

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

12<sup>th</sup> May 2010

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

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### **S/0098/10/F – PAPWORTH EVERARD**

#### **Mezzanine Floor**

**At Unit 4, Cambridge Westpoint, Papworth Business Park, Stirling Way  
For CPP (Stortford) Ltd (Mr Neil Phoenix)**

**Recommendation: Approval**

**Date for Determination: 28<sup>th</sup> April 2010**

**This Application has been reported to the Planning Committee for determination because the Parish Council has recommended refusal contrary to officer recommendation.**

#### **Site and Proposal**

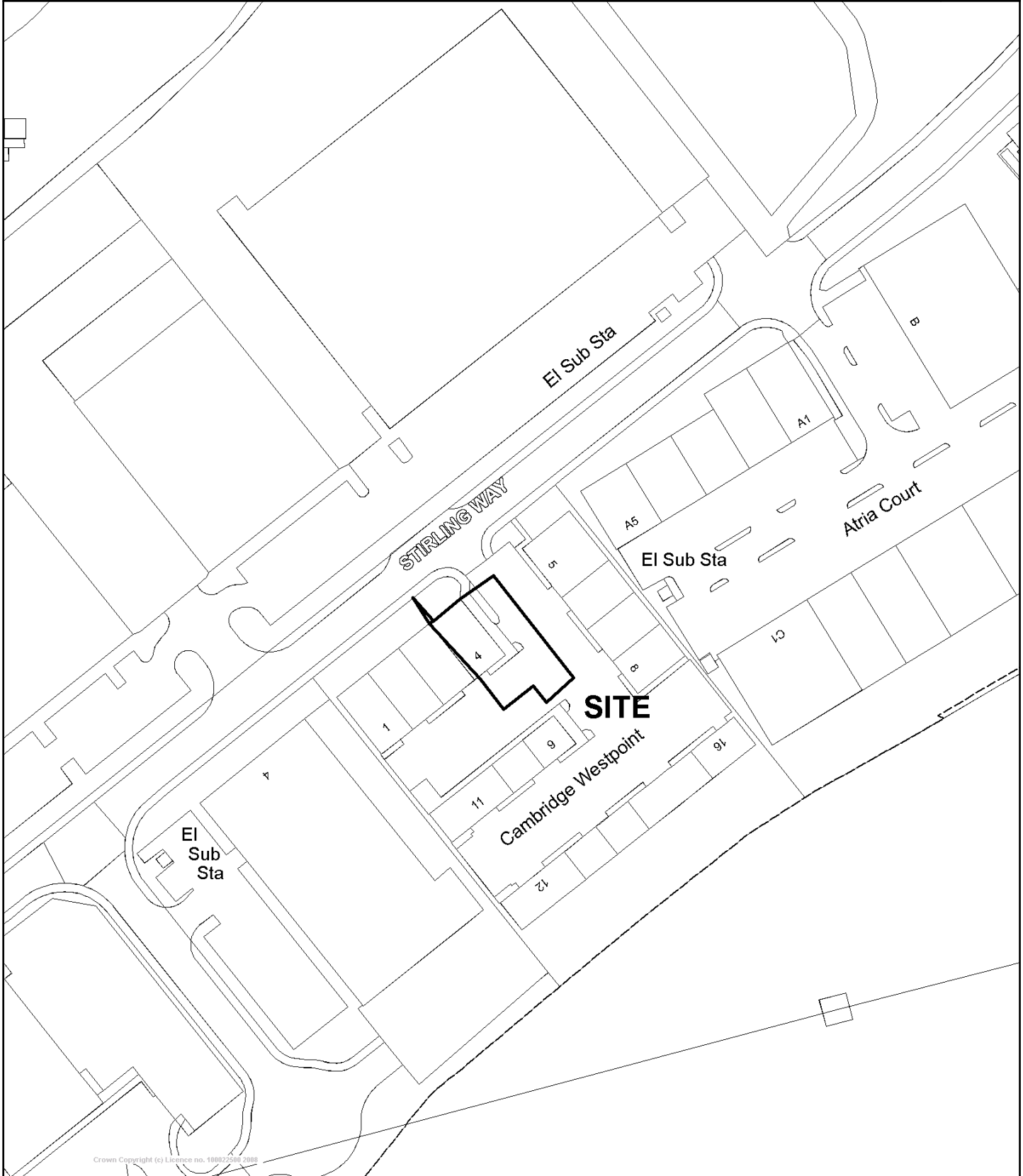
1. The site is located within Cambridge Westpoint, a courtyard development of small business units within Papworth Business Park, located at the southern end of the village of Papworth Everard. The unit is approximately 8m in height, with a cladded exterior and row of windows at first floor level. The unit also has a roller shutter door. It is currently served by four designated parking spaces. Access from Stirling Way is to the east side of the building, leading to a large area of hardstanding, with a small element of landscaping located against the building. The proposal seeks the addition of a mezzanine floor to allow additional floor space within the unit. No external changes to the building are proposed.
2. The full application, received on 25<sup>th</sup> January 2010, seeks the insertion of a mezzanine floor to the unit. This would create approximately 105 sq m of floor space at the unit. The application is accompanied by a Design and Access Statement.

