

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd September 2009

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

S/0746/09/F - BOURN

Extension to Existing Car Park – Bourn Hall, High Street for Bourn Hall Ltd

Recommendation: Approval

Date for Determination: 22nd September 2009

Notes:

This Application has been reported to the Planning Committee for determination because the Parish Council has recommended refusal in a Conservation Area, contrary to Officer recommendation.

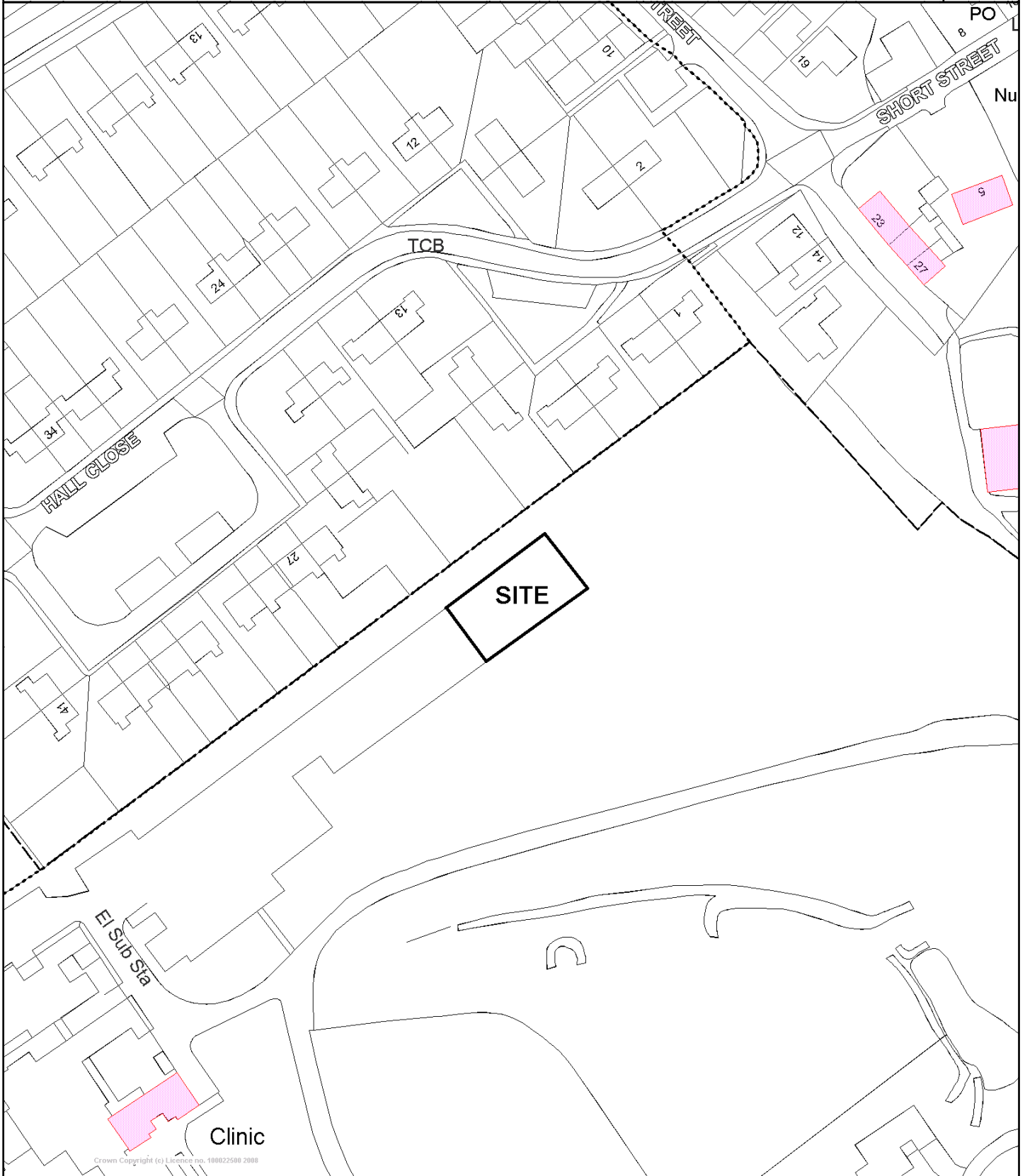
Conservation Area

Site and Proposal

1. The full application, received on 12th June 2009 and amended on 28th July 2009, seeks a permanent extension to the existing car park at Bourn Hall. The site lies adjacent to the Bourn village framework, and is within the grounds of Bourn Hall, a grade II* listed building. The former stable block on site is grade II listed. The site is also within an Historic Park and the Bourn Conservation Area. The application follows a previously approved scheme for a temporary car park, which has yet to be implemented.
2. The existing car park is set to the front of the Hall, and has capacity for approximately 132 cars. The car park is surrounded by green open space, planted with some trees. The more mature trees are by the main access road, whilst there are younger trees set around the grounds. On the northwest boundary of the car park is a row of trees, providing a good barrier to the dwellings beyond.
3. The original application sought the car park to be sited to the southeast of an existing bay at the site. The revised scheme moves the proposed parking area to the northeast side of the original area, stretching the parking area across the northwest boundary of the site.

Planning History

4. Application **S/1028/07/F** sought the extension of a current car park and the siting of a temporary building for office use and was approved on 2nd August 2007. Condition 3 sought a tree protection scheme for the laying of any surface material for the car park area, and condition 5 sought the temporary car park to be ceased and agreed material removed from the site on or before 31st August 2010. The car park element has yet to be implemented.



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5. A retrospective application **S/0192/01/F** was approved dated 28th February 2001 for an extension to the car park. The Hall has a long planning history, although no further applications are deemed relevant to the determination of this application.

Planning Policy

6. Local Development Framework Development Control Policies 2007:
