

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th June 2008

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

S/0490/08/RM - TEVERSHAM

The Discharge of Reserved Matters for Siting, Design, Means of Access and Landscaping of Outline Planning Application S/1121/05/O; Erection of Village Hall with Associated Parking for Teversham Parish Council Land off High Street

Recommendation: Delegated Approval

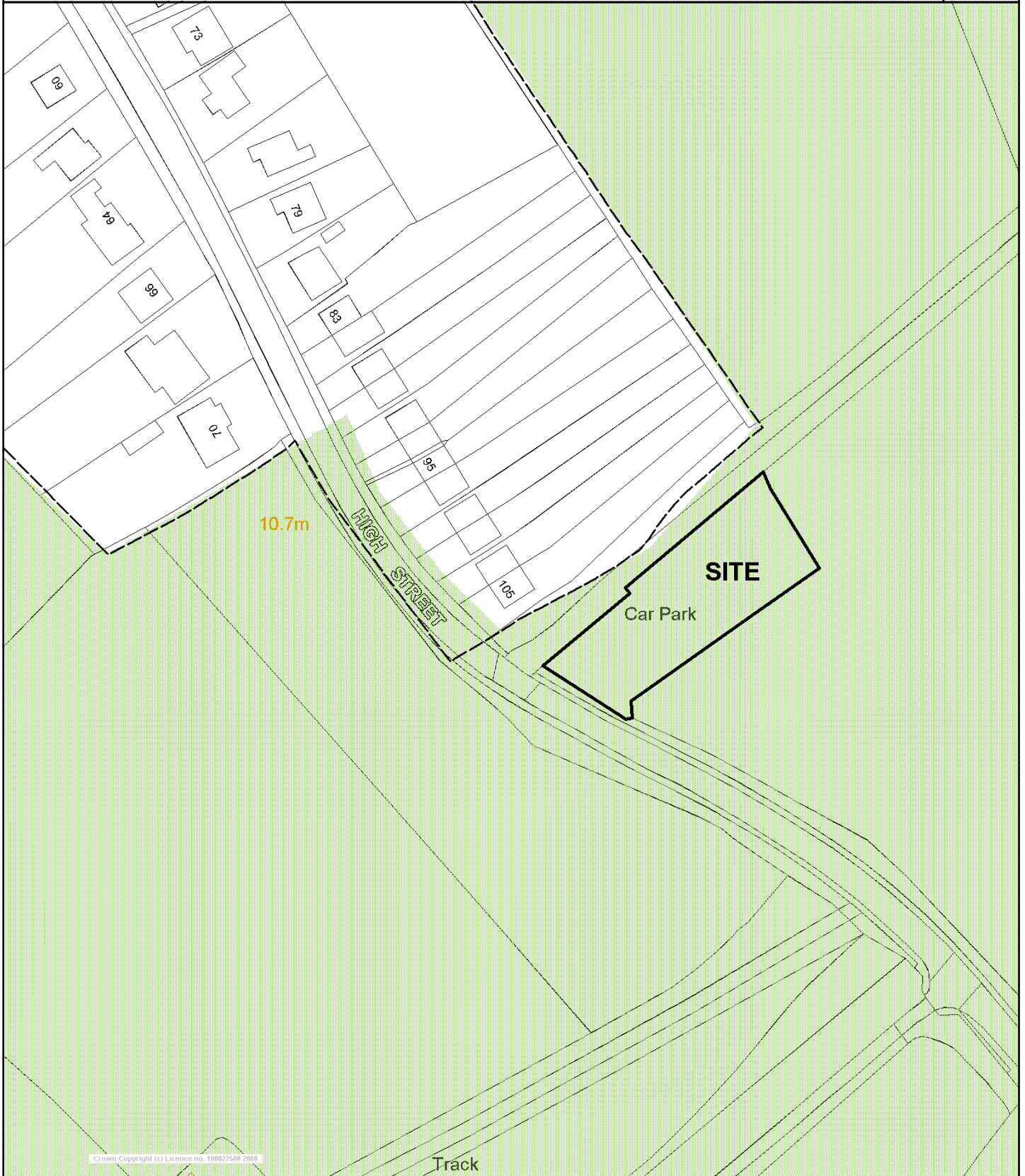
Date for Determination: 9th May 2008

Notes:

This Application has been reported to the Planning Committee for determination at the request of Cllr Hunt.

