

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1st August 2007

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

S/1264/07/F – LITTLE GRANSDEN

**Change of Use of Barn to Holiday Accommodation at Land off Church Street
Little Gransden for Mr and Mrs P Nisbit**

Recommendation: Delegated Approval

Date for Determination: 24th August 2007

Notes:

This Application has been reported to the Planning Committee for determination because the Parish Council opinion is likely to be contrary to that of the Local Planning Authority.

Members will visit this site on Monday 30th July 2007

Site and Proposal

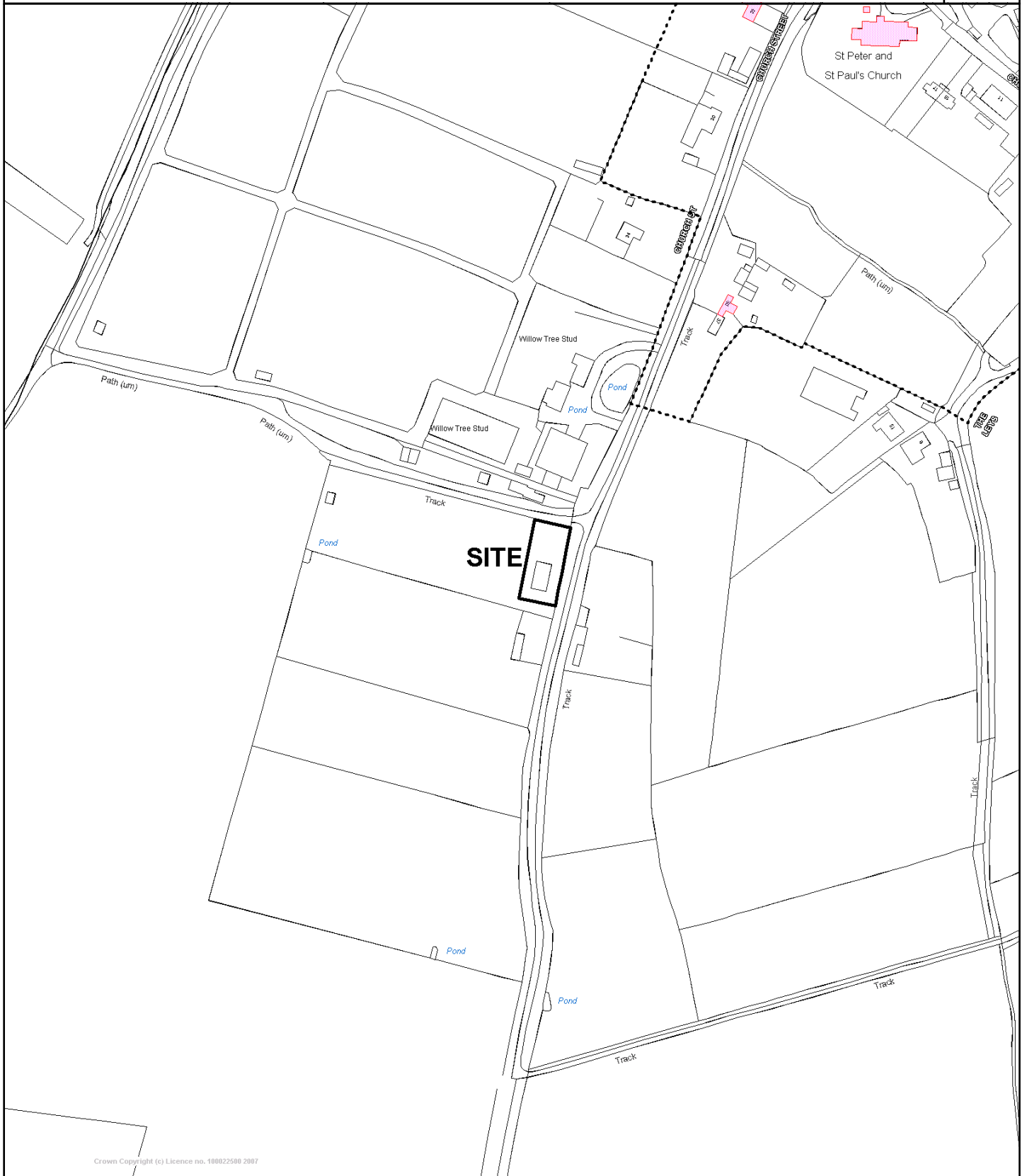
1. Land off Church Street is located outside of the village framework for Little Gransden and outside of the Conservation Area. There are no surrounding Listed Buildings. The site comprises 0.063 hectares with adjoining land in the same ownership amounting to 5 hectares. A public right of way runs along the northern boundary of the application site. The surrounding west and south boundaries of the area edged blue are screened heavily with trees, the eastern boundary is also screened sparsely by trees and the existing building is visible through them. The northern boundary is very open with only a hedge boundary separating it from the neighbouring bridleway. Views of the building are very apparent from this public right of way.
2. The existing building comprises a brick built single storey building with a floor area of 72.6 m². There is only one large opening on the north elevation. The existing roof material consists of corrugated metal sheeting over a timber frame.
3. This full application, received on 29th June 2007, proposes the conversion of the above mentioned building for the use of holiday accommodation and 2 bed unit. The roof materials proposed are pan tiles and 3 new openings are proposed, two installed in the west elevation and one in the south elevation. The scheme proposes a 1.2 metre post and rail fence to the curtilage of the building, reinforced with native hedging. A gravel turning and parking area is proposed to the north of the building. The access is to remain as existing.

