

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5th March 2008

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

S/1979/07/F - COTTENHAM

Erection of 6 Affordable Dwellings, Land Rear of No. 1 Oakington Road For Pan English Development Company Limited

Recommendation: Approval

Date for Determination: 13th December 2007

Notes:

This Application has been reported to the Planning Committee for determination because it is an application for minor development on land owned by the District Council and has attracted objections on material planning grounds.

Site and Proposal

1. The 0.22 hectare site comprises relatively level land between houses on Oakington and Rampton Roads, and bungalows in Ellis Close. Perimeter boundaries comprise a mix of fences and conifer hedge on part of the south east boundary.
2. The application, submitted on 18th October 2007, as amended by a layout plan received 21st January 2008, proposes six affordable dwellings, comprising one 2 bedroom bungalow for rent, two 2 bedroom houses for rent, two 2 bedroom houses for shared ownership and one 3 bedroom house for shared ownership. Vehicular access would comprise a 5 metre wide and 60 metre long shared surface access road from Oakington Road. This will require the removal of two sheds and the relocation of a sub-station within the site. The density would be 27.3 dwellings per hectare.

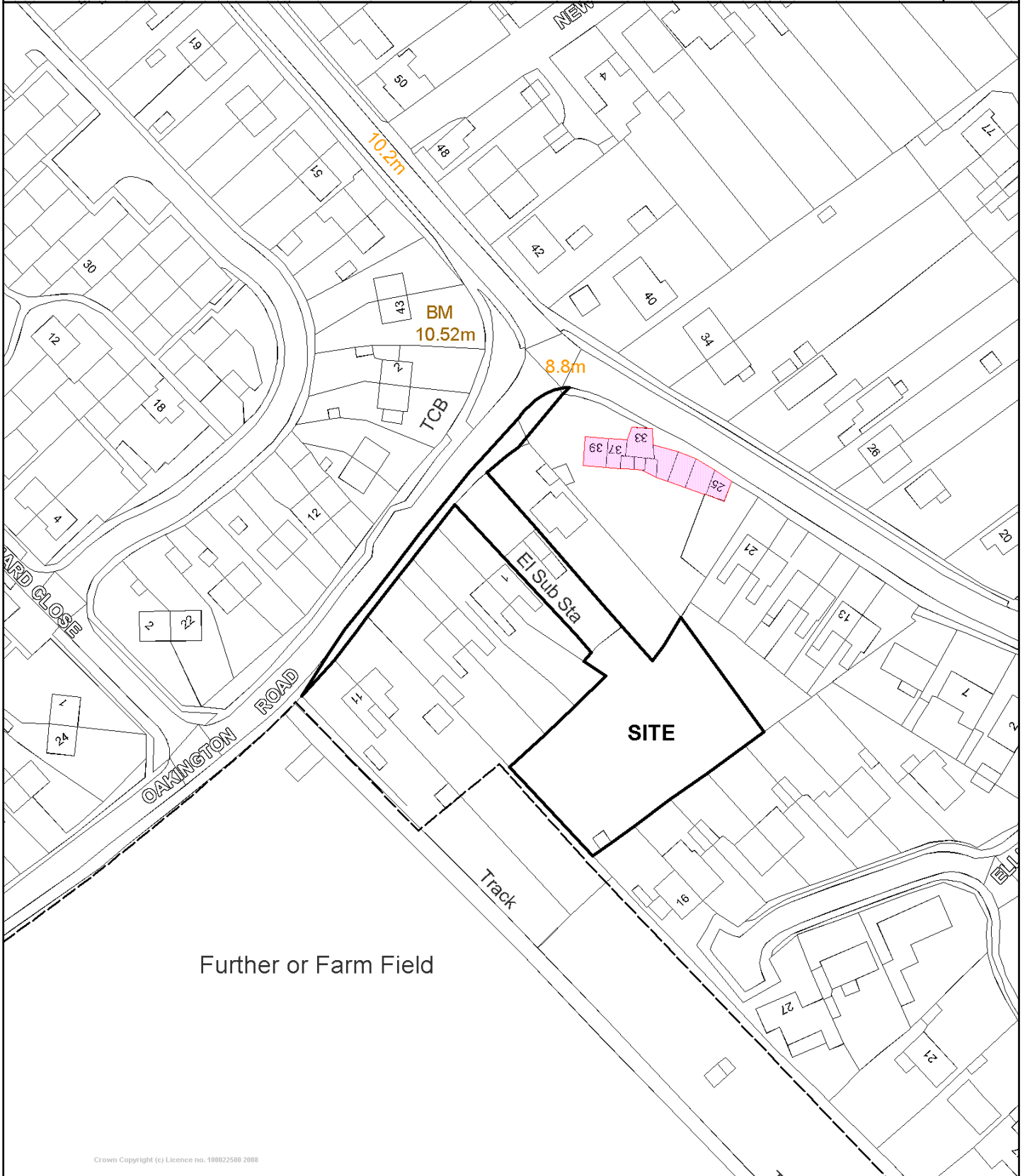
Planning History

3. There is no relevant planning history.

Planning Policy

Cambridgeshire and Peterborough Structure Plan 2003:

4. **P1/3 - Sustainable Design in Built Development** requires a high standard of design and sustainability for all new development, providing a sense of place appropriate to the location, efficient use of energy and resources and account to be taken of community requirements.



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March 08 Planning Committee

South Cambridgeshire Local Development Framework 2007:

5. **ST/5 - Minor Rural Centres** identifies Cottenham and states that residential development and re-development up to an indicative maximum scheme size of 30 dwellings will be permitted within village frameworks.
6. **DP/1 - Sustainable Development** states development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development, as appropriate to its location, scale and form.
7. **DP/2 - Design of New Development** requires all new development to be of a high quality design and indicates the specific elements to be achieved where appropriate. It also sets out the requirements for Design and Access Statements.
8. **DP/3 - Development Criteria** sets out what all new development should provide, as appropriate to its nature, scale and economic viability and clearly sets out circumstances where development will not be granted on grounds of an unacceptable adverse impact e.g. residential amenity and traffic generation.
