

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

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

S/2338/06/F - HINXTON

**Erection of Building to Provide 8 Guest Rooms,
The Red Lion Public House, 32 High Street, for Mr A Clarke**

Recommendation: Approval

Date for Determination: 30th January 2007

This Application has been reported to the Planning Committee for determination at the request of the local Member, Councillor Tony Orgee.

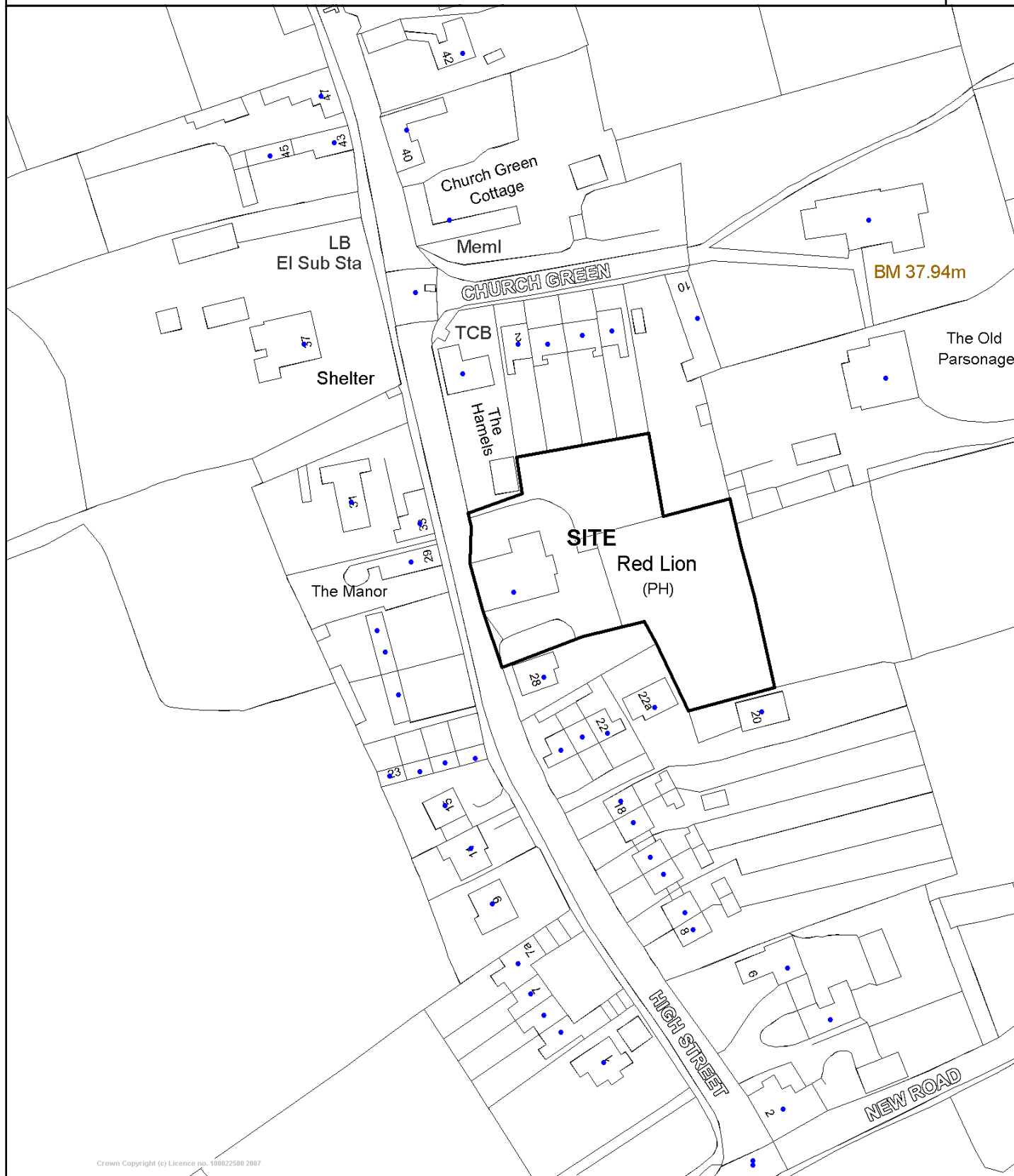
Conservation Area

Introduction

1. Members considered this application at the meeting of the Planning Committee on 7th March 2007, following a visit to the site. Members resolved as follows:
2. *The Committee gave officers DELEGATED POWERS TO APPROVE OR REFUSE the application depending on the outcome of discussions between officers and the applicant on the re-orientation of car parking spaces, the placement of roof lights and the level and height of the proposed building. Approval would be for the reasons set out in the report from the Corporate Manager (Planning and Sustainable Communities), and subject to the conditions referred to therein.*
3. A copy of my report is attached electronically at [Appendix 1](#).
4. Members conducted a second site visit on 2nd July to consider revisions to the application. Following this site visit, it was decided to withdraw the item from the agenda of the Planning Committee on 4th July 2007, to enable further discussions with the applicant to take place.

