

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9th May 2007

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

S/0522/07/F – OAKINGTON
Erection of Three Dwellings and 1 Flat
Land at Arcade Farm Kettles Close/Water Lane for Mr R Hales

Recommendation: Delegated Approval

Date for Determination: 17 May 2007

Notes:

This Application has been reported to the Planning Committee for determination because the Parish Council's recommendation of refusal is contrary to that of Local Planning Authority's recommendation of approval.

Site and Proposal

1. The site is located on the corner of Water Lane and Kettles Close. It is rectangular in shape and is 0.095 Ha in area. A modest detached 1950s bungalow is situated to the front facing Kettles Close and at right angles to Water Lane. A timber fence of varying height is situated to the back of the footway. Within the site are several outbuildings one of which is a prefabricated utility building. This is located to the side of the bungalow which is visible from Water Lane.
2. The application, received on 22nd March 2007, proposes the demolition of the bungalow and outbuildings with the erection of three dwellings and one flat in its place. The development comprises a terrace fronting King Kettles Close. Two houses would be 3 bedroom, one 4 bedroom and the flat 2 bedroom. 8 parking spaces are proposed. The flat would be an affordable unit.

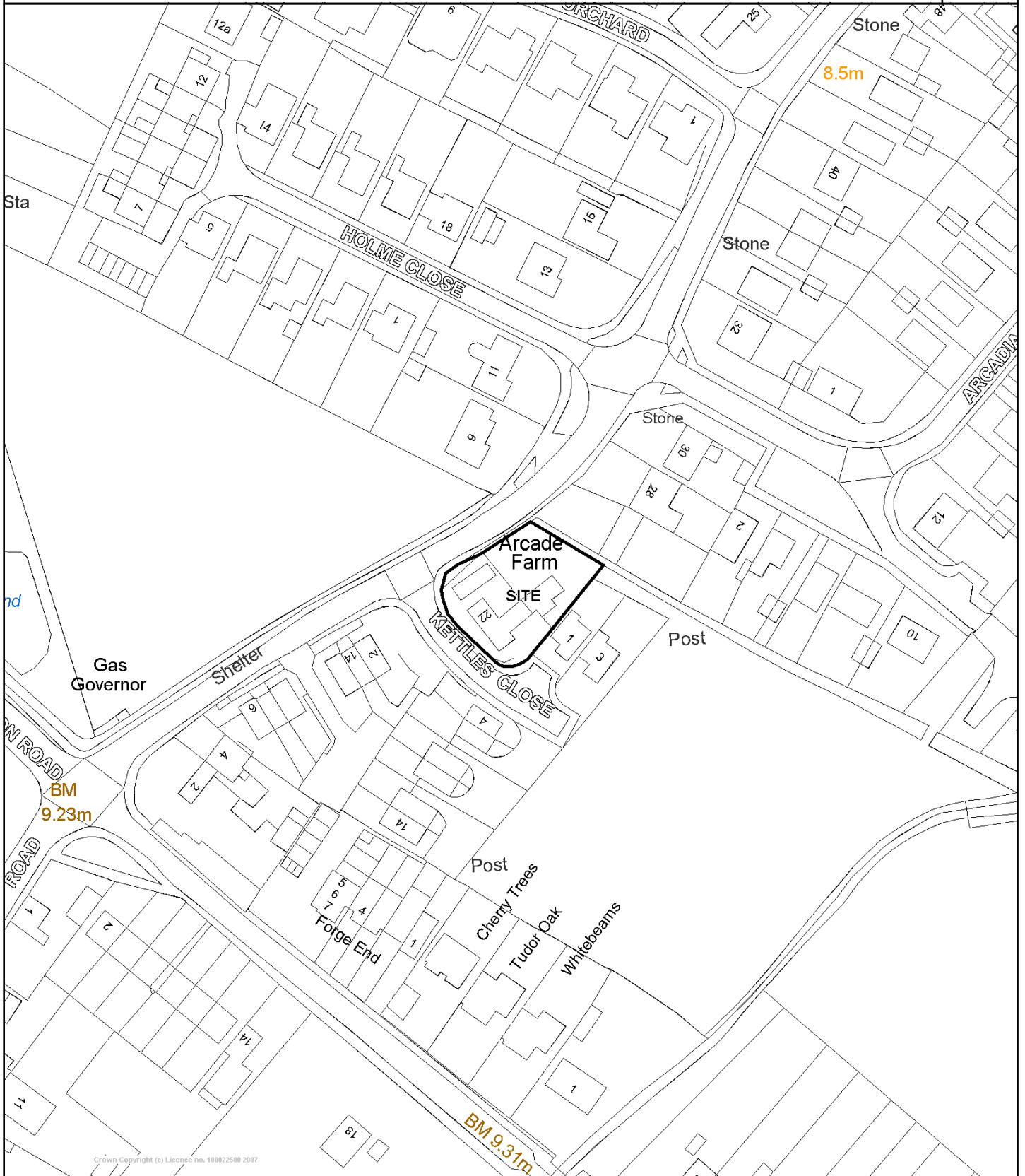
Planning History

3. **S/2356/05/F** Erection of six dwellings including 3 affordable following demolition of existing bungalow. Refused permission in February 2006 for lack of flood risk assessment, overdevelopment, inadequate access, noise and disturbance, lack of landscaping, detrimental impact on streetscene and loss of privacy to neighbours.

Planning Policy

South Cambridgeshire Core Strategy 2007.

4. Oakington is designated as a Group Village in the Core Strategy. **Policy ST/6** states that residential development up to a maximum of 8 dwellings will be permitted within the village framework provided amongst others it would be sensitive to the character of the village and residential amenities (Policy SE4 of the Local Plan 2004).



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South Cambridgeshire Local Plan 2004.

5. **Policy SE8** states that there is a general presumption in favour of residential development within the village frameworks where this accords with other policies.
6. **Policy HG7** requires the provision of affordable dwellings up to 50% of the total number of dwellings for which planning permission may be given in villages with a population of 3,000 or fewer.