DP/2 – Design of New Development, **DP/3** – Development Criteria, **NE/6** – Biodiversity, **DP/7** – Development Frameworks, **CH/1**- Historic Landscapes, **CH/4** – Development Within the Curtilage or Setting of a Listed Building, **CH/5** – Conservation Areas, and **NE/6** - Biodiversity
7. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

Consultation

8. **Bourn Parish Council** recommends refusal of the original location on grounds of a lack of tree survey, concerns about the volumes of traffic travelling at high speed in the vicinity and wishes to see traffic calming measures in place before approval is given. The application form states that the applicants have consulted locally. This has not been done. Parish Council requests that the applicant does so. Any comments about the amended siting will be reported verbally to the Committee.
9. **English Heritage** does not object. It recommends the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.
10. When commenting on the original plans, the **Landscape Officer** notes cars are parked on the grass outside designated zones, and there is clearly a shortfall of spaces. The best system would be a grass reinforcement material so the site would be green where cars are absent. She asks for further planting between any extension and the road. The Landscape Officer would also like to see other trees on site examined due to early damage and replaced where necessary, potentially in a tree management plan for the area. Any comments about the amended siting will be reported verbally to the Committee.
11. The **Conservation Officer** wishes to see the parking discrete on site rather than in the middle of the parkland, and requested the amendment. The amended scheme is supported with appropriate conditions.

Representations

12. The occupiers of nos. 9, 23 and 25 Hall Close have been consulted regarding the amended location, and any comments will be reported verbally to the Committee.

Planning Comments – Key Issues

13. The applicant has stated that the Bourn Hall Clinic has recently been successful in bidding to become one of only a few centres to provide NHS funded IVF treatment, and is the only centre based in East Anglian to gain such status. There has also been an increase in activity at the Clinical Research Unit, meaning patient numbers are therefore expected to increase. The key issues regarding the scheme are the impact

upon the setting of the listed building and the Conservation Area, highway safety, the impact upon the amenity of the occupiers of adjacent properties, and the impact upon the trees on site.

