

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th March 2009

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

S/1688/08/RM - PAPWORTH EVERARD
Approval of Appearance, Landscaping, Layout and Scale
For the Erection of 150 Dwellings
(Reserved Matters Pursuant to Outline Planning Permission Ref S/2476/03/O)
Land South of Church Lane and West of Ermine Street South
For David Wilson Homes South Midlands

Recommendation: Delegated Approval

Date for Determination: 23rd December 2008
(Major Application)

Notes:

This Application has been reported to the Planning Committee for determination because the recommendation of delegated approval by Officers is likely to conflict with the views from Papworth Everard Parish Council and it follows a deferral from a previous Planning Committee meeting.

Update

1. Members may recall resolving to defer the item at the January 2009 Planning Committee meeting. The report to meeting is attached as Appendix 1. In it I recommended delegated powers of approval subject to further negotiation with the applicants and Papworth Everard Parish Council to resolve a number of outstanding issues.
2. Following the Planning Committee meeting a series of meetings have taken place with the applicants, Papworth Everard Parish Council, the Council's appointed Urban Design Consultant, Conservation Officer, Local Highway Authority and the case officer. The minutes are attached as Appendix 2. The applicants have prepared revisions to attempt to resolve the issues raised.
3. At the time of preparing the report the amendments are in the consultation phase and responses have been received from the Conservation Officer only. Members will be updated at the meeting.
4. The amendments also increase the numbers from 150 to 166 to include the block of 16 flats that have already been approved but could otherwise only be developed in line with the conditions contained within the previous Reserved Matters consent ref. S/0093/07/RM some of which cannot now be complied with.
5. At the January 2009 Committee meeting Members expressed a desire that should approval be granted the applicants comply with the conditions on the previous Reserved Matters Consent ref. S/0093/07/RM whilst recognising the advice contained within the report and given by the Legal Officer that many of the conditions did not pass the tests laid down in the legislation. The applicants have worked with both



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Scale 1/2500 Date 9/12/2008

Centre = 528742 E 262271 N

January 2009 Planning Committee

SCDC and the Parish Council to consider an appropriate method by which these can still be addressed. The applicants are therefore willing to offer a Unilateral Undertaking which has been drafted and is attached as Appendix 3. Any grant of Reserved Matters Consent will be dependant upon this agreement being in place. Discussions are ongoing on this matter and Members will be updated at the meeting.

6. I expect to be in a position to recommend approval at the meeting subject to the responses to the amended plans.

Consultations

7. **Conservation Officer's** recommended conditions in relation to the most recent amendments.

The Conservation Officer has commented further. He has no objections but recommends the following conditions:

Architectural Detailing

Notwithstanding the indicative architectural detailing on front, side and rear elevation drawings, before work on site begins, drawings of at least 1:20 scale of the following detailing elements will be submitted to and approved by the Local Planning Authority:

- (a) Chimney construction, materials and detailing.
- (b) Porches, bay window and dormer construction, materials and detailing.
- (c) Window and door heads and sills on front, rear and side elevations.
- (d) Wooden cladding and boarding materials, construction and detailing including junctions with adjacent materials.
- (e) Eaves and verge construction, including dentil courses where proposed.

Reason. To ensure visual quality and compatibility between all phases of the development and the existing village built form and its landscape setting and to assure the long term character and appearance of the development.

Building Materials

Prior to work beginning on site, details of the following will be submitted to and approved by the local planning authority:

- (a) Roof tiles and slates, and methods of fixing.
- (b) All bricks.
- (c) Horizontal wood and wood effect boarding, wooden cladding and other cladding materials.
- (d) Rainwater goods, soil vent pipes and vents and other external mechanical, sanitary and electrical fittings and works.
- (e) Garage and dwelling doors.
- (f) Window materials.

Reason. As *Architectural Detailing* above.

