

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

14th January 2009

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

S/1738/08/F - SAWSTON

**Construction of Two Residents Parking Bays
at Land to the South of 49 Huntingdon Road for South Cambridgeshire District Council**

**Recommendation: Approval subject to amended plan
ref: 83/CP/15 Rev A received 4th December 2008**

Date for Determination: 29th January 2009

Notes:

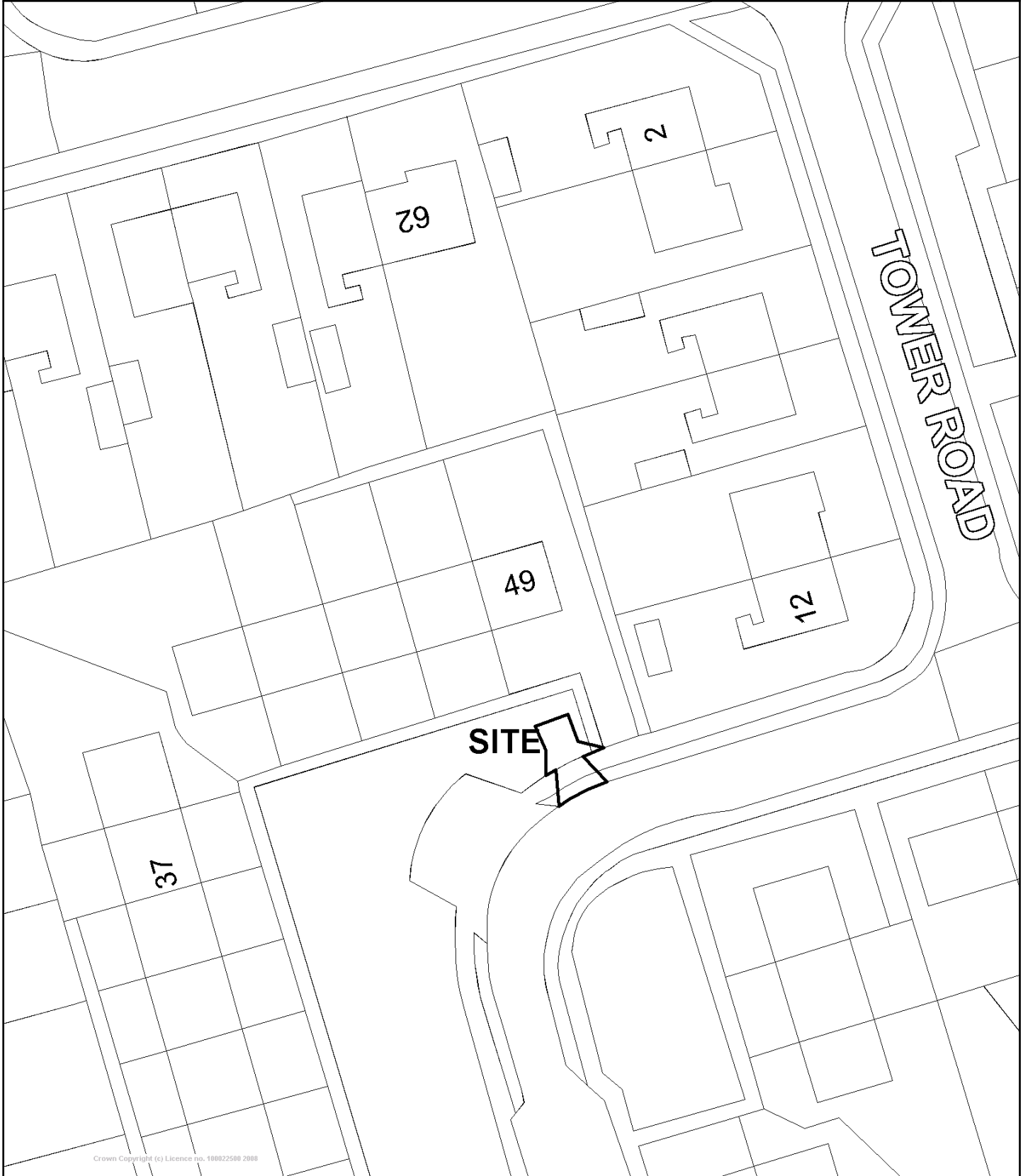
This Application has been reported to the Planning Committee for determination because the applicant is South Cambridgeshire District Council and the Officer recommendation is contrary to that of the Parish Council.