9. **DP/4 - Infrastructure and New Developments** requires that development proposals should include suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. It identifies circumstances where contributions may be required e.g. public open space, sport and recreation facilities.
10. **DP/7 - Development Frameworks** states redevelopment of unallocated land and buildings within development frameworks will be permitted, provided that:
 - a) Retention of the site in its present state does not form an essential part of the local character.
 - b) Development would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours.
 - c) There is the necessary infrastructure capacity to support the development.
11. **HG/1 - Housing Density** is set at a minimum of 30 dph unless there are exceptional local circumstances that require a different treatment in order to make best use of land. Higher densities of 40 dph will be sought in the most sustainable locations.
12. **HG/2 - Housing Mix** requires affordable housing to be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3.
13. **HG/3 - Affordable Housing** requires proposals for housing developments to provide an agreed mix of affordable housing to meet local needs.
14. **NE/1 - Energy Efficiency** states development will be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new buildings, for example through location, layout, orientation, aspect and external design.
15. **NE/6 - Biodiversity** requires new developments to aim to maintain, enhance, restore or add to biodiversity. Previously developed land will not be considered to be devoid of biodiversity. The re-use of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals will be expected to

include measures that maintain and enhance important features whilst incorporating them within any development of the site.

16. **NE/9 - Water and Drainage Infrastructure** indicates that planning permission will not be granted where there are inadequate water supplies, sewerage or land drainage systems to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of necessary infrastructure.
17. **TR/1 - Planning for More Sustainable Travel** states planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel modes. The amount of car parking provision in new developments should be minimised, compatible with their location. Developments should be designed from the outset with permeable layouts to facilitate and encourage short distance trips by cycle and walking. Safe and secure cycle parking shall be provided.
18. **TR/2 - Car and Cycle Parking Standards** states car parking should be provided in accordance with the Council's maximum standards, to reduce over reliance on the car and to promote more sustainable forms of transport.
19. **SF/10 - Outdoor Play Space, Informal Open Space and New Developments** requires all residential developments to contribute towards outdoor playing space (including children's play space and formal outdoor sports facilities) and informal open space to meet the additional need generated by the development in accordance with the standards in Policy SF/11.