Site and Proposal

1. The site comprises of a piece of land situated off the High Street, which is currently used as a parking area (0.15 ha in area) to the recreational ground situated to the north. The surface area of the site at present is uneven with many pot holes and loose gravel. The site is screened from open views out into the surrounding countryside by dense landscaping belts to the north and to the east. The site has an existing vehicular access from the High Street, which is denoted by a height restriction barrier.
2. The site is outside of the village framework within the open countryside and Green Belt. There is an access road that runs alongside the western boundary of the site, which leads to the recreation ground and Teversham Sewage Works to the north of the site. Adjacent to this access on the village edge is a series of semi-detached properties fronting the High Street. No. 105 is the nearest with its rear garden abutting the side access road adjacent to the application site.
3. The application, received 14th March 2008, proposes the discharge of the reserved matters for the siting, design, means of access and landscaping principles of planning application S/1121/05/O. The proposal seeks the erection of a village hall building, situated at the rear of the application site with associated car parking to its frontage with a vehicular access from the High Street.
4. This proposed building is proposed as a multi-use village facility for the community serving as the Parish Council Office as well as public meetings and events. The structure would be single storey with a gable end fronting the High Street constructed in brick. The main hall would be approximately 17.2m x 9m with eaves and ridge heights of 3m and 7.7m respectively. A side wing accommodating toilets, kitchen and stores would be 4.3m x 11.2m with eaves and ridge height of 2.5m and 6.5m respectively.



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Scale 1/1250 Date 19/5/2008

Centre = 550162 E 257922 N

4th June Planning Committee

Planning History

5. Planning Application **S/1121/05/O** for the erection of a village meeting hall was approved on 2nd September 2005.

Planning Policy

Local Development Framework 2007

6. **Policy ST/6 “Group Villages”** acknowledges that Group villages, such as Teversham, are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.
7. **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.
8. **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.
9. **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.
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 NE/1 “Energy Efficiency”** requires development to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new and converted buildings. Developers are encouraged to reduce the amount of CO₂m³ / year emitted by 10%.
12. **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.
13. **Policy NE/9 “Water and Drainage Infrastructure”** indicates that planning permission will not be granted where there are inadequate water supply, 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.

14. **Policy TR/1 “Planning for More Sustainable Travel”** states that planning permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel mode(s). Opportunities to increase integration of travel modes and accessibility to non-motorised modes by appropriate measures will be taken into consideration.
15. **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.
16. **Policy GB/1 “Green Belt”** states that there is a presumption against inappropriate development in the Green Belt, as defined in section 3 of PPG2: Green Belts.
17. **Policy GB/2 “Mitigating the Impact of Development in the Green Belt”** requires appropriate development in the Green Belt to be located and designed so that it does not have an adverse effect on its rural character and openness and subject to appropriate landscaping.

The Cambridgeshire and Peterborough Structure Plan 2003:

18. **Policy P1/3 “Sustainable Design”** of the County Structure Plan 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. This policy is supported by Policy DP/2 of the Local Development Framework 2007.
19. **Policy P9/2a - Green Belt** defines the extent to which urban growth around Cambridge will be limited in order to preserve the character of Cambridge, maintain and enhance the quality of its setting, and to prevent communities merging into one another and the city. In the Green Belt development is limited to appropriate rural uses such as for agriculture.

Consultation

20. **Teversham Parish Council** – Recommend Approval
21. **Highway Authority** – Further information is required in relation to expected traffic flows generated as a result of this application and the subsequent traffic impact upon the surrounding highway network.
22. **Landscape Design** – Comments are awaited.
23. **Anglian Water** – Comments are awaited.
24. **Police Liaison Officer** – Comments are awaited.

Representations

25. Cllr Hunt has requested that this application be called before the Planning Committee for determination due to the nature of the objections from local residents and due to the conflict of interest of the Parish Council and herself.

