

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 October 2010

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

S/0790/10/F – GREAT SHELFORD

- 1. Conversion of the existing Old British School building to residential use and the redevelopment of the remaining areas of the site to provide 25 over-55's dwellings; replacement retail store; car parking areas; new vehicular and pedestrian accesses; amenity areas; landscaping and associated works following the demolition of all existing buildings (with the exception of the Old British School building) at 49 Woollards Lane for Hill Residential Ltd.**
- 2. Design Brief in pursuance of Policy SP/7 of the South Cambridgeshire Local Development Framework Site Specific Policies DPD 2010**

Recommendation: Approval

Date for Determination: 14 September 2010

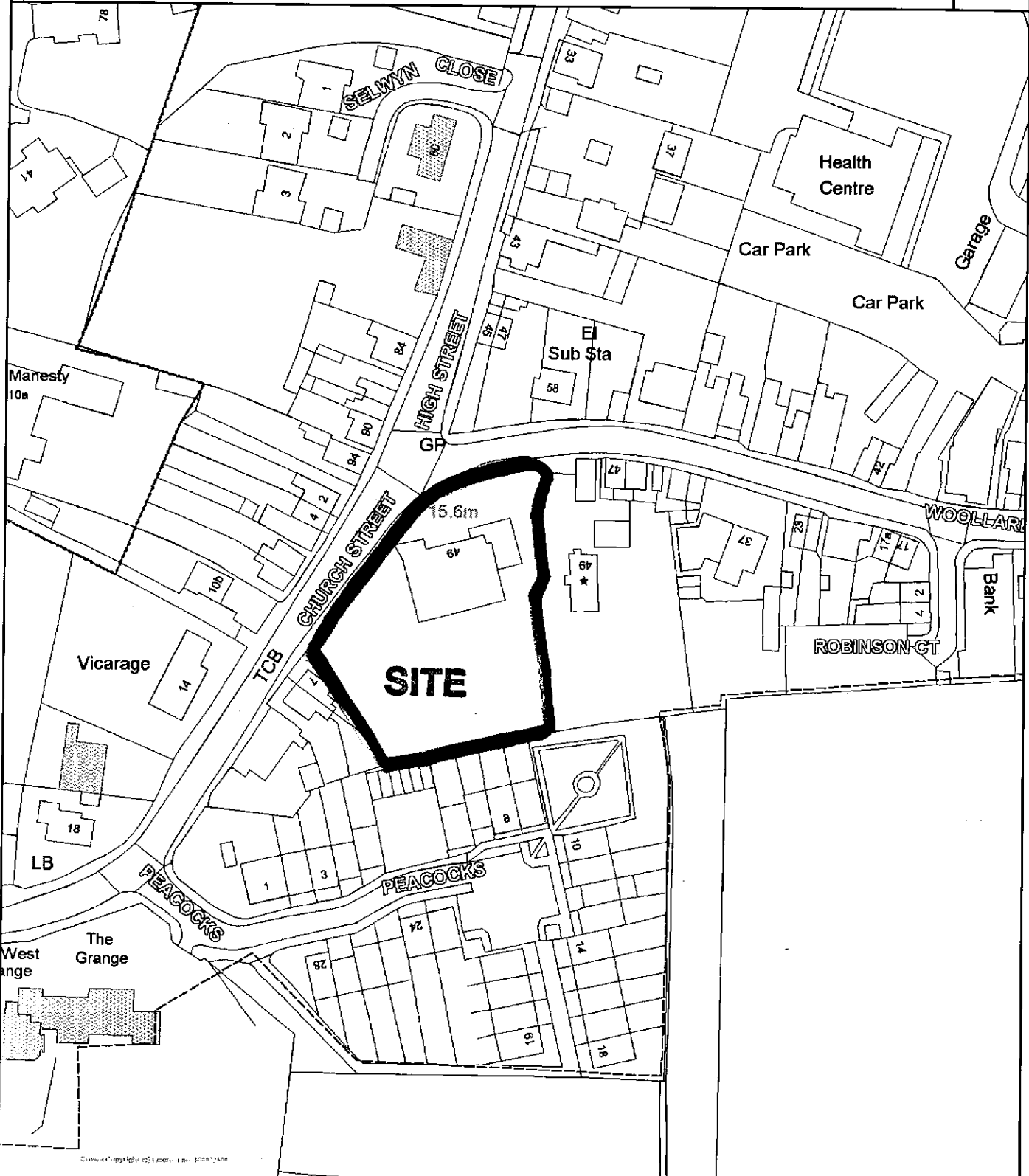
This Application has been reported to the Planning Committee for determination because the Head of Development Control considers that the application should be presented to Committee for decision.

Members will visit the site on 6 October 2010.

