

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 September 2007

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

S/0956/07/F – GREAT SHELFORD

Erection of single storey building to accommodate Cambridge Cancer Help Centre, Scotsdales Garden Centre, 120 Cambridge Road for Mr D Rayner.

Recommendation: Approval

Date for Determination: 12 July 2007

This Application has been reported to the Planning Committee for determination because approval of the application would be a departure from the development plan.

Departure Application

Site and Proposal

1. Members considered this full application, registered on 17 May 2007, that proposes the erection of a single-storey building to be used by Cambridge Cancer Help Centre as a social/meeting place with therapy rooms, at the last meeting of the Planning Committee on 1 August. Members resolved to defer the application in order for revised plans showing the siting of the development to be submitted, and for a justification for the additional floorspace in the development over the previously approved scheme (**S/1839/06/F**) to be provided by the applicant.
2. Members may wish to refer to my report dated 1 August electronically.

Subsequent developments.

3. Amended plans received 9 August 2007 show the building to be sited 3.7m from the boundary with No.138 Cambridge Road, to the north. This is 1.7m closer than the previously approved position, and there is proposed a greater length of building adjacent to this boundary. As the building has been reduced in height, I do not consider that undue loss of amenity due to overshadowing or overbearing impact will result to this garden area as a result of the development.
4. In the revised plan, the building is shown to be sited in a similar position to the bungalow at No.132 Cambridge Road as in the approved scheme.
5. The floor area in the amended plans is 612 sqm, compared to the floor area of the approved scheme of 482 sqm. Of this, some 218 sq m in is the Green Belt, which represents 40 sqm more than the approved development, a 25% increase. However, as the design of the development shows a more rectangular footprint than the previously approved scheme and of a similar length, the degree of enclosure of the Green Belt is not significantly greater, in my opinion.



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Scale 1/1250 Date 21/8/2007

Centre = 545583 E 253520 N

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6. The revised site plan shows provision of two disabled parking bays within the existing adjacent customer car park for users of the scheme, and a wheelchair access leading from them to the side of the building.
7. The applicant and agent have each submitted statements to describe the amended scheme. These are available electronically for Members to view. The agent indicates that the need for the additional floorspace since the originally approved scheme has arisen from the expected number of clients that would be using the facility, and the need for a gentle exercise area to be included.

Consultations

8. **Great Shelford Parish Council** – the views of the Parish Council on the amended plans will be reported to Members verbally if received. As I reported on 1 August, the Parish Council made comments on the proposal, but did not object to it.
9. **Landscape Design Officer** – no objection in principle to the submitted landscaping plan, but recommends more use of grass and climbing plants.

Planning Comments

10. My recommendation of approval as a departure from the development plan remains as previously.

Approve, without further reference to the Secretary of State.

Recommendation

11. Approve, as amended by drawings received 9 August 2007 in accordance with my recommendation of 1 August 2007, without further reference to the Secretary of State, with the conditions and reasons for approval as set out in the report.

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

- Planning File ref S/0956/07/F, S/1839/06/F, S/1529/05/F

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