An appropriate contribution will be required for 'off-site' provision of the types of space not provided on-site.

Consultations

20. **Cottenham Parish Council** - approves the amended layout plan. It originally recommended approval but commented that it had serious concerns re: access onto Oakington Road due to its proximity to the junction with Rampton Road. If approved, suitable traffic calming measures would be required including priority to residents due to likely increase in traffic from Northstowe.
21. **Local Highways Authority** - refuse. Substandard visibility to Oakington Road, where 2.4m x 90m must be provided. The road has been designed as a shared surface road straight off a distributor road which will be unsafe. Footways must be provided into the site, even if it then changes at a gateway feature into a shared surface road, as it stands vehicles would encounter pedestrians in the carriageway as they turn off the main road.
22. In response to the amended layout plans, the **Local Highway Authority** states:

The visibility splay to the right at the access encompasses the existing mini roundabout, which is a speed reducing feature, and so provides adequate safety for the access.

The visibility to the left provided 60 metres at 2.4 metres setback. Although current design standards requires 70 metres, the nature of Oakington Road is such that

vehicle speeds are constrained, and so, in this particular location a 60 metres distance is acceptable.

23. **Trees and Landscape Officer** - Boundary and landscaping details should be required by conditions.
24. **Housing Development Officer** - supports the scheme and has been working with an RSL, Accent Nene Ltd, to enable it to go ahead. The mix is as agreed to meet local need and full consultation has been carried out with the Parish Council, local residents and Council tenants.
25. **County Archaeology** - The application site lies in an area of high archaeological potential and it is likely there will be remains on site. A scheme of archaeological investigation is required using Planning Policy Guidance 16, 'Archaeology and Planning' condition.
26. **Old West Internal Drainage Board** - It is outside of its area, but in an area that drains into it. There is no residual capacity in the Board's receiving system. Provided soakaways are used to dispose of all surface water it has no objection.
27. **Environmental Operations Manager** has not commented.
28. **Ecology Officer** has no objections. He recommends a condition requiring a scheme of nest boxes.

Representations

29. Four letters of objection from numbers 10 & 23 Ellis Close; and 13 & 17 Rampton Road have been received. The grounds of objection are summarised below:
 - a) House adjacent to the boundary of 10 Ellis Close will overlook.
 - b) Need to prune garden tree in Ellis Close garden, resulting in increased overlooking.
 - c) Too cramped.
 - d) Access is too close to the junction with Rampton Road.
 - e) There is already enough social housing in this part of Oakington Road.
 - f) Loss of light to properties on Rampton Road and first floor window in the north east elevation of Plot 1 will overlook No. 13 Rampton Road.
 - g) Noise and dust pollution resulting from the development.
 - h) The existing drainage system is inadequate. At times of substantial rainfall the sewer blocks and water backs up into the toilet system of houses on Rampton Road. Although Anglian Water is responsible for the drain and have attended on such occasions, this is an indication that the existing system could be exacerbated.
 - i) Construction traffic using the road, which currently is experiencing heavier levels due to the closure of Park Lane for the guided busway.
 - j) Overbearing to property on Rampton Road.

- k) Layout should be revised so houses are closer to properties on Oakington Road, which have long rear gardens.
30. Cottenham Village Design Group - this is a well considered proposal on an appropriate infill plot. The buildings and material reflect those found locally.