A Design and Access Statement accompanies the application.

Planning History

4. An earlier application was withdrawn in light of a recommendation for refusal. (**S/0754/07/F**). Following discussion the scheme has been revised and resubmitted to

S/1264/07/F



Crown Copyright (c) Licence no. 100022500 2007



Reproduced from the 2006 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/2500 Date 17/7/2007

Centre = 526911 E 254913 N

Planning Committee August 2007

address the issues raised with regard to the adverse impact the change of use would have on the surrounding countryside.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003

5. **Policy P1/2 'Environmental Restrictions on Development'** states that developments in the countryside will be restricted unless demonstrated to be essential in a particular rural location.
6. **Policy 4/1 'Tourism, Recreation and Leisure Strategy'** requires that new or improved tourism, recreation and leisure developments protect or improve the local environment, landscape and residential amenity.
7. **South Cambridgeshire Local Plan 2004**
8. **Policy SE5 'List of Infill Villages'** sets out the requirements for new dwelling in infill village frameworks considering issues of impact upon character and amenities of the locality.
9. **Policy RT1 'Recreation and Tourism Development'** sets out the requirements for the development of recreation and tourism facilities within the District.
10. **Policy RT10 'Development for Holiday Accommodation'** sets out the requirements for the conversion of existing buildings in the Countryside for Holiday accommodation.
11. **South Cambridgeshire Local Plan 2004 Local Development Framework (Adopted July 2007)**
12. **DP/2 'Design of New Development'** states that all new development must be of high quality design and preserve or enhance the character of the local area.
13. **DP/7 'Development Framework'** states in part that outside urban areas only development for agriculture, horticulture, forestry and outdoor recreation and other uses in the countryside will be permitted
14. **ET/10' Tourist Facilities and Visitor Accommodation'** states: "Outside development frameworks, development to provide overnight visitor accommodation, holiday accommodation, public houses and restaurants will only be permitted by change of use/ conversion, or through appropriate replacement of buildings not requiring large extension, or by appropriately modest extensions to existing facilities."

Consultation

15. **Lt Gransden Parish Council** – Not received at time of writing report – report verbally
16. **The Local Highway Authority** – has asked the applicant to show 2.0m x 2.0m visibility splays on the drawing included in the curtilage of the development site and that this area should be kept clear of all planting, fencing, walls and the like exceeding 600mm high. Also the applicant should show the dimensions of the proposed parking area and manoeuvring space (11m minimum including the length of the parking space) to demonstrate that vehicles can enter and leave in forward gear.