Subsequent developments

5. Amended drawings have been received date stamped 17th July to address the issues identified by Hinxton Parish Council and local residents.
6. The height of the building has been reduced. All ridges have been lowered by reducing the roof pitch from 35 to 30 degrees. Hipped ends have been added to all roofs. The floor level of the north east block has been dropped by 450mm. Compared with the last amended plan, the southern wing (adjacent to 20 High Street) has been lowered by 1.05m, the south end of the west wing (facing No. 22A High Street) by 650mm, and the north end of the west wing (facing No.28 High Street) by 200mm. The agent considers that further lowering into the ground would not be feasible because of the desirability of keeping sill levels above ground level, and the expense of doing so.



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Scale 1/1250 Date 23/7/2007

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7. The roof lights have been omitted from the south roof slope, except in Bedroom 4, and have been added to the north roof slope in Bedrooms 2 and 3. As a result one roof light faces towards No.20, compared with ten as originally proposed.
8. Car parking spaces have been grouped to the rear of the cold store outbuilding, where they are less prominent on the site than as originally proposed. The proposal includes one disabled parking space. An existing car parking space adjacent to the entrance to the public house is to be relocated to the rear, as a benefit to the setting of the listed building.

Consultations

9. **Hinxton Parish Council** - Comments awaited.
10. **Conservation Manager** - Recommends approval of the revised scheme, to include conditions to require details of materials and landscaping, and windows, flintwork, eaves, porches and rooflights to be submitted and agreed.

Representations

11. A letter of representation was sent by the occupiers of No 28 High Street within the required consultation period in respect of the original proposals. This letter, which was sent by email, was not received by officers and was not reported to Members. For the most part, the concerns raised were also referred to by other objectors, and so were taken into account by Members. The writers did raise a concern about the siting of the building, which would adjoin the rear boundary of the garden to No 28. Currently they enjoy an open outlook towards the attractive wall on the eastern boundary of the public house, with trees beyond. The proposed building will obscure this view. The building would be overbearing on their property, particularly as the land on the application site is higher. They are concerned that the arrival and departure of visitors will cause unacceptable noise disturbance late at night and in the early morning. Lights from the development would be a nuisance at night.
12. Representations from other third parties, if received, will be reported verbally to Members at the meeting. A frequent comment in the last round of consultations concerned an alleged inaccuracy in the plans. The northern elevation (now shown in drawing no. 04/161/05/E) indicates that the adjoining north eastern boundary wall is 2.4m high, and that the north eastern end of the building is positioned at a distance of 2.4m from it. Objectors have misinterpreted this part of the drawing as representing the rear (south eastern) boundary wall, which is lower. I am satisfied that the drawing does represent an accurate depiction of the existing boundary walling on the site.

Policies

13. The following policies in the **Local Development Framework Development Control Policies Development Plan Document** (2007) are relevant:

DP/2 Design of New Development;

DP/3 Development Criteria;

ET/10 Tourist Facilities and Visitor Accommodation;

CH/4 Development Within the Curtilage or Setting of a Listed Building;

CH/5 Conservation Areas.

Planning Comments

14. Members have visited the site twice. I understand that Councillor Orgee is concerned to ensure that Members should assess the height of that part of the proposed building that faces the side elevation of No.20 High Street. The land on which this part of the building is to be sited is sloping and the ridge height is shown to be between 4.3 and 4.5m. The proposed development will be sited between 4.0m and 6.2m from the boundary wall, and 6.5m from nearest windows. The ground floor windows in the northern elevation of this dwelling are secondary serving the dining room, whilst the first floor windows serve two bathrooms. I do not consider that the development will give rise to any serious loss of amenity due to loss of light, loss of outlook or privacy will result to this dwelling.
15. The comments raised by the occupiers of No.28 High Street have not previously been taken into account by Members. The dwelling is sited some 23 metres from the boundary, and 26 metres from the proposed building. The occupiers will see the roof above their fence at this distance. I do not consider that this will result in an unacceptable loss of outlook, or any significant overbearing impact on this property. I do not consider that any serious noise disturbance or light pollution will be likely to result, given the distance between the properties and the layout of the site.
16. Subject to conditions as recommended by the Conservation Manager, I consider the amended proposals to be acceptable.

Recommendation

17. Approval of the application dated 5th December 2006, as amended by drawing nos. 04/161/04B date stamped 16th April 2007, and 04/161/05E and 04/161/06F date stamped 17th July 2007, subject to the conditions and reasons as set out in my report dated 7th March 2007.

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

- South Cambridgeshire Local Plan 2004
- South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document (2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Refs: S/2338/06/F and S/0160/06/F

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