7. **Policy CS5** says that permission will not be granted for development where the site is liable to flooding or where the development is likely to increase the risk of flooding elsewhere.

Cambridgeshire and Peterborough Structure Plan 2003

8. **Policy P1/3** stresses the need for a high standard of design and a sense of place which corresponds to the local character of the built environment.
9. **Policy P5/3** relates to density of development being at a minimum of 30 dwellings per hectare.
10. **Policy P5/5** relates to small scale housing being permitted where appropriate taking into account need for affordable housing, character of the village and level of jobs services.
11. **Policy P6/4** expects all new development to avoid exacerbating flood risk locally.

Consultation

12. **Oakington Parish Council** - Objects to the application. It comments:

“We are pleased to note that this application omits the original proposal to pipe the ditch that abuts this site.

We feel that the proposed development will contrast too greatly with the existing Kettles Close and the neighbouring Arcadia Gardens developments, in terms of housing density, scale and appearance, and feel strongly that a very much better blend can be achieved.

There is a conflict between the answer on page 5 of the application document regarding surface water drainage where the box “drainage ditch” has been ticked, and the attached Flood Risk Assessment that reads “surface water is normally disposed of by soakaways in this area. The used of soakaways on this site will ensure that there is no increase in run-off from the development. “We feel strongly that the use of soakaways is right and proper and ask that this anomaly in the application be corrected.

We note that great effort had been taken to highlight other developments in our village to justify certain aspects of this one, but cynically there is no mention whatsoever of the adjoining Arcadia Gardens housing and the fact that on the adjoining Water Lane frontage there is a bungalow”.

13. **Local Highway Authority** - Comments awaited
14. **Cambridgeshire Fire and Rescue** - Comments awaited

15. **Environment Agency** – Comments awaited
16. **Old West Internal Drainage Board** – Comments awaited.
17. **Drainage Officer** - Comments awaited
18. **Trees and Landscape Officer** – Comments awaited
19. **Operations Manager** - Comments awaited
20. **Corporate Manager (Health and Environmental Services)** - Recommend conditions relating to noise and foundations during construction.

