

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7th April 2010

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager
(Planning and Sustainable Communities)

S/1805/09/F - CALDECOTE

Installation of Security Bollards (Retrospective) Land to the South of 3 Crafts Way for Miss Jacqueline Hodgkinson

Recommendation: Approval

Date for Determination: 25th February 2010

Notes:

The application has been reported to the Planning Committee because the recommendation of approval conflicts with the views of the Parish Council.

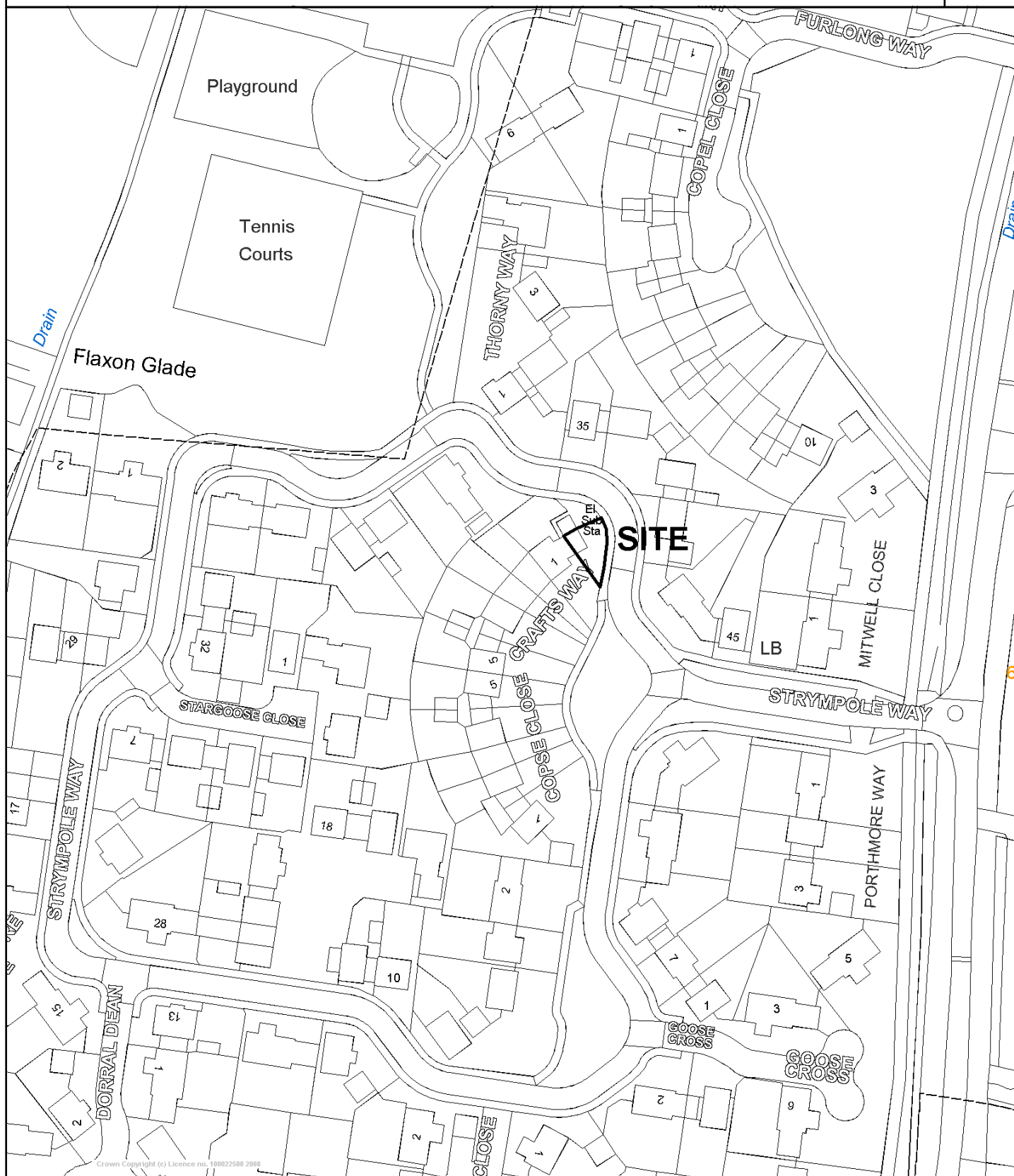
Site and Proposal

1. The property of 3 Crafts Way is one of a set of terrace houses that are in a crescent shape around a public open space and face the main entrance to the housing estate. The site is located to the northeast of 3 Crafts Way, measures approximately 0.0099 hectares, is within the village framework and includes both a garage and a hard surfaced open space. Prior to the bollards being installed the site formed part of an area that had the appearance of an informal small public square and is referred to in the original planning application S/0224/99/F for the housing development as a Housing Square. It should be noted that much of this informal public square is likely to be privately owned. To the northwest of the site is the adjacent Electrical Sub Station that has an off road parking area located in front of it.
2. The application validated 31/12/2009 is for the formalisation of the erected Security Bollards. The applicant states that the development was completed on 6th November 2009.
3. The bollards measure approximately 0.16m x 0.13m, with a height of 0.62m and are currently mainly yellow in colour, with the base painted black.