Site and Proposal

1. The site is located within the central area of the village within the Great Shelford Conservation Area and extends over 0.45 ha. The site includes the former Powell's Garage, a car sales, repair and M.O.T. business which has recently ceased trading, an existing greengrocers fronting onto Woollards Lane, and No. 49 Woollards Lane, a detached dwelling set back from the highway boundary, which includes a detached covered swimming pool within its garden area. Access to the site is from Woollards Lane. To the west, the site is adjoined by No. 7 Church Street and residential development to the west on Church Street, and to the east by two-storey houses at Nos. 41-47 Woollards Lane. To the east of these lies the main commercial area of the village, including the village hall and library. To the south this site is adjoined by Peacocks, a sheltered housing development which is mainly single storey with some two-storey units. An area of open recreation ground serving Peacocks joins the southern boundary of the site.
2. The full application, received 18 May 2010, proposes the conversion of the existing Old British School Building to 3 residential dwellings and the erection of a further 24 dwellings and a replacement retail store, following the demolition of the existing dwelling and swimming pool, retail unit and modern extensions to the Old School Building. The residential accommodation is intended for occupation by the over 55's. Amended drawings received 27 August 2010, proposes a reduced number of new build dwellings to 22, resulting in a total of 25 residential units. Amended drawings received 20 September 2010 show increased rear garden areas to Plots 7 – 9, and several design changes in response to further comments received from consultees.

S/0790/10/F - 49 Woollards Lane, Great Shelford



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Scale 1/1250 Date 24/9/2010

Centre = 546052 E 251925 N

3. The density of the amended proposal is 55 dwellings per hectare.
4. A new vehicular access is proposed onto Church Street. Works to the junction of Church Street and Woollards Lane are also proposed.
5. Plots 1 and 2 show a pair of two-storey houses adjacent to the western boundary with gable ends facing onto Church Street. On the rear (southern) part of the site a terrace of seven houses is shown, and on the eastern part of the site three pairs of semi-detached houses are shown, together with a detached refuse store and cycle parking. On the northern part of the site fronting Woollards Lane the proposal is to erect an apartment block comprising nine flats and a ground floor retail store.
6. The scheme proposes provision of 28 parking bays, including 10 disabled parking.
7. The application is supported by the following documents: Affordable Housing Statement; Biodiversity Survey and Report; Daylight and Sunlight Assessment; Design and Access Statement; Heritage Statement; Land Contamination Assessment; Lighting Assessment; Open Space Assessment; Planning Obligations Statement; Transport Statement; Site Waste Management Plan; Structural Survey; Sustainability Statement; Renewable Energy Statement; Tree Survey and Arboricultural Survey; Waste Design Toolkit; Water Conservation Strategy.
8. Additional documents were received 27 August to 9 September 2010: Noise Impact Assessment; Health Impact Assessment; Waste Storage RECAP Assessments; Waste Collection Statement; Parking Assessment; Footpath Statement; Residential Mix Statement; revised Open Space Assessment; Bat Survey; Heritage Statement Addendum.
9. Separate to the application, the applicant has prepared and submitted a Design Brief in accordance with the requirements of Policy SP/7.

Planning History

10. In 1992 outline planning permission was granted on this site (excluding retail shop site) for warden-controlled retirement flats, associated facilities and parking (**S/1495/91/O**). No details of layout, number of dwelling units, car parking or access were included. The consent was subject to a Section 106 Agreement restricting the occupancy of the flats to residents aged 60 or over and removing permitted development rights for future extensions, fences or accesses. The consent required the submission and agreement of a design and development brief for the site. This planning permission was renewed in 1997, 2000 and 2003.
11. In 2006 an application for further renewal was refused as the application did not include sufficient information to enable the impact of the proposal upon the character and appearance of the conservation area to be assessed (**S/0148/06/O**).
12. An application for conservation area consent for demolition of buildings on the site, excepting the Old School building, has been submitted (**S/0791/10/CAC**).

Planning Policy

13. South Cambridgeshire Local Development Framework Core Strategy 2007: Policy **ST/4** (Rural Centres)

14. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:
- DP/1** (Sustainable Development)
 - DP/2** (Design of New Development)
 - DP/3** (Development Criteria)
 - DP/4** (Infrastructure and New Developments)
 - DP/6** (Construction Methods)
 - DP/7** (Development Frameworks)
 - HG/1** (Housing Density)
 - HG/2** (Housing Mix)
 - HG/3** (Affordable Housing)
 - SF/1** (Protection of Village Services and Facilities)
 - SF/4** (Retailing in Villages)
 - SF/6** (Public Art and New Development)
 - SF/10** (Outdoor Playspace, Informal Open Space, and New Developments)
 - SF/11** (Open Space Standards)
 - NE/1** (Energy Efficiency)
 - NE/3** (Renewable Energy Technologies in New Development)
 - NE/6** (Biodiversity)
 - NE/12** (Water Conservation)
 - NE/14** (Lighting Proposals)
 - NE/15** (Noise Pollution)
 - NE/16** (Emissions)
 - CH/2** (Archaeological Sites)
 - CH/5** (Conservation Areas)
 - TR/1** (Planning for More Sustainable Travel)
 - TR/2** (Car and Cycle Parking Standards)
 - TR/3** (Mitigating Travel Impact)
15. South Cambridgeshire Local Development Framework Site Specific Policies DPD 2010 **SP/7** which states:
1. *An area of 0.44 hectares on Woollards Lane, Great Shelford, as shown on the Proposals Map, is allocated for residential development.*
 2. *Development must preserve the character and appearance of the Conservation Area. The