Site and Proposal

1. Huntingdon Road is a through road that leads from Tower Road to Falkner Road. The road makes a 90° bend at its mid point. Surrounding development forms part of a mid – late 20th century residential estate. The immediate vicinity is characterised by single storey terraced dwellings set back from the road. At the point of the bend in the road large grass verges line the highway. Within the verges on the north side of Huntingdon Road are existing residents parking bays with a combined capacity for approximately seven vehicles. The verges are in the ownership of South Cambridgeshire District Council.
2. The site itself is an area of grass verge encompassing part of the footpath on the north side of Huntingdon Road approximately 9m by 5m in area.
3. The application, received 3rd October 2008, as amended on 4th December 2008, proposes the construction of two residents parking bays on the site. The proposed bays are each 2.5m x 5m in dimension and are to be finished with mono key block paving laid in a herringbone pattern to match the existing parking bays in the vicinity. A dropped curb is also to be constructed to provide access from Huntingdon Road to the proposed bays.

Planning History

4. Planning Application **S/2267/06/F** was approved for the construction of three residents parking bays at a site on Huntingdon Road approximately twenty metres south of the site that is the subject of this application. The Parish Council recommended approval of this application.



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Scale 1/500 Date 15/12/2008

Centre = 549063 E 249850 N

January Planning Committee

Planning Policy

Relevant policies are listed below. Please refer to Appendix 1 to this Committee agenda for further details.

5. *South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007:*

Policy DP/1 “Sustainable Development”, **Policy DP/2** “Design of New Development” and **Policy DP/3** “Development Criteria”.

Consultation

6. **Sawston Parish Council** – Recommend refusal of the application on the grounds of the loss of green space and the fact that approval may set a precedent for the further loss of green verges in the area.
7. **Local Highways Authority** – Has no objection to the proposals but has requested that the applicant show the dimensions of the car parking spaces which should be 2.5m x 5m and recommends that the following condition be applied to any consent granted:

Details showing two 2.0m x 2.0m visibility splays shall be provided and shown on drawings. The splays are to be included within the curtilage of the site and the area shall be kept clear of all planting, fencing, walls and obstructions exceeding 600mmm high

Representations

8. None received.

Planning Comments – Key Issues

Material Considerations

9. ***Visual Amenity*** – One of the key planning issues to consider in this instance is the impact upon the visual amenity of the area as a result of the proposed parking bays. Whilst the proposed parking bays do regrettably result in a loss of green space, it is Officer opinion that the loss is minimal. Furthermore the bays are not considered an incongruous feature within the existing street scene given the context of the existing parking bays along Huntingdon Road. As such the proposal is not considered to harm the visual amenity of the area. An existing silver birch tree and hedges on the west, north and east sides respectively of the development will be retained.
10. ***Highway safety*** - Huntingdon Road is a through road. However it appears to be relatively quiet outside of peak traffic times and ambient vehicle speed appear to be relatively slow. As such parking bays in this location are unlikely to pose a significant issue for highway safety providing adequate visibility splays can be accommodated. Amended plan ref: 83/CP/15 Rev A clearly shows that two 2.0m x 2.0m visibility splays are provided within the curtilage of the site and these are not obstructed in any manner. To this end the proposed parking bays are not considered to inhibit highway safety in any manner.

11. **Permeability** – A relatively new consideration for any form of hard surfacing is the permeability of the surface and its propensity to absorb or re-direct surface water run-off. The mono key block paving proposed for the hard surface can be laid in such a manner as to allow a reasonable degree of permeability. However in this instance the plans show that surface run off will be directed to a soak away. Hence there are no concerns regarding permeability.
12. Having regard to the above and having taken all applicable national and local planning policies into account I am satisfied that the application should be approved.

Recommendation

13. Approve subject to amended plan ref: 83/CP/15 Rev A received 4th December 2008.

Conditions

1. Standard Condition 1 (Reason 1)
2. SC22 (a) Visibility (RC22)

Informatives

1. The granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. Separate permission must be sought from the Highway Authority for such works and all costs will be borne by the developer.

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

- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning Applications ref: S/2267/06/F and S/1738/08/F

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