

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

1<sup>st</sup> September 2010

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

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### **S/0982/10/RM - CAMBOURNE**

**27 dwellings (affordable housing) and associated works at Land Parcel UC11, Upper Cambourne for Cambridge Housing Society**

**Recommendation: Approval**

**Date for Determination: 23<sup>rd</sup> September 2010**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because Cambourne Parish Council has recommended refusal of the application.**

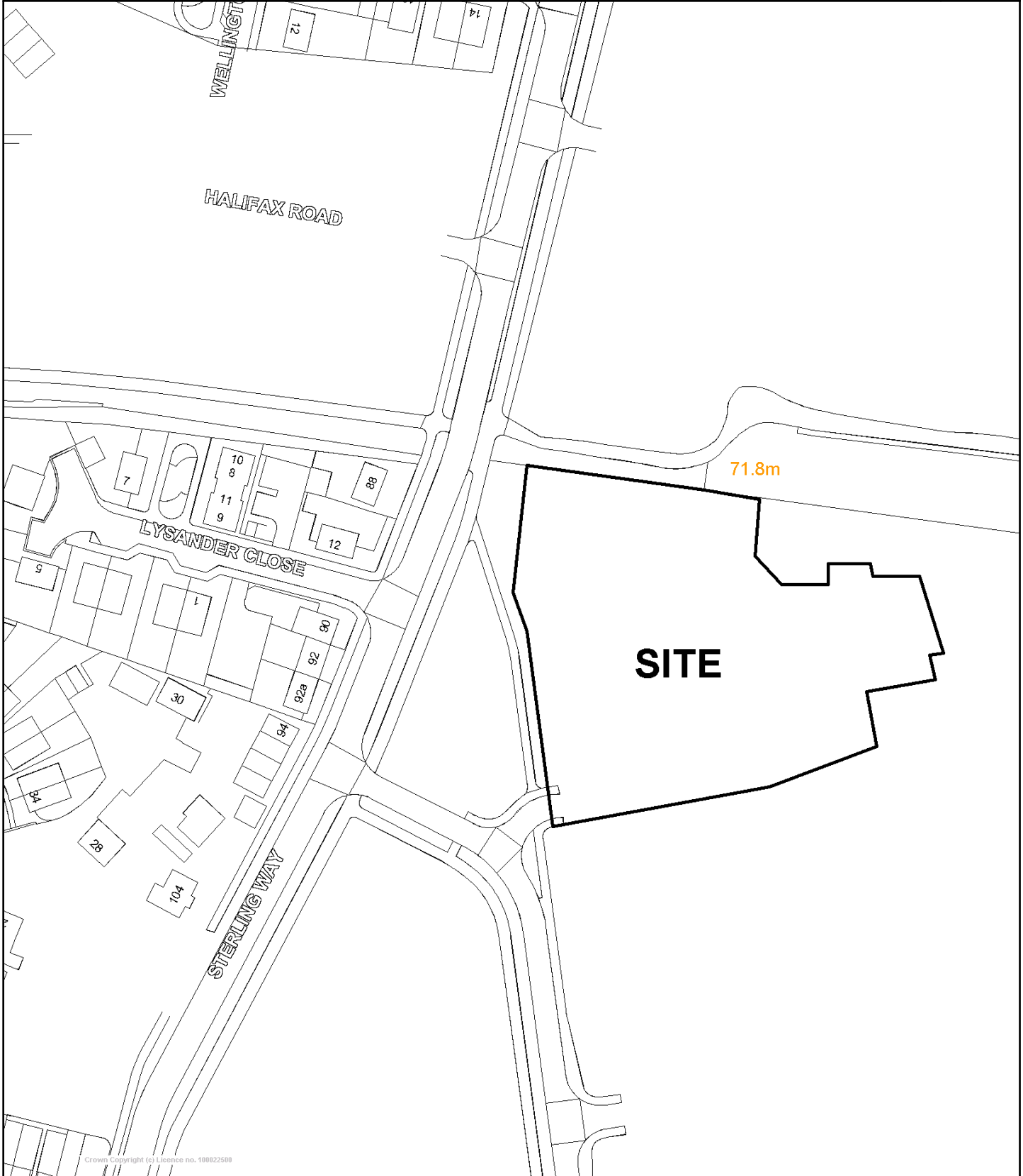
#### **Site and Proposal**

1. The whole of land parcel UC11 is 1.08 hectare and this application comprises over half of this land parcel (approximately 0.7 hectares), which is located in the heart of the northern part of Upper Cambourne. The western part of UC11 is accessed by the northern spine road (Stirling Way) and the internal road links the site to land parcel UC15 to the south. To the north there is an area of existing hedgerow that forms part of the East West Greenway. To the south and east there are further housing development parcels that originally formed part of the 3300 consent and are now proposed to be developed as part of the 950 application (planning reference S/6438/07/O). The site is flat and vacant.
2. The application, received on 16<sup>th</sup> June 2010 and amended on 18<sup>th</sup> August 2010, proposes 27 dwellings, associated roads and a Local Area of Play (LAP). The matters that have been reserved and are therefore to be considered are the access, appearance, landscaping, layout and scale of the development. The roadway runs in a west to east direction and includes a shared surface and landscaping adjacent to the LAP. In terms of dwelling types this application proposes the development of four apartments, three detached, sixteen semi-detached and four terraced dwellinghouses.
3. As amended, the elevations of the dwellings fronting the northern part of the village green have had additional windows and forward projecting gables added and the apartment block has had a forward projecting gable removed. This has been done in order to break up the previously uniform appearance of the buildings that will frame this part of the village green.

#### **Planning History**

4. **S/1371/92/O** - Outline permission granted for 3300 dwellings in April 2004. Upper Cambourne Development Briefing Document Revision H

#### **Planning Policy**



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Scale 1/1250 Date 18/8/2010

Centre = 533116 E 259560 N

SEPTEMBER 2010 PLANNING COMMITTEE

5. Cambridgeshire and Peterborough Structure Plan 2003:  
**P1/3** – Sustainable Design in Built Development, P5/4 Meeting Locally Identified Housing Needs
6. South Cambridgeshire Local Plan 2004 (saved policies):  
**Cambourne 2** – Development in accordance with Cambourne Design Guide  
**SE7** – Development in accordance with Cambourne Masterplan and Design Guide.
7. Local Development Framework Core Strategy 2007:  
**STa-k** Objectives arising from the Strategic Vision for South Cambridgeshire.
8. Local Development Framework Development Control Policies 2007:  