Planning Comments – Key Issues

31. The proposal for six affordable dwellings on a site within the village framework complies with settlement, housing mix and affordable housing policies of the adopted Local Development Framework. A need has been demonstrated, notwithstanding the presence nearby of Local Authority housing.
32. The density is below 30dph because of the length of access required to serve the site. Excluding the land required for access, density would be 32 dph. In any event the character of the proposal, comprising a terrace of four dwellings and a pair of semi-detached dwellings, is not out of keeping with the immediate locality.
33. Vehicular access achieves acceptable visibility splays to Oakington Road. A footpath has been achieved around the south west junction bellmouth and a rumble strip has been provided to slow the speed of vehicles entering the shared surface access road from Oakington Road.
34. Although the proposed dwellings will be an acceptable distance from adjoining dwellings (flank wall of Plot 1 to No. 17 Rampton Road some 18 metres and rear wall of Plot 2 to rear of No. 10 Ellis Close some 24 metres), there is a need to protect neighbour amenities by incorporating obscured glass in a first floor bathroom window in the northeast elevation of Plot 1 and requiring details of all site boundary treatment. Existing hedge and trees along site boundaries is to remain. The closest distance will be some 12 metres between the flank wall of Plot 3 and the back of No. 14 Ellis Close. The impact is mitigated by Plot 3 being single storey, orientated to the north west and designed with a hipped roof.
35. Eleven parking spaces are provided and all will be block paved to minimise noise disturbance.
36. Surface water is to be disposed of to soakaways, which is acceptable. The site is not located within either a high (3) or medium (2) risk flood zone. Foul water is to be disposed of to the main sewer. This is the preferred option in drawing up sewerage proposals for any development.
37. The applicant has been advised by letter of the amount of open space contribution generated by the scale of the proposed development in accordance with Policy SF/10 of the adopted Local Development Framework 2007. This Policy applies to all residential developments, although sheltered dwellings and residential homes will not be required to provide outdoor play space. There is no exemption for affordable housing. A condition can be imposed to require a scheme to be submitted and approved.
38. The submitted Design and Access Statement indicates that the dwellings will achieve a 'very good' rating under the Building Research Eco Homes assessment scheme. In order to attain this rating sustainable construction methods will be employed, together with measures to reduce energy and water usage. Each property will have a hard standing for bins in rear gardens and will be fitted with rainwater butts.

39. Finally, I would recommend an 'hours of working' condition for power operated machinery during the period of construction to minimise disturbance to adjoining residents.

Recommendation

40. Approve, as amended by letter dated 14th January 2008 and drawing no. 01B franked 21st January 2008.

Conditions

1. ScA (RcA) - commencement of development.
2. Sc5(a) Materials (Rc5 (a) (i)).
3. Sc51 Landscaping (Rc51).
4. Sc52 Implementation of Landscaping (Rc52).
5. Sc60 Boundary treatment - "...all....dwellings are...."
(Rc60 and to protect the amenities of adjoining residents).
6. Sc66 Archaeological Investigation "...on the application site until" (Rc66).
7. Sc26 "During the period of construction no08.00 hours08.00 hours
....18.00 hours 13.00 hours
8. No electricity sub-station shall be installed other than in accordance with a scheme which shall previously have been submitted to and approved in writing by the Local Planning Authority.
(Reason - To ensure that any electricity sub-station, by virtue of its siting or design, would not be obtrusive.)
9. The first floor window in the north east elevation of Plot 1 of the development, hereby permitted, shall be fitted and permanently maintained with obscured glass.
(Reason - To safeguard the privacy of occupiers of adjoining properties.)
10. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no further windows, doors or openings of any kind shall be inserted at first floor level in the north east elevation of Plot 1 of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - To safeguard the privacy of occupiers of adjoining properties.)
11. Sc21 Withdrawal of Permitted Development. Part 1, Classes A and B.
(Rc21(b)).
12. Paragraph D5(a) "Visibility splay shall be on the north west side
parking space for Plot 6 and shall (Rc10 safety).

13. The dwellings, hereby approved, shall not be occupied other than in accordance with the principles of affordable housing as indicated in Policy HG/3 (Affordable Housing) of the adopted Local Development Framework Development Control Policies 2007.
(Reason - In order to retain the development as affordable housing to meet the housing needs of the local area in perpetuity.)
14. No development shall begin until details of a scheme for the provision of recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 (Outdoor Play Space, Informal Open Space and New Developments) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
(Reason - To ensure that the development contributes towards outdoor playing space in the community in accordance with the above-mentioned Policy of the Development Plan.)
15. No development shall begin until a scheme for the provision of bird nest boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policy NE/6 of the Local Development Framework Development Control Policies 2007).

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

- South Cambridgeshire Local Development Framework 2007
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/1979/07/F

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