

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 3 November 2004  
**AUTHOR/S:** Director of Development Services

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**S/0862/04/F - Willingham**  
**Conversion and Change of Use of Agricultural Building to 4 Holiday Lets at 60 High Street for Mr and Mrs M Venning**

**Recommendation: Delegated approval**

### **Site and Proposal**

1. The approximately 0.1ha site containing a listed dwelling (60 High Street), a redundant agricultural building and outbuildings is situated on the western side of High Street, within the village framework of Willingham. The building to be converted is a pre-fabricated sectional concrete building, which appears to date from the 1950's or 60's. The vehicular entrance to the site is 3.7m wide with entrance gates, set back into the site.
2. The site is surrounded by residential development.
3. The full application received 26 April 2004 and amended by letter dated 25 August 2004 and plans franked 4 October 2004, is for the conversion and change of use of a redundant agriculture building into 4 holiday lets. The proposal involves a change to the materials of the agricultural building from render panel cladding to timber cladding, the insertion of new windows and doors, the demolition of the western end of the building, the widening of the existing vehicular access to 5.0m and the erection of frontage gates.
4. The existing layout plan illustrates that there is six car parking spaces on the site.

### **Planning History**

5. No relevant planning applications on site.
6. It is however noted, that planning permission was given in May 2004 for the change of use of an outbuilding on the adjacent property, No. 62 High Street, to office and storage (**Ref: S/369/04/F**). In September 2004 a planning application was received for the extension of the above office/wine store and the erection of a garden store/workshop (**Ref: S/1894/04/F**). This application had not been decided at the time of writing the report.

### **Planning Policy**

7. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires a high standard of design for all new development that responds to the local character of the built environment.
8. **Policy P4/1** of the County Structure Plan outlines the aims for new or improved tourism, recreational and leisure developments.

9. **Policy P7/6** of the County Structure Plan states that Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
10. **Policy RT1** of the South Cambridgeshire Local Plan 2004 (“The Local Plan”) outlines the criteria for the assessment of planning applications for recreation and tourism facilities. It states that when considering applications of this type, the District Council will have regard to the need for such facilities and the benefits which might accrue.
11. **Policy RT10** of the Local Plan states that the “District Council will support the conversion of buildings to holiday accommodation, which confirm to the criteria in policy RT1 and where:
  - (1) The building is in sound condition and is capable of being re-used without significant extensive rebuilding, extension or alteration.
  - (2) The building itself and the proposal are of an appropriate scale, environmentally acceptable and in keeping with the character of the area and any surrounding buildings.
  - (3) Together with the cumulative effect of neighbouring proposals, development would have an acceptable impact on character and amenity of the locality”.
12. The policy outlines that “planning permission for the reuse of the building will be dependent on a Section 106 agreement to limit the use of the accommodation to short term holiday lets”.
13. **Policy RT12** of the Local Plan states that The District Council will support proposals for the construction, extension or conversion to hotels, motels and guest houses within the defined frameworks of the village having regard to the criteria in Policy RT1 and RT10 of this Plan.
14. **Policy EN28** of the Local Plan aims to protect the setting, well-being and attractiveness of Listed Buildings.

### **Consultation**

15. **Willingham Parish Council** – Recommendation of refusal. The Parish is “concerned about vehicular access onto High Street. Site is opposite a bus stop. Plan does not show proximity of new development.”
16. In response to an amendment, the Parish Council comments “unanimously resolved to recommend refusal. There appeared to be little change from the previous application and concerns remain regarding access and traffic. Clarification requested on the possible effect of the application on the listed buildings”.
17. **Conservation and Design Officer** – No objection.
18. The officer adds that the replacement of the external treatment of the building with more traditional external materials will enhance the setting of the adjacent listed building. The small end bay of the structure to be demolished is not of any historical consequence.

19. **Chief Environmental Health Officer** – No objection, subject to condition restricting hours of power operated machinery during construction.

**Local Highways Authority** - No objection, providing the low curved wall near the gated access is no higher than 600mm and the frontage gates are setback a minimum of 5.0m from the channel line of the High Street.

### **Representations**

None received.