**DP/1** requires development to demonstrate that it is consistent with the principles of sustainable development.  
**DP/2** requires the design of new development to be of high quality, with criteria listed, and content for design and access statements.  
**DP/3** sets development criteria, a checklist to ensure all requirements are met.  
**DP/6** sets criteria for the sustainable construction methods to protect resources and amenities.  
**NE/6** requires positive biodiversity gain  
**NE/14** sets standards for lighting proposals  
**TR/1** encourages planning for more sustainable travel through accessibility, alternative modes, and parking levels.  
**TR/2** sets parking standards.

### **Consultations**

9. **Cambourne Parish Council** recommended refusal of the original plans on the following grounds:
  - The design and layout of the site is boring, unimaginative, lazy and too uniform.
  - Excessive amount of tandem parking.
  - The LAP is not large enough.
  - Concern that the % of affordable housing is high compared to market housing due to the delay in construction of market housing.
  - Concern over lack of front gardens.
  - Lack of consultation from the developers with the Parish Council prior to submission of the application.
  - There is insufficient information to satisfy the Council that the drain infrastructure has the capacity to take further dwellings.

The following proposal was agreed by the Council and will apply until it is satisfied that the drain situation has been resolved.

The Council feels that there may be a design problem with the drainage system, resulting in the well-publicised flooding near the pumping station. Therefore until the Developers can prove to the satisfaction of the District and Parish Councils that the present drainage system is capable of coping with the existing and additional foul drainage discharge, Cambourne Parish Council is unlikely to be in a position to recommend approval of any large scale planning application. The District and Parish Council would have to be satisfied that any further application would not adversely affect dwellings lower down the drainage system.

10. **Ecology Officer** – considers the scheme of nest box provision to be satisfactory.

11. **Partnership Projects Officer** – has no comments.
12. **Landscape Officer** – Originally requested that the LAP be made bigger in addition to requesting additional landscape details.
13. **Urban Design** – has no objection to the amended plans.
14. **Cambridgeshire Fire and Rescue** – has requested that adequate provision be made for fire hydrants.
15. **Highways Officer** – originally had concerns about the shared surface and the fact that footways were proposed either side of the carriageway and that ‘rumble’ strips were shown as traffic calming features.
16. **Police Architectural Liaison Officer** – has made a number of detailed comments in relation to ‘Secured by Design’ specific to the apartment block building. These will be passed onto the applicant. Of these comments the only one that would be a material planning consideration is the request for a 1.2m high fence at the front of the apartment block.
17. Amended plans – comments to be reported by way of an update report or verbally.

