

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd April 2008

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

S/0125/08/F - LANDBEACH

Erection of 2 Dwellings at Land Between 60 & 70 High St, Landbeach

Recommendation: Delegated Approval subject to Highway Comments

Date for Determination: 18th March 2008

Notes:

This Application has been reported to the Planning Committee for determination because the proposal is a departure to Policy SF10 of the Local Development Framework 2007

Conservation Area

Departure Application

Site and Proposal

1. The 0.18 hectare site in question consists of an open piece of land between Nos.60 and 70 High Street Landbeach. This piece of land has an existing gated vehicular entrance to its frontage and is partially screened from the roadside by an existing hedgerow. The site is located within the village framework and Conservation Area. To the north of the site lies No.60, which is a detached bungalow and to the south of the site lies No.70, which is a two storey detached dwelling.
2. The application, received on 22nd January 2008, proposes the erection of 1 market and 1 affordable unit along with associated garaging. Both would be served by individual vehicular accesses onto the High Street. The market dwelling would be a two-storey detached double fronted 4-bedroom dwelling with detached garage, whilst the affordable dwelling would be a chalet 2-bedroom bungalow with integral carport. The density equates to 11.1 dwellings per hectare.

Planning History

3. Planning Application **S/1026/07/F** for the erection of a single dwelling was withdrawn on the grounds that the erection of one dwelling would not meet the requirements for housing density and would not make best use of land.
4. Planning Application **S/0126/02/F** for the erection of a single dwelling was approved.

S-0125-08-F



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Scale 1/1250 Date 25/3/2008

Centre = 547738 E 264708 N

April 2008 Planning Committee

Planning Policy

South Cambridgeshire Local Development Framework (LDF), adopted January 2007

5. **Policy DP/1 “Sustainable Development”** only permits development where it is demonstrated that it is consistent with the principles of sustainable development. The policy lists the main considerations in assessing whether development meets this requirement.
6. **Policy ST/7 “Infill Villages”** residential development and redevelopment within the village frameworks of these villages, as defined on the Proposals Map, will be restricted to not more than 2 dwellings.
7. **Policy 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. **Policy 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. **Policy 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. affordable housing and education.
10. **Policy DP/7 “Development Frameworks”** permits development within village frameworks provided that retention of the site in its present state does not form an essential part of the local character; it would be sensitive to the character of the location, local features of landscape, ecological or historic importance, and the amenities of neighbours; there is the necessary infrastructure capacity to support the development; and it would not result in the loss of local employment, or a local service or facility.
11. **Policy CH/5 “Conservation Areas”** requires applications in Conservation Areas to be determined in accordance with legislative provisions and national policy (currently in Planning Policy Guidance 15) and guidance in Conservation Area Appraisals (where they exist) and the District Design Guide.
12. **Policy HG/1 “Housing Density”** is set at a minimum of 30dph unless there are exceptional local circumstances that require a different treatment in order to make best use of land. Higher densities of 40dph will be sought in the most sustainable locations.
13. **Policy HG/3 “Affordable Housing”** at a level of 40% or more of all new dwellings on developments on two or more units is required to meet housing need. The exact proportion, type and mix will be subject to the individual location and the subject of negotiation. Financial contributions will be accepted in exceptional circumstances.
14. **Policy SF/10 “Outdoor Play Space, Informal Open Space and New Development”** requires that all new residential development contribute towards outdoor space. The policy states that for small developments (less than ten units) only informal open space is expected to be provided within the site. Contributions to

off-site provision and maintenance of other types of open space will be expected in addition to this.

15. **Policy NE/6 “Biodiversity”** Aims to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitats and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation.
16. **Policy “TR/2 Car and Cycle Parking Standards”** identifies maximum parking standards to reduce over-reliance of the car and to promote more sustainable forms of transport. Cycle parking should be provided in accordance with minimum standards.

The Cambridgeshire and Peterborough Structure Plan 2003:

17. **Policy P1/3 “Sustainable Design”** requires a high standard of design and sustainability for all new development and which provides a sense of place, which responds to the local character of the built environment.

Consultation

18. **Landbeach Parish Council** – recommends approval.
19. **Local Highway Authority** – Unless empirical evidence is provided to justify a lesser provision, 2.4m by 70m visibility splays must be provided.

Verbal comments will be presented at the Committee in response to the submission of a traffic assessment aimed at justifying a lesser provision of vehicular visibility splays, based upon a speed survey.