Building Material Sample Panels

Prior to formal construction work beginning on site, the developer shall erect on site, in an agreed position sample panels for EACH of the building materials combinations proposed, comprising:

- (a) 2m sq. minimum area of roof slate and tile at an appropriate pitch AND
- (b) 2m sq. minimum of each brick type incorporating a sample window with proposed heads (arches) and sills.
- (c) 2m sq. of render incorporating brickwork below dpc, a sample window with arch and sill detailing and painted in proposed colour schemes
- (d) 1m sq. of each materials where combinations of materials are proposed (for example brick and horizontal boarding or render and wood cladding).
- (e) Gutters, eaves construction and formed plinths.

Reason. To ensure that each proposed individual building material and the proposed combinations can be properly and objectively assessed in the context of the existing village and landscape forms.

Colour Schedules

Prior to formal construction work on site commencing, schedules of colour schemes for the following will be submitted to and approved by the local planning authority:

- (a) External dwelling and garage doors.
- (b) Rainwater goods and other external pipe work.
- (c) Cladding paints, stains and finishes.
- (d) Painted surfaces including fascia boards, porches, bargeboards etc.

Reason. To ensure visual compatibility throughout all phases of the development.

Plot Exclusion From Consent

The elevational treatment of house type 01 on plots 17 and 161 is excluded from this consent.

Reason. These plots are to have a contemporary form of architectural design, so forming a cohesive visual entity with Entrance Block 21 as indicated on Perspective Drawings 06-0943-462 Rev A, 06-0943-464 and 06-0943-460 Rev A and plot no. 160. Elevational drawings in accordance with the contemporary design objective and in accordance with the Perspective drawings has not been submitted as part of the application.

Elevational Design Exclusions From Consent

The following design elements are excluded from this consent:

- (a) House type 5 – rear rooflights.
- (b) House type 12 – front elevation staircase tower eaves and ridge heights.
- (c) House type 17 – height of dormer windows to elevation 1 (2 windows) and elevation 3 (1window).
- (d) House Type 21 – rear rooflights.
- (e) House Type 23 – roof to side elevation (left) bay window.
- (f) Plot 66 Garage – amend to pyramid roof.

Reason. These architectural elements are visually incompatible with the overall architectural detailing context and would result in visually discordant features in the proposed development.

Architectural Detailing, Building Materials and Colour Schemes – Entrance Block 21, Plot 17, Plot 160 and Plot 161.

Before any work on site commences, plot specific drawings at a scale of not less than 1:20 will be submitted to and approved by the local planning authority of the following design elements:

- (a) Eaves construction and materials
- (b) Cladding and boarding
- (c) Windows and choice of window materials
- (d) Lintels, sills and plinths
- (e) Construction junctions between materials

In addition, Plot specific schedules of materials and colour schemes will be submitted to and approved by the local planning authority for these plots.

Reason. Each of these plots has an individually designed building to assist the visual transition from Papworth village (Ermine Street) to the new housing development.

Wood Windows – Entrance Block 21 and Plots 17, 160 and 161.

The above plots will have wooden windows with a stained or painted finish.

Reason – *As architectural detailing above.*

Also consider conditions relating to the following:

- (a) External Freestanding Walls, Fences and other enclosures – an overall plan is needed together with detailed design and specifications of materials etc.
- (b) Treatment of Hard Surfaces, specification and samples of materials etc.
- (c) Planting Areas, Tree, hedge and shrub planting, specifications, species, mixes etc.
- (d) PD Rights – on solar panels, wind turbines, radio masts/aerials – Reason – to prevent loss of the visual appearance of the development and retain planning control where the use and enjoyment of neighbours may be prejudiced.