17. **Ecology Officer** – comments will be verbally reported

Representations

18. None received at time of writing report.

Planning Comments – Key Issues

19. The key issues relevant to this application are the impact of the development on the surrounding countryside and the character of the area and whether the building is worthy of conversion without significant material changes.

Impact on the character of the surrounding countryside

20. The proposal aims to have only three additional openings on the building, including barn like shutters for when the building is not in use, retaining the rural character of the building as much as possible. The existing front opening is to be retained and the glass recessed, taking away any potential glare and again shutters to cover the windows when not in use. No openings are proposed in the roof, the restriction of these can be addressed via condition. No extensions are proposed to the buildings.
21. The earlier consent showed the area outlined in red to extend around the entire site, this has been altered to include primarily the building itself and the immediate surrounding curtilage. This reduces the impact of the site on the surrounding countryside, particularly the views looking southeast from the neighbouring bridleway that runs along the northern boundary of the site. To retain the rural character native landscaping along the boundaries creating a distinct but rural separation should be required. The area outlined in blue can be protected from encroachment via condition also if required.
22. The site is located some distance outside the village framework boundary for Little Gransden. However Church Street has a series of sporadic residential buildings further down the lane. The closest buildings to the site are those at Willow Tree Stud. The application site, although separated by the bridleway reads as a rural building and the proposal does not significantly alter this. There are more buildings located further south of the site, these are predominately stables and far smaller in scale.
23. It is my opinion that in light of the minimal external changes to the building, the reduced application site and the proposed boundary planting the impact on the surrounding countryside is minimal. The applicant has addressed all areas where concern regarding the impact on the countryside has been previously raised and I am of the opinion the scheme is in accordance with the requirements of the abovementioned policies, particularly ET/10 of the Local Development Framework 2007.

The Conversion of the Existing Building

24. Upon visiting the site the existing building visually looks of sound condition. However a structural survey was not submitted with the earlier application and therefore lacked vital information. This application has been submitted with a structural survey confirming that the building is worthy of conversion without significant rebuild.

Recommendation

25. Subject to the nature of awaited consultation comments from the Ecology Officer and Lt Gransden Parish Council

Approve

Conditions

1. SCA – Time Limited Condition - (RCA
2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a) The materials to be used for the roof
 - b) Precise details of the joinery proposed for the windows and doors
 - c) Boundary treatment
 - d) A scheme for the provision of bat and bird boxesThe development shall be carried out in accordance with the approve details.
(Reason – To ensure that the development is not incongruous)
3. SC51 Landscaping - RC51
4. SC52 Implementation of landscaping - RC52
5. No building works shall take place between 15th March and 15th August in any year
(Reason – to protect breeding birds)
6. Before development commences, 2.0m x 2.0m visibility splays shall be provided within the application curtilage and this area shall be kept clear of all planting, fencing and the like exceeding 600mm high.
(Reason – In the interest of Highway Safety)
7. The accommodation, hereby permitted, shall not be occupied other than for holiday accommodation and shall not be occupied as permanent accommodation or as a main residence.
(Reason – To ensure the use of the building does not become permanently residential to protect the future of the countryside in its own right)

Informative

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:

South Cambridgeshire Local Development Framework (LDF)
DP/2 'Design of New Development'
DP/7 'Development Framework'
ET/10' Tourist Facilities and Visitor Accommodation'

Cambridgeshire and Peterborough Structure Plan 2003:
P1/2 (Environmental Restrictions on Development)
Policy 4/1 (Tourism, Recreation and Leisure Strategy)

South Cambridgeshire Local Plan 2004:
Policy SE5 'List of Infill Villages'
Policy RT1 'Recreation and Tourism Development'
Policy RT10 'Development for Holiday Accommodation'

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

- South Cambridgeshire Local Development Framework 2007
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/1264/07/F and S/0754/07/F

Contact Officer: Saffron Garner – Senior Planning Assistant
Telephone: (01954) 713082