### **Representations**

18. None received.

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

19. This reserved matters application continues the build out of Upper Cambourne under the original outline permission granted in 1994. It is not dependant on the new application for 950 extra homes, which is currently under consideration. The Parish Council’s and other consultee’s comments are addressed below.
20. The layout of land parcel UC11 has been influenced by the need to present a strong frontage onto the new village green to the west and the cycleway to the east. The route through the land parcel to UC15 has also influenced the location of the dwellings within the site and allows for runs of houses to be continued into the neighbouring land parcels. The LAP has a central location and is overlooked by housing. It has been extended to the south in line with the responses from the Landscape Officer and the Parish Council.
21. The layout is acceptable given the fact that it has had to be influenced by the form of the land parcel. The amended plans have enhanced the frontages of the dwellings facing the village green so that they have greater variety and activity. The design of the shared surface has been amended in line with the Highways Officer’s comments, which has resulted in the provision of larger curtilages for some of the dwellinghouses and an increase in the size of the LAP.
22. Other than the Parish Council there are no objections to the use of tandem parking as it allows the dwellinghouses to present strong frontages to the highway, which would also be weakened by having front gardens. It is more important for the occupants of the dwellings to have an area of ‘defensible space’ at the fronts of their properties, which this proposal achieves. The Police Architectural Liaison Officer’s comments will be forward to the applicant where they relate to dwelling specific security measures.

In terms of the appropriateness of having a fence at the front of the apartment block this can be considered during the discharge of the boundary treatment condition.

23. In terms of the level of affordable housing in Upper Cambourne this is in accordance with the levels set out in the original planning consent for the 3300 homes at Cambourne (S/1371/92/O). Although the building of market housing slowed during the downturn the developers are continuing to build out the land parcels that they have consent for. There is no justification for this application to be refused on the basis that it would deliver affordable housing that is in accordance with an outline consent.
24. Although officers had pre-application discussions with the applicant there is no requirement for them to have similar such discussions with the Parish Council. An objection to the application on this basis would not be a material planning consideration.
25. In terms of drainage this is a matter that was considered at the outline stage and would have been agreed as part of the drainage strategy for the entire development. The issues that have resulted in flooding elsewhere in Cambourne are largely resolved and none of the statutory consultees have ever recommended that the number of houses being built be limited due to a lack of capacity of the drainage infrastructure.

### **Recommendation**

~~11-26.~~ APPROVE reserved matters of layout, scale, appearance, access and principles of landscaping (see condition 1) as amended by plans **received 18<sup>th</sup> August 2010**. Outline permission S/1371/92/O, 20<sup>th</sup> April 1994. Additional conditions:

### **Conditions**

1. **The development hereby permitted shall be carried out in accordance with the following approved plans AA0724/2.1/001 Rev E, AA0724-2.1-03 Rev E, AA0724-2.3-103 Rev C, AA0724-2.3-104 Rev B, AA0724-2.3-105 Rev A, AA0724-2.3-106 Rev A, AA0724-2.3-107 Rev A, AA0724-2.3-108 Rev A, AA0724-2.3-109, AA0724-2.3-110, AA0724-2.3-205 Rev B, AA0724-2.3-206 Rev B, AA0724-2.3-207, AA0724-2.3-208, AA0724-2.3-209, AA0724-2.3-501 Rev B, AA0724-2.3-502 Rev B and AA0724-2.3-701 Rev A.**  
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
2. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which 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.**  
(Reason – Because insufficient information was submitted with the application; to ensure the use of appropriate species in accordance with the Upper Cambourne Phase 7 Development Briefing Document and the context of the site, and to enhance the quality of the development and to assimilate it within the area, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/1 and DP/2.)

