bungalow was fully considered and assessed by the inspector. He identified that pedestrian visibility splays would be achieved on either side of the access and that the number of vehicle movements would be low. There has been no material change since the original application was allowed on appeal. Approval is recommended, and the applicant should be advised that he would need to re-apply for permission to gain access to the site across land owned by the District Council. That is a decision that is quite separate from the determination of this planning application, and implementation of the consent would depend on the willingness of the Authority, as landowner, to grant that permission.

Recommendation

16. Subject to receipt of suitably amended site plan and ownership certificate and no new material planning considerations being raised, approval subject to the following conditions:
1. Standard Condition A (Reason A) – 3-year time limitation;
 2. SC5a) details of materials – (RC5a) ii);
 3. The permanent space to be reserved on site for the parking and turning of vehicles shall be provided before the development commences and thereafter maintained. (Reason – To ensure adequate off-street parking for the development);
 4. Visibility splays shall be provided on both sides of the access shall be maintained and free from any obstruction over a height of 600 mm within an area of 2.0m x 2.0m measured from and along the highway boundary. (Reason – For reasons of highway safety);
 5. SC26 – [Restriction of hours of use of power operated machinery] – Add at beginning “During the period of construction...”, then “8am/8am/6pm/1pm” (RC26).

Informatives

Should driven pile foundations be proposed, then before development commences, a statement of the method for construction of these foundations shall be submitted to and agreed by the District Environmental Health Officer. This is necessary in order to safeguard the amenity of the occupiers of nearby dwellings from disturbance from noise and vibration during the construction period.

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.

Public footpath No 11 should not be obstructed during the period of construction.

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)
 - P5/5** (Homes in Rural Areas)

- **South Cambridgeshire Local Plan 2004: HG10** (Housing Mix and Design)
 - **South Cambridgeshire Local Development Framework (LDF) Core Strategy**, adopted January 2007:
ST/4 (Rural Centres)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
- Highway safety

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files refs S/2217/01/F, S/0276/96/F, S/0613/90/F and S/0513/07/F

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