Planning History

Relevant Site History

4. **S/0224/99/F** – The proposed erection of 123 dwellings, new vehicular access, provision of open space and extension to school playing fields.



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Scale 1/1250 Date 19/3/2010

Centre = 534943 E 258301 N

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Planning Policy

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

DP/1 – Sustainable Development

DP/2 – Design of New Development

DP/3 – Development Criteria

TR/2 – Car and Cycle Parking Standards

Consultations

6. **Caldecote Parish Council** – Recommends refusal. The Parish Council states that the development is considered to be detrimental to the streetscene, dangerous to pedestrians and children running into the bollards and results in a reduction in available parking on this corner. The Parish Council believes that the original intention of this area was for car parking.
7. **Local Highways Authority** – The Highways Authority requests that the proposed bollards fold inwards and not out towards the public highway. The Highway Authority also states that it would be acceptable to paint the proposed bollards any colour that South Cambridgeshire District Council feels is appropriate.

Representations

8. No representations were received as part of this application. However, the occupant of 1 Crafts Way did write in before the application was submitted with concerns over rights of way. The occupant of No.1 was advised that this is a civil matter. The occupant has since phoned and questioned the progress of the application, though has not written in with any objections.

Planning Comments

9. The main planning considerations for this development are the principle of the development, impact upon highway safety and visual impact on the surroundings.
10. **The principle of the development** – The site lies within the village framework and is private land that is owned by the applicant. Whilst the land is not considered to be within the residential curtilage it is considered that the applicant has the right to park any vehicle on their own land. The land was defined in the plans submitted as part of planning application S/0224/99/F as a Housing Square. This Housing Square was not, however, controlled by any specific conditions to ensure it is maintained. The most relevant control is Condition 14, of that planning permission, which requires that parking and turning areas be maintained. With no clear condition controlling how this Housing Square should be used, the development under consideration is considered to be acceptable in principle.
11. **Impact upon highway safety** – The proposed development is not located on the public highway and the Local Highways Authority has stated that if the bollards were conditioned to fold inwards away from the public highway there would be no impact upon the safety of the users of the public highway. The Highways

Authority also has stated that it does not matter what colour the bollards are painted in regards to highway safety.

12. In reply to the Parish Council's comments that the development would be dangerous for pedestrians and children running into the bollards. It is considered that with the development being on private land and not the public highway, there is no risk to the safety of the users of the public highway and anyone injured because of the bollards would be a civil matter between them and the land owner.
13. The proposed development will, therefore, cause no impact upon highway safety if conditioned that the bollards fold down away from the public highway.
14. **Visual impact** - The proposed bollards measure approximately 0.62 metres in height and are currently painted primarily yellow with some black details. The existing nearby boundary treatment and street furniture is low wooden fences, black and white street name signs and hedgerows.
15. The existing bollards are in keeping with the height of other boundary treatment and street furniture but are not of an appropriate colour. The bright yellow brings a new element into the streetscene that is not considered to preserve nor enhance the character of the area, as it does not blend well with the natural colours of the wooden fence and hedgerows. It is considered that if the bollards were painted black they would match the adjacent street name sign and would, therefore, preserve the character of the area.

Recommendation

Approve

1. **The bollards, hereby approved, shall be adapted or reinstalled, as necessary, to ensure they fold inwards and away from the public highway within 3 months from the date of this decision notice or a revised date agreed in writing with the Local Planning Authority. The bollards shall thereafter be maintained in this condition.**
(Reason – To comply with the aims of Policy DP/3 the South Cambridgeshire Local Development Framework, Development Control Policies 2007.)
2. **The bollards, hereby approved, shall be painted completely black within three months of the date of this decision notice and thereafter maintained as such, unless otherwise agreed in writing with the Local Planning Authority.**
(Reason – To comply with the aims of Policy DP/2 the South Cambridgeshire Local Development Framework, Development Control Policies 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies 2007 (adopted July 2007)
- Planning Files Ref:

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