- 3. No development shall take place until a plan showing the location and details of the contractors' building compound and parking area has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and no materials shall be stored, nor contractors' vehicles parked, outside the approved compound and parking area.**

(Reason – To ensure that the compound and contractors' parking are adequately accommodated without an adverse impact on existing landscape features, amenity areas or existing residential areas, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/6.)
- 4. No development shall take place until a scheme showing access routes for construction traffic (deliveries and spoil removal) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.**

(Reason – In the interests of the amenities of existing residents in the vicinity, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/6.)
- 5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of ecological enhancement based on "Ecological Opportunities within the Built Environment" (ESL, November 2000). The scheme shall subsequently be implemented as approved before any dwelling is occupied.**

(Reason – To ensure the ecological enhancement of the site in order to comply with the Section 106 Agreement dated 20<sup>th</sup> April 1994, and the Aims and Objectives set out in the Cambourne Master Plan Report, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/1, DP/3 and NE/6.)
- 6. No dwelling shall be occupied until the approved space for the storage and collection of wheeled bins for that dwelling has been made available for use.**

(Reason – To ensure the provision of appropriate facilities in the interests of visual and residential amenity, and usability, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policy DP/3.)
- 7. No development shall take place until details of materials and finishes for the doors, windows, walls and roofs of the dwellings and garages; hard surfacing, roads, footways, and designs for the cycle stores have been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details.**

(Reason – Insufficient information was submitted with the application, and to ensure coordination and consistency with the adjacent parcels, and to enhance the visual quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 8. No development shall take place until a scheme for the provision of external lighting has been submitted to and approved in writing by the**

**Local Planning Authority. The development shall subsequently take place strictly in accordance with the approved scheme.**

(Reason – In the interests of amenity, security and the quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2, DP/3 and NE/14.)

- 9. During the course of construction, outside a secure compound area (a secure compound is defined as an area with a security fence extending to the ground, and with a gate extending to the ground and locked at night), any steep sided trench of less than 600mm deep must have at least one end sloped, and any steep sided trench of over 600 mm in depth must be covered or fenced if left open overnight.**

(Reason – To prevent injury or death to badgers that may forage on the site, in accordance with South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/1, DP/3 and NE/6.)
- 10. Meter boxes shall not be installed on any elevation facing a highway other than in accordance with a scheme that shall have previously been submitted to and approved in writing by the Local Planning Authority.**

(Reason – To avoid visual clutter in the interest of the quality of the development, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 11. Visibility splays shall be provided on both sides of all private drives and shall be maintained free from any obstruction over a height of 600 mm within an area of 1.5m x 1.5m measured from and along respectively the highway boundary.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 12. Visibility splays at road junctions and on the inside of bends shall be laid out and constructed to form part of the highway and not enclosed within the curtilages of adjoining properties.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 13. The permanent spaces to be reserved on the site for parking and turning of vehicles shall be provided before the respective dwellings are occupied and those spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles.**

(Reason – In the interest of highway safety, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)
- 14. No dwelling shall be occupied until the access road and footways linking that dwelling to the existing public highway network has been completed to at least base course level, and such roads and footways shall subsequently**

**be surfaced to wearing course level within 6 months of the occupation of the last dwelling to be completed on the site.**

(Reason – To protect the safety of users of the access roads and footways, and to enhance the appearance of the built environment, in accordance with South Cambridgeshire Local Plan 2004 saved policies Cambourne 2 and SE7, and South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document policies DP/2 and DP/3.)

15. **No development shall take place until details of the proposed Local Area of Play (LAP) have been submitted to and approved in writing by the Local Planning Authority. The play area shall be laid out as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority.**

(Reason - To provide outdoor play space in accordance with Policies DP/3 and SF/10 of the adopted Local Development Framework 2007.)

16. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

#### Informatives.

1. It appears to the Council in respect of this proposal that the following conditions of the outline planning permission continue to apply, and the applicant's attention is drawn to these and all conditions of that permission:

Condition 6 (vi) – implementation of landscaping.

Condition 7 (b) – time limit for commencement.

Condition 19 – noise protection scheme with 100m of occupied properties **(NB: requires submission prior to commencement).**

Condition 28 – roads and footpaths to base course level.

Condition 37 – concealment of cables, meter boxes, etc

Conditions 38 – 41 – aquifer protection measures

2. This Decision Notice is accompanied by a List of Approved Drawings.

**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 Plan 2004 (saved policies)
- Cambridgeshire and Peterborough Structure Plan 2003
- District Design Guide SPD



- Planning File Ref: S/0982/10/RM, S/1371/92/) and S/6438/07/O

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