Impact Upon the Setting of the Listed Building and the Conservation Area

14. Following site visits by various officers, there appears to be vehicles parked on the grass verges on regular occasions. Application S/1028/07/F gave consent for a temporary parking area. However, given the increased use of the site, the applicant wishes for a permanent solution to the parking issues on site. I note the comments from the Conservation Officer and English Heritage. The original plan, although considered acceptable on a temporary nature, is not considered appropriate for a permanent parking area. By extending the existing parking along the northwest boundary, the scheme is not considered to harm the setting of the listed building, and the use of sensible materials and replanting would see a neutral affect upon the Conservation Area. The Landscape Officer would like a green material, whereas the Conservation Officer has implied materials could match the existing hardstanding. A condition can ensure a suitable agreed material is used.

Highway Safety

15. The construction of the car park would not increase vehicle movements to the site as a direct result. It is rather a solution to an existing problem of parking on site caused by an increase in demand for the Hall's services. I note concerns by the Parish Council in regard to the volume of traffic travelling at high speed in the vicinity. However, there is traffic calming along the access road into the site, which reduces vehicle speed. I do not consider the application would require any contribution to any further calming outside of the site.

Impact Upon the Amenity of the Occupiers of Adjacent Properties

16. The siting for the car park along the northwest boundary would bring it closer to the dwellings along Hall Close. The shared boundary between the site and these dwellings is a line of trees, creating a very good screen from the cars. The parking spaces will be set at least 4m from the boundary, and given the good screening, it is not considered to cause any serious loss of amenity to the occupiers of these dwellings.

Impact Upon Trees on the Site

17. The grounds of the hall are grassed, with a number of individual trees spread out across the site. The original location required the removal of three trees. The revised location would only require the removal of two. The trees themselves are young and are not worthy of individual protection orders. That said, the trees on the site as a whole do play an important part in the setting of the listed building and Conservation Area. A landscaping condition can be added to ensure that the trees are replaced elsewhere on site.
18. A condition is also considered necessary to protect the boundary trees during the construction of the new parking area. These trees create a green edge around the site and are a good screen to the neighbouring dwellings. Their retention is considered important as part of the scheme. Although application S/1028/07/F is still extant, the car park extension has a limited period consent to 31 August 2010, after which the use has to cease.

19. I note the further comments from the Landscape Officer regarding a tree management plan and survey for the site as a whole. As only two trees would be affected by this proposal, I do not consider it reasonable in line with Circular 11/95 to insist on such a plan. However, the details can be passed on through an informative

Recommendation

20. Approval (as amended the location plan date stamped 28th July 2009)

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. No development shall take place until details of the materials to be used in the construction of the car park hereby permitted have been submitted to and approved in writing by the Local Planning Authority. No development shall be carried out other than in accordance with the approved details.
(Reason - To ensure the development preserves the character and appearance of the Conservation Area and to ensure the wider setting of the grade II* Listed Building is preserved in accordance with Policies DP/2, CH/4 and CH/5 of the adopted Local Development Framework 2007.)
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details 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. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, and to ensure the wider setting of the grade II* Listed Building is preserved in accordance with Policies DP/2, CH/4 and NE/6 of the adopted Local Development Framework 2007.)
4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, and to ensure the wider setting of the grade II* Listed Building is preserved in accordance with Policies DP/2, CH/4 and NE/6 of the adopted Local Development Framework 2007.)

5. No development shall commence until details of a scheme of tree protection during the laying out of the car park area has been submitted to and approved in writing by the Local Planning Authority. No development shall be carried out other than in accordance with the approved details.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, and to ensure the wider setting of the grade II* Listed Building is preserved in accordance with Policies DP/2, CH/4 and NE/6 of the adopted Local Development Framework 2007.)

Informative

Given some mower damage caused to some of the trees on the site, the Council's Landscape Officer would be happy to discuss a tree management plan on the site to examine the trees and replace them where necessary, subject to required consents. Such a scheme could then be used by future staff at the Hall to maintain the green entrance into the site.

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 Files Ref: S/0746/09/F, S/1028/07F and S/0192/01/F

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