

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

1st September 2004

AUTHOR/S: Director of Development Services

S/2625/03/F – Castle Camps
Alterations and conversion of existing building into 7 dwellings. Camps Castle Public House, High Street for Mr and Mrs Hart

Recommendation: Approval of amendment

Update – Proposed amendment

1. Planning permission was granted under delegated powers in February 2004 to alter and convert the existing building to provide 7 dwellings (2 no. 1-bedroom units, 4no. 2-bedroom units and 1 no. 3-bedroom unit). Eleven car parking spaces were approved. Work to alter and convert the building has commenced.
2. An amendment to the location of the parking spaces is proposed. Eleven spaces are still proposed but, rather than all being on the existing hardstanding to the rear of the site (which is outside the village framework), five of the eleven spaces would be to the side/south of the building (within the village framework). The other six would still be to the rear of the site.

Planning Policy

3. Local Plan 2004 **Policy TP1** states that the Council will promote sustainable transport choices through its decisions on planning applications and one of the ways in which it will seek to achieve this is through the application of maximum car parking standards. For dwellings, the maximum standard is an average of 1.5 spaces per dwelling up to a maximum of 2 spaces per 3 or more bedroom dwellings in poorly accessible area.
4. Local Plan 2004 **Policy EN30** states that the District Council will refuse schemes within Conservation Areas which do not fit comfortably into their context.

Consultation on amendment

5. **Castle Camps Parish Council** recommends refusal and states “The parking needs to be extended further to cater for visitors, guests and delivery vans etc. The High Street cannot accommodate any extra parking (cars now block driveways and park on the double yellow lines). Is it possible to remove the existing outbuilding to allow extra parking on site?”
6. The **Conservation Manager** has no objections to the revision in principle but suggests that details of hard and soft landscaping should be sought before it is agreed.

Representations on amendment

7. The United Reform Church was consulted as a neighbour but no comments have been received.

Planning Comments – Key Issues

- Parking provision; and
 - Affect on character and appearance of the Conservation Area.
8. The Council's parking standards would require a maximum of eleven spaces for the development. Eleven spaces were originally approved and eleven spaces are still proposed.
9. In my opinion, the revised scheme has two main advantages. Firstly, the parking spaces would be more conveniently located for the occupiers of the dwellings, and therefore it is less likely that the occupiers would park on High Street in preference to using the approved spaces. Secondly, the revised layout would allow more space for soft landscaping on that part of the site (the rear part) outside the village framework.
10. The one main drawback of the revised scheme is that the five spaces to the side of the building would be more prominent from the High Street than the approved spaces to the rear. The permission does not include a condition specifically requiring the agreement of materials for hard surfaces areas (the existing access and parking area being surfaced with tarmac) and, as suggested by the Conservation Manager, hard and soft landscaping details should be clarified before the amendment is approved. Subject to this, I consider that the revised parking layout is acceptable and should be approved.

Recommendations

11. Subject to confirmation of hard and soft landscaping details, that drawing no. 03/40/7c be approved as an amendment to the approved scheme.

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

South Cambridgeshire Local Plan 2004
Planning file Ref: S/2625/03/F

Contact Officer: Andrew Moffat – Area Planning Officer
Telephone: (01954) 713169