#### **Planning History**

3. Application **S/0448/07/F** for a mezzanine to unit 4 Cambridge Westpoint was refused on grounds of an insufficient provision of parking spaces within the Cambridge Westpoint unit as a whole.
4. Application **S/2603/04/RM** approved details of the reserved matters of the office, light industrial and general industrial (Classes B1 and B2) that form Cambridge Westpoint. Condition 6 removed the rights to add additional mezzanine flooring, the reason being “to limit the demand for additional vehicular parking provision within the site”. This reserved matters application followed the previous approval of the outline application **S/0455/98/O** and its renewal **S/2308/02/F**.
5. Four applications have been approved for mezzanine floors within Cambridge Westpoint. These are summarised below:

**S/1275/09/F** – Unit 15 - 57 sq m

**S/1564/08/F** – Unit 8 – 54.6 sq m



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Scale 1/1250 Date 23/4/2010

Centre = 529119 E 262262 N

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**S/1177/07/F** – Unit 3 – 141.8 sq m

**S/0054/07/F** – Unit 16 – 96 sq m

### **Planning Policy**

6. Local Development Framework Development Control Policies 2007:  
**DP/3** - Development Criteria, **NE/6** Biodiversity, **TR/1** – Planning for More Sustainable Travel, and **TR/2** Car and Cycle Parking Standards.
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. **Papworth Everard Parish Council** recommends refusal of the proposal. It states that the Design and Access Statement is inadequate and contains insufficient detail, and note three parking spaces are referred to, but their location is not shown on any plans. It has not therefore been made clear as to how many spaces will be provided.
9. The Council's **Landscape Officer** has verbally confirmed there is no objection to the removal of the planting to the east side of the building, provided the trees are retained and foundation details are provided to ensure the tree roots have adequate space below the proposed parking space.

### **Representations**

10. No further representations have been received

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

11. The key issue relating to the application is the parking provision for the unit.

### ***Parking Provision***

12. Unit 4 has an existing floor area of approximately 148 sq m, and has 4 designated spaces. The unit has a flexible B1 or B2 use. The Council's parking standards indicate that a B1 use should provide 1 parking space per 25 sq m of floor area, whilst a B2 use should provide 1 parking space per 50 sq m of floor area. This would give a requirement of 6 spaces and 3 spaces respectively. Members are however reminded that the parking standards are a maximum, and policy TR/1 states parking should be provided in accordance with these standards to reduce over-reliance on the car. In line with the parking standards, the unit is already below the maximum parking standard for a B1 use at the site.
13. The proposal would create an additional 105 sq m of floor space. In line with the policy, a B1 use would require a further 4 spaces to give of total of 10 spaces, whereas a B2 use would require an additional 2 spaces to give a total of 5 spaces. The proposal would create an additional 2 spaces, one to the south and one to the east of the building, giving a total of 6 available to the site. This would mean there would be an over-provision for a B2 use, but an under-provision of 4 spaces for a B1 use. A condition to state that the mezzanine can only be used in associated with a B2 use is not considered to meet the tests of Circular 11/95. I note the Parish Council's concern that the applicant states an additional 3 spaces would be provided, which is in fact only the 2 spaces described above.