20. **Conservation Manager** – No objection, however, I would wish to see the detail of external materials, windows, doors, landscaping (hard and soft), roof lights, raised surrounds to heads and jams, sub cills and for permitted development rights to be withdrawn with restrictions to the conversion of the garaging.
21. **Old West Internal Drainage Board** - No comments.

Representations

22. 1 letter of objection from No. 70 High Street has been received, which related to the inaccurate site boundary line. This matter has since been dealt with by an amended site plan, block and floor plans received 28th February 2008.

Planning Comments – Key Issues

23. This application is being brought before the Planning Committee on the grounds that the proposal marks a departure to Policy SF/10 (Public Open Space) of the Local Development Framework 2007. The applicant has undertaken pre-application advice with the area team following the previously withdrawn planning application (S/0125/07/F) and since the advice which has been given during these negotiations Policy SF/10 has been adopted. Given that this current scheme has been designed without this policy in mind, officers are minded to not apply it within this case, as it would be deemed unreasonable to do so. I do not consider that this represents a

significant departure to warrant referring the application to the Secretary of State under the Town & Country Planning (Development Plan and Consultation) (Departures) Directions 1999.

24. The proposal does not meet the required standards for vehicular visibility splays of the Design Manual for Roads and bridges. The scheme instead provides splays of 2.4m by 43m as set out in the Manual for Streets. The applicant has commissioned a visibility and access report for the site in order to justify the lesser provision for both access points as requested by the Highway Authority. I am currently awaiting the representation from the Highway Authority on this report and these comments will be presented verbally at the Planning Committee meeting.
25. The previous planning application S/1016/07/F proposed the erection of one dwelling following the previous approval for the site for a similar proposal, which had expired. However, since that original permission, local planning policy has changed and the erection of one dwelling would not constitute the best use of land at an adequate density. Any additional dwelling would then also have to be affordable, which this proposal reflects; hence the application adheres to Policies HG/1 and HG/3 of the Local Development Framework 2007.

Recommendation

26. Subject to highway comments, delegated approval

Conditions

1. SCA – RCA
2. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details:
 - a) The materials to be used for the external walls and roofs (Rc5 (a)ii).
 - b) Large-scale details of windows and doors (Minimum Scale of 1:20) including details of raised surrounds to heads, jambs and sub cills. (Reason – To ensure the preservation of the special character and appearance of the Conservation Area).
 - c) SC5(d)refuse storage accommodation and cycle storage (RC5 (d)).
 - d) SC5(e) materials to be used for hard surfaced areas within the site including driveways and car parking areas (Rc5 (f)).
 - e) Details of Conservation Roof lights manufacturer type and size (Reason – To ensure the preservation of the special character and appearance of the Conservation Area).
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. (Reason - To enhance the quality of the development and to assimilate it within the area.)
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons

following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (Reason - To enhance the quality of the development and to assimilate it within the area.)

5. No further windows, doors or openings of any kind shall be inserted at first floor level in the north and south elevations 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 the adjoining properties.)
6. The first floor window in the north elevation of House 1, hereby permitted, shall be fitted and permanently maintained with obscured glass. (Reason - To safeguard the privacy of occupiers of the adjoining property.)
7. During the period of construction no power operated machinery shall be operated on the premises before 08.00 am on weekdays and 09.00 am on Saturdays nor after 18.00 pm on weekdays and 13.00pm on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions. (Reason - To minimise noise disturbance to adjoining residents.)
8. The development shall not begin until a scheme for the provision of affordable housing in accordance with Policy HG/3 of the Local Development Framework Development Control Policies 2007 has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
a) the timing of the construction of the affordable housing; b) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and c) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced. (Reason: To ensure the development makes a gain for affordable housing facilities in accordance with Policy HG/3 of the South Cambridgeshire Local Development Framework 2007.)
9. Para D5(a) - Visibility splays 2.0m x 2.0m on both sides of each access. (Reason - In the interests of highway safety.)
10. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the dwellings are occupied or the development is completed, whichever is the sooner. (Reason - To ensure that the appearance of the site does not detract from the character of the area.)
11. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited

in respect of House 1 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-

- i) PART 1, (Development within the curtilage of a dwelling house, Classes A, B and C.
(Reason - To retain a small affordable dwelling in accordance with Policy HG/3 of the Local Development Framework, adopted 2007).

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

- South Cambridgeshire Local Development Framework (adopted 2007)
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/0125/08/F, S/1026/07/F and S/0126/02/F
- Documents referred to in the report including appendices on the website only and reports to previous meetings

Contact Officer: Mike Jones - Planning Assistant
Telephone: (01954) 713253