

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee  
**AUTHOR/S:** Director of Development Services

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4<sup>th</sup> August 2004

### **S/1119/04/F - Waterbeach**

#### **Erection of Building to provide 8 Guest Rooms "Travellers Rest" Public House, Ely Road, Chittering for C. Crickmore**

#### **Recommendation: Delegated Approval**

#### **Site and Proposal**

1. Public House/Restaurant on the eastern side of Ely Road/A10, on the corner of School Lane. To the north is a grass field with an area of 0.9ha, to the east a small play area owned by the Parish Council, with houses to the south, on the opposite side of School Lane
2. The full application, received 28<sup>th</sup> May, proposes the erection of 8 guest bedrooms to the rear of the public house/restaurant on an area previously used as a "beer garden". The block will comprise eight double bedrooms/ensuite, and measure 13.0m x 23.5m. The main entrance into the public house/restaurant is now to the rear of the building, adjacent to the car park, and the bedroom block will be immediately opposite the entrance, separated by a 3.5m gap. The building will have a low brick plinth, boarded elevations, and a shallow pitched roof.

#### **Policy**

3. Policy RT11 of the South Cambridgeshire Local Plan 2004 only permits the provision of overnight visitor accommodation, public houses and restaurants outside a village framework where it is a modest extension to existing facilities or the change of use/conversion of exiting buildings not requiring large extensions.
4. Policy P7/6 of the Structure Plan and EN15 of the Local Plan seek to protect the historic environment together with sites of known and suspected sites of archaeological importance.

#### **History**

5. Various approvals have been granted over the years for extensions to the public house/restaurant, the last being in 1998.

#### **Consultation**

6. **Waterbeach** Parish Council has no objections subject to the comments of the Local Highway Authority and neighbours. Following a recent meeting with a representative of the former, the Parish Council may comment further with regards specific highway issues.
7. Any comments from **Landbeach** Parish Council will be reported verbally.

8. **The Chief Environmental Health Officer** asks that a condition be imposed that power operated machinery during the period of construction is only used between certain hours.

9. **The Local Highway Authority states:-**

“This is an additional use within the site that will generate additional traffic. The vehicular access serving the Public House and the proposed guest rooms is located only some 22.0m from the School Lane junction. A serious injury accident has occurred at the access within the last five years.

It is my view that further intensification of use of this access is resisted.

If the scheme is to proceed I would wish to see the existing access to the A10 permanently and effectively closed to all vehicular traffic and the existing access off School Lane improved to cater for the traffic associated with the Public House, the guest rooms and the caravan park”.

10. The comments of the **Environment Agency** will be reported verbally.
11. The **Waterbeach Level Internal Drainage Board** has no objections providing surface water is disposed of, as planned, via soakaways. If any other system is used, the Board should be re-consulted.
12. **The County Archaeologist** recommends that the site is subject to a programme of archaeological investigation which can be secured through a planning condition.

**Representations**

13. Five letters have been received from nearby residents in School Lane. Points raised include:
- if this scheme is approved, can the refusal for the application for one dwelling submitted be re-considered.
  - I understand that the vast majority of new building applications in Chittering have been rejected.
  - the previous owner advised me that he had been told that he would not be allowed to develop the site with guest rooms.
  - the Ely Road/School Lane junction is “horrendous .... And any increase in traffic would be criminal without creating a traffic controlled interchange.”
  - Planning guidelines do not allow for further development in Chittering, especially backland development.
  - if the pub/restaurant fails, this building could become a large bungalow.
  - the size of the floor plan does not match the dimensions (N.B. the building is, as described above, 13.0m x 23.5m. The application site, which includes land around the building, is described as being 23.0m x 26.0m)
  - following consent being granted for a replacement farmhouse in Chittering, it was stated by South Cambridgeshire District Council that there would be no

more development. A more recent application for a house has been refused. It is therefore unjust to allow this building.

### **Planning Comments**

14. The main issues to be considered in respect of this proposal are:

- The scale of development proposed and the suitability of the site.
- Access implications.
- The relevance of earlier housing applications
- Archaeology

15. i) **Scale and suitability of development**

With the A10 being an important road between Cambridge and Ely is probably the reason that this roadside public house was built in the first place and, no doubt, is the reason for its name, the Travellers Rest. Such establishments often have guest rooms/B & B in the building itself, or converted outbuildings. This proposal is little different although Policy RT11 of the Local Plan only supports modest extensions to existing facilities or a change of use of existing buildings.

Although this proposal is “new build”, the scheme is relatively small scale and modest and is an appropriate facility to find on a main road location.

Prior to the applicant recently acquiring the premises, officers were approached by other parties proposing large scale developments attached to the public house/restaurant. These schemes were strongly discouraged.

16. ii) **Access implications**

The existing access to the car park is immediately adjacent the northern gable of the public house/restaurant and direct onto the A10. It is only some 22.0m from the School Lane junction. The Local Highway Authority is concerned at the intensification of use of the premises if the bedrooms are built and accordingly recommends that the access is permanently closed, with all access being via School Lane.

17. This change will require some changes to the proposed design and layout but is achievable. A delegated approval is therefore requested in this regard.

18. iii) **The relevant of earlier housing applications**

Chittering lies within Waterbeach Parish and, whilst the actual village of Waterbeach has a village framework, Chittering does not. Para. 93.24 of the Plan states:-

“Chittering, north of Cambridge, consists of a collection of scattered farmsteads, some local authority housing and a public house and is insufficiently built-up to define a framework. For this reason there will be a general presumption against development with countryside policies applying.”

19. Local residents consider that this proposal should not be supported bearing in mind earlier refusals for dwellings.

20. There is no comparison between the two developments and an approval will not set any precedent.

21. iv) **Archaeology**

In his request for a safeguarding condition, the County Archaeologist states:-

“The proposed development site is situated alongside the A10, a major Roman routeway, in an area which has previously produced a number of Roman burials and contains extensive evidence for Roman settlement. Sites in the vicinity include the earthworks of a Roman farmstead/settlement on Chittering Hill, some 150m to the north, which is protected as a Scheduled Ancient Monument (SM 13605), a series of cropmarks indicating further settlement and associated field systems to the west and a series of artefact scatters of Roman and Saxon date. In addition, the presence of a ring ditch (possibly the plough-levelled remains of a burial mound) suggests a much earlier element to the settlement and exploitation of the landscape in this area.”

Policy P7/6 of the Structure Plan and EN15 of the Local Plan stress the importance of early investigation of development sites prior to any approved works commencing.

22. I am satisfied that the proposal is appropriate for this site and represents a natural extension to facilities for a major road. Access is the one issue to be resolved, and delegated approval is requested.

**Recommendation**

23. That Delegated approval be granted subject to revised plans being submitted and agreed for the existing access to Ely Road/A10 being permanently closed and all vehicular access being taken off School Lane.

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

County Structure Plan 2003  
South Cambridgeshire Local Plan 2004  
Planning Application File S/1119/04/F

**Contact Officer:** Jem Belcham, Area Planning Officer  
Telephone: (01954) 713252