### **Representations by Agent**

21. The agent has provided the following information in support of the application:
- There is demand for this kind of tourist accommodation within this locality;
  - The building in question is no longer appropriate for agricultural use, but is capable of conversion being reasonably sound;
  - The appearance of the building to be converted is intended to match as far as possible existing outbuildings on the site in terms of timber cladding, tiled roofs etc;
  - There is more than adequate space available to provide parking for these units and separately for the dwelling itself, with all manoeuvring to and from these spaces within the curtilage of the site;
  - The conversion into holiday lets will not adversely affect the amenity of residents of the existing dwelling on the site;
  - The agricultural use of the building ceased in late 1998;
  - There are no other commercial activities taking place within the site;
  - It is intended that the accommodation be available all year, with the exception of mid-December to mid-January.

### **Planning Comments – Key Issues**

22. The main issues to be considered in the assessment of this application is whether the principle of converting the building to holiday lets accords with planning policy, the impact of the conversion and use on the adjacent listed building and highway safety.

### **Principle of Converting the Building to Agricultural Units**

23. Local Plan policies are supportive of the conversion and change of use of existing buildings into holiday accommodation, particularly in village frameworks, providing a number of criteria are satisfied. I am of the view that the building to be converted is in sound condition and is capable of being reused without extensive rebuilding or alteration. The proposal represents a small-scale tourism use compatible with the size of the plot, the adjacent listed building and surrounding residential development.

### **Impact on Adjacent Listed Building**

24. Subject to recommended conditions of consent, the proposal is expected to enhance the setting of the adjacent listed building, as a result of changing the materials of the former agricultural building to more traditional materials in keeping with the listed building. The building to be converted is of no historical merit.

### **Highway Safety**

25. I am of the view that there is sufficient scope to provide six on-site car parking spaces and adequate space for the manoeuvring of vehicles. The level of traffic generated by this small-scale tourism proposal is not considered to result in a loss of highway safety to High Street. The access on the site has been amended to increase its width to 5m, in line with recommendations from Local Highways Authority.

### **Recommendation**

26. Delegated approval, subject to the signing of a Section 106 legal agreement to limit the use of the accommodation to short-term holiday lets and the receipt of an amended site layout plan showing the position of the new access gates and on-site car-parking.

### **Conditions of Consent**

1. Standard Condition A – Time limited permission (Reason A);
2. Sc5a – Details of materials for external walls and roofs (Reason: to ensure materials and detailing appropriate to its setting within the curtilage of a listed building);
2. SC5 – Details of brick wall along the front property boundary, including position, materials and details of the capping (Reason: to ensure materials and detailing appropriate to its setting within the curtilage of a listed building);
4. SC5 – details of access gates including materials to ensure materials and detailing appropriate to its setting within the curtilage of a listed building);
5. The low curved wall to the front of the brick wall section shall be no higher than 600mm. Reason: in the interests of highway safety;
6. The gates on the vehicular access shall be setback at least 5m from the edge of the High Street carriageway (Reason: in the interest of highway safety);
7. The permanent space to be reserved on site for turning, parking and loading and unloading shall be provided before the use commences and thereafter maintained. (Reason: in the interests of highway safety);
8. SC26 – During the period of construction, no power-operated machinery shall on the premises before 08.00 am on weekdays and 08.00 am on Saturdays nor after 18.00 hours on weekdays and 13.00 hours 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 adjacent residents).

9. With the exception of the western end of the building, there shall be no demolition of the existing building.  
(Reason: to ensure the conversion is in accordance with the policies of the Development Plan).

### **Informatives**

27. Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development) and P4/1 (Tourism, Recreation and Leisure Strategy) and **P7/6** (Historic Built Environment);
  - **South Cambridgeshire Local Plan 2004: RT1** (Recreation and Tourism Development), **RT10** (Development for Holiday Accommodation), **RT12** (Holiday Accommodation within Frameworks) and **EN28** (Development within the Curtilage or Setting of a Listed Building);
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Highway safety
  - Impact upon setting of adjacent Listed Building

### **Other**

This planning application is subject to a section 106 Legal Agreement;

The removal of asbestos may require special supervision;

Soil level in the planting beds should not be above the floor level of the adjacent Listed Building;

The erection of any additional fences or walls within the site would require planning permission. If any fencing (or section of wall) was attached to the listed building at one end, listed building consent would also be required;

Despite the title of preliminary plan on the proposed elevation plan, hereby approved, the approved works shall be constructed and completed in accordance with the approved plans. Any alteration to the approved plans requires the written approval of the Local Planning Authority.

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

Cambridgeshire and Peterborough Structure Plan 2003  
South Cambridgeshire Local Plan 2004

Planning File Refs S/0862/04/F, S/0369/04/F and S/1894/04/F

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