14. In this instance, whilst the unit could have an under provision for a B1 use, I do not consider this to seriously affect the parking provision for the unit. Papworth Everard has local bus links to Cambridge, St Ives, St Neots and Huntingdon, and the site is readily accessible for villagers, especially since the opening of the by-pass has shifted a high proportion of traffic from the main route through the village.
15. The previous refusal for a mezzanine (S/0448/07/F) on the site made reference to the estate as a whole. There have been four recently approved planning applications for mezzanine floors within Cambridge Westpoint. I am unable to confirm as to whether some or all of these approvals have been implemented. Three consents remain extant. Of the four, only an additional two spaces would have been created through consent S/1275/09/F. These are not currently on site, but condition 3 of the approved consent requires the spaces to be in place prior to the use of the mezzanine.
16. If this scheme and application S/1275/09/F were implemented, Cambridge Westpoint would have 80 parking spaces. The total floor area of the site including the approved mezzanine floors would total approximately 2318 sq m. This would require 93 or 46 parking spaces for a B1 use or B2 use respectively. Again the site would have an under-provision for a B1 use, but an over-provision for a B2 use. Policy DP/3 of the Local Development Framework Development Control Policies 2007 states that all development should provide car parking, "with provision kept to a minimum". I consider that given the services to the village described in paragraph 14 that the additional mezzanine would not cause any serious harm to Cambridge Westpoint as a whole.
17. I note the previous reason for refusal made reference to the lack of a Green Travel Plan, and again no such detail forms part of this application. However, I do not consider it necessary for the plot in isolation given the small size of the units. If Members do disagree with this, a condition could seek a Green Travel Plan for the unit, to show how the applicant would encourage non-vehicle methods of accessing the site.
18. I note the comments by the Council's Landscape Officer regarding the parking space proposed to the east of the existing unit. This is set on an area of landscaping planted during the construction of the estate as a whole. The landscaping consists of three trees in this location, with low vegetation set between two of these trees. This vegetation does not make a significant impact upon the street scene, and there are no objections to its removal. The proposed parking space will require the removal of the low planting, but the trees would be unaffected. A condition can be added to provide an appropriate foundation for the parking space to allow the tree underground space to continue growing so the roots are not compromised.
19. I note the comments from Papworth Everard Parish Council regarding the inaccuracies in the application. The plan does show the location of the new parking spaces, although the numbers quoted on the plan appear incorrect.

### **Recommendation**

20. Approval subject to conditions below.
  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. The development hereby permitted shall be carried out in accordance with the following approved plans: Plans 230, 502M and 504F date stamped 25<sup>th</sup> January 2010 and site plan date stamped 9<sup>th</sup> March 2010.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until foundation details for the parking space to the northwest elevation of the unit, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
(Reason – To ensure the addition of hardstanding does not seriously affect the adjacent trees in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
4. The proposed parking spaces to be located to the northwest and southwest elevations of the unit as shown on plan 230 date stamped 25<sup>th</sup> January 2010, shall be provided prior to the mezzanine being used as working floor space, and shall be retained in situ for the period the mezzanine is within the building.  
(Reason – To ensure adequate parking is available to the unit given the increase in working floor space, in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies adopted 2007
- Circular 11/95 – The Use of Conditions in Planning Permissions
- Planning Files Ref: S/0098/10/F, S/1275/09/F, S/1564/08/F, S/1177/07/F, S/0448/07/F, S/0054/07/F, S/2603/04/RM, S/2308/02/F and S/0455/98/O.

**Contact Officer:** Paul Derry - Senior Planning Officer  
Telephone: (01954) 713159