Recommendation

8. Delegated approval for the siting, design and external appearance of the buildings, and the landscaping of the site subject to comments received through the amendment consultation period, subject to the prior signing of an agreed Unilateral Undertaking, subject to the following conditions and in accordance with the outline planning permission ref: S/2476/03/O.
 1. No development shall commence until details of the materials to be used for the external walls and roofs of the dwellings, free standing walls and hard surfaces 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. (Reason – To ensure the details of the development are satisfactory.)
 2. No development shall commence until precise details of the type and design of the solar panels to be erected on 18 dwellings 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 the details of the development are satisfactory.)

3. No development shall commence until details of the proposed Flat Refuse and Cycle Stores have been submitted to and agreed in writing by the Local Planning Authority. The stores shall be constructed in accordance with the approved details.
(Reason – To ensure the details of the development are satisfactory.)
4. A scheme for the lighting of each parking court shall be submitted to and approved in writing by the Local Planning Authority before development commences on the residential development to which it relates. The work shall be carried out in accordance with the approved scheme.
(Reason – To ensure the design details are satisfactory and in the interests of highway safety.)
5. No development shall commence until the detailed design and furnishing of the area immediately surrounding the pond has been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.
(Reason – To ensure the details of the development are satisfactory.)
6. No development shall commence until a scheme for public art, to include a detailed timetable for its design and implementation, has been submitted to and agreed in writing by the Local Planning Authority. The public art shall be installed in accordance with the approved scheme and within the time periods specified within that scheme unless otherwise agreed by the Local Planning Authority.
(Reason – To ensure the design of the development reaches a high standard.)
7. No services or storage of materials shall be placed within the area of the Plantations to be retained.
(Reason – To ensure the existing trees are not damaged.)
8. No development shall commence until a timetable for the provision of the strategic landscaping to the public open space areas, namely Summersfield Green and the Local Areas of Play, the balancing pond and all boundary planting, hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The planting shall take place in the agreed planting seasons unless otherwise agreed by the Local Planning Authority. These planting/seeding areas shall be fully protected, managed and maintained during the construction phases.
(Reason – To ensure that the landscape character of the site is established as quickly as practicable.)
9. All areas of land to be landscaped shall be fenced off and fully protected from damage and compaction prior to and during construction.
(Reason – To maintain the soil structure and to ensure the trees and shrubs thrive.)
10. The precise details of the play equipment and associated benches and bins shall be submitted to and agreed in writing by the Local Planning Authority before the play areas are laid out. The work shall be carried out in accordance with the approved details.
(Reason – To ensure the details of the development are satisfactory.)
11. Before development commences, a scheme for the protection of all grass verges and landscaped areas adjacent to road edges consisting of extra high conservation kerbs shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

(Reason – To preserve the areas of open space and verge, which serve an amenity function and to aid their maintenance by preventing vehicles from parking on them.)

+ Conditions addressing the comments of the Conservation Officer and layout and landscape issues arising out of the amendment consultations.

+ Conditions relating to the timing of the provision of the LAPs and LEAP in relation to the completion of neighbouring development if this is not to be contained within the Unilateral Undertaking.

+ Conditions relating to additional tree protection measures to be advised by Trees and Landscape Officer.

Informatives

1. Bird and bat boxes will be required in accordance with conditions 21 and 22 on Outline Planning Permission reference S/2476/03/O.
2. Papworth Everard Parish Council should be consulted prior to the submission of a scheme for public art. In order for such a scheme to be approved it is likely that the Local Planning Authority will prepare a brief for the installation.
3. The details of the drainage of the kickabout area should be included with the submission of a drainage strategy for the whole site in accordance with Condition 17 of Outline Planning Permission reference S/2476/03/O.
4. Solar Panels to be erected in accordance with the Sustainability Appraisal.
5. An up to date ecological assessment will be required in order to comply with Conditions 21 and 22 of Outline Planning Permission reference S/2476/03/O.

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

- South Cambridgeshire Local Development Framework - 2007 (Core Strategy / Development Control Policies)
- South Cambridgeshire Local Plan 2004
- Planning Files Ref: S/1688/08/RM, S/2476/03/O and S/0093/07/RM
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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