3 letters of representation have been received from occupiers of Nos. 73 and 105 High Street and 2 Church Road, the content of which have been summarised below:

- (a) The visual appearance of the building due to its height, why would a village hall need to be two-storey?
- (b) The car park and surrounding area already becomes congested when the local football team are playing, the proposal will intensify this.
- (c) There have been accidents on the main road (30mph); the building will intensify such events.
- (d) There is a concern over noise and security of the building and the surroundings with possible noise and disturbance upon adjacent residential properties.
- (e) Has suitable drainage been considered, especially as there is a ditch on the north west site boundary.
- (f) Is the building outside of the village framework?
- (g) The plans under consideration are completely different to the plans submitted under the outline application.
- (h) There has been a change in circumstances within the village with the post office and village shop and village pub closing recently. It is sensible proceeding with the present hall plans?
- (i) Residents would like to raise these views at the Planning Committee.
- (j) Is there a need for such a large building within such a small village?
- (k) The proposed access is on a shared access road, with no notification over its use.
- (l) The building will result in a loss of car parking, which is required upon weekends.
- (m) Anglian Water should be notified of this application, as they use the adjacent side access to enter the sewage works to the north.
- (n) The 2m high barrier to the existing access was designed to keep out travellers, therefore similar security should be sought.
- (o) The School Hall could be modified to suit most village needs without the problems that would be raised by this new building.
- (p) The cost of the building in the long term will place a burden on the Parish.

- (q) The village is divided and it is unlikely that those within Cherry Hinton will visit this site.

Planning Comments

Green Belt

26. This application was subject to an outline application (S/1121/05/O), which was determined at the Planning Committee and approved, only after referral to the Secretary of State as a Departure. That application was not called in. Although it represented inappropriate development, the provision of an essential village facility and the lack of an alternative site outside the Green Belt represented very special circumstances justifying support for the application.
27. The proposed building would be single storey and situated at the rear of the site with its associated car parking laid out in 2 linear bays at the front of the building. Given that the principle of the building and its location have been agreed at the outline stage it is deemed that the building by virtue of its scale and design would not impact upon the character and openness of the Green Belt. The existing landscaping to the north and eastern boundary would remain, which screens the site from the surrounding flat arable land.

Access & Parking

28. Due to the limited visibility to the north, the Local Highway Authority recommended that the outline application be refused. As the proposal is to be situated on the edge of the village it is clear that most of its users/visitors would drive to the site. However, the application states that the Parish envisages most people visiting the site will walk or cycle. Furthermore, the visitors to this site will be fully aware of the access and the nature of the High Street and would therefore negotiate entrance and egress carefully. The Highway Authority has requested further information in order to determine the likely increase of movements to this site and the possible harm upon the High Street through such intensification. Further progress will be reported at the Committee Meeting.
29. The Village Hall would have a floor area of approximately 190 square metres, which would equate to the maximum standard of parking provision of 24 car parking spaces and 12 cycle spaces in accordance with Policy TR/2 "Car and Cycle Parking Standards". The proposal would provide 23 car parking spaces with additional 2-disabled bays along with the storage for 12 cycles. There would also be the provision for a delivery space behind the building for a lights good vehicle. This would satisfy the maximum standards set out by Policy TR/2. However, the site at present currently also provides car parking for the recreation ground to the rear. Representations from neighbours suggest that at peak times (weekends) the car park overflows. The current parking area serving the recreational ground provides approximately 35 spaces. Therefore there would be a loss of approximately 10 spaces.
30. There is a concern that the loss of 10 spaces and the combined use of the site as a village meeting hall and recreation ground would result in a significant increase in traffic movements. One change in circumstance since the outline application is the adoption of the Local Development Framework and Policy TR/1 "Planning for more Sustainable Travel" states that 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 mode. In line with this policy the Council is minded to minimise the amount of car parking provision in new developments by restricting car parking to the maximum levels. Nevertheless this proposal already benefits from outline consent and it is purely the means of access to the site that requires determination.

Recommendation

31. Subject to comments from the Highway Authority, approve reserved matters in accordance with outline planning permission ref. S/1121/05/O, dated 2nd September 2005 and the conditions attached thereto.

Additional Conditions

1. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard 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.
(Reason - To enhance the quality of the development and to assimilate it within the area.)
2. 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 building 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.)
3. No development shall take place until a scheme of ecological enhancement outlining the provision of bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason – To ensure ecological enhancement of the site in accordance with Policy NE/6 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007) and Development Control Policies (adopted July 2007).
- Cambridgeshire and Peterborough Structure Plan 2003.
- Planning application files ref. S/0490/08/RM and S/1121/05/O.

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