Representations

21. None received at time of report writing. Neighbour consultation expires on 1 May and any representations received will be reported verbally.

Planning Comments – Key Issues

22. The site is within the village framework on brownfield land whereby residential development is permitted subject to amenity, traffic and conservation considerations. Oakington is a group village whereby development of up to 8 is permitted within the village framework.
23. The principle of developing the site for four is acceptable. The density equates to 42 dwellings per hectare which is above the minimum of 30 (30 dwellings per hectare would result in 3 dwellings on this site). This is reduced from the refused scheme which was at a density of 83 dwellings per hectare.
24. Following the refusal the applicant met with officers to progress a scheme which would overcome the areas of concern. The revised scheme has largely overcome the previous reasons for refusal. One affordable dwelling is provided out of the net gain of three dwellings, in accordance with Local Plan Policy HG7.
25. Whilst comments are awaited from a number of consultees the reduced numbers of dwellings and revised layout have resulted in a scheme that could be supported. However, should any comments be received that indicate issues which can't be resolved by amendment or condition the recommendation could be one of delegated refusal.
26. The comments of the Parish Council are noted however the general character of Water Lane is mixed. The adjoining housing in Kettles Close and along Water Lane to the south west are two storey detached houses. The scheme would not look out of character or out of scale with this part of Water Lane and Kettles Close.
27. There will be no adverse impact in terms of residential amenity.
28. The site is within Flood Zone 2 (low to medium risk of flooding). A Flood Risk Assessment has been submitted. It concludes:
 - (a) The flood level of this area determined by the Environment Agency is 8.9m AOD.

- (b) All habitable structures should be built with floor levels of 9.2m AOD or above. An additional 300mm freeboard to give 600mm could be easily achieved by using a finished floor level of 9.5m AOD should the Environment Agency consider this necessary.
- (c) If the redevelopment goes ahead there could be a net gain of flood plain (net gain of 90 sq.m. open area.
- (d) The flood flows through the site will not be impaired by any structures as the flood flows are outside the area proposed for development.
- (e) Surface water drainage would be to soakaways, thus no increase in run-off will occur from the development.
- (f) Foul drainage is via the existing mains systems.
- (g) Access and egress to Water Lane will be available at all times.

Recommendations

Subject to the nature of outstanding representations, delegated approval subject to the following conditions:

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Rc5a(ii));
3. Details of windows and rooflights (Rc 5a(ii))
4. Sc60 – Details of boundary treatment (Rc60);
5. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the development hereby approved unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-
 - i) PART 1, (Development within the curtilage of a dwellinghouse, Classes A, B, C, D, and E.
 - ii) PART 2, (Minor operations), Class A
(Reason - To safeguard the character of the area and to ensure that additions or extensions which would not otherwise require planning permission do not overdevelop the site with consequent adverse impacts on residential amenities.
6. During the period of construction no power operated machinery shall be operated on the site before 08.00 on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 on Saturdays and not at all 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 minimise the effects of the construction of the development on the adjacent residential amenity).
7. SC51 Landscaping

8. SC52 Implementation of landscaping.
9. The development shall not begin until a scheme for the provision of one affordable dwelling as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - (a) The timing of the construction of the affordable housing;
 - (b) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing and
 - (c) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced. (Rc - To accord with the provisions of Policy HG7 of the South Cambridgeshire Local Plan 2004.)

Plus any drainage and highway conditions.

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)
 - P5/3** (Density)
 - P5/5** (Homes in Rural Areas)
 - P6/4** (Drainage)
 - **South Cambridgeshire Local Plan 2004:**
 - SE8** (Village Frameworks)
 - HG7** (Affordable Dwellings)
 - CS5** (Flood Protection)
 - **South Cambridgeshire Core Strategy 2007:**
 - ST6** (Group Villages)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Out of keeping with character scale and appearance of the area.
 - Drainage.

General

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Before the property is demolished a demolition notice will be required

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

- South Cambridgeshire Local Plan 2004
- Core Strategy Development Plan Document 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/2356/05/O, S/0522/07/F

Contact Officer: Frances Fry - Senior Planning Officer
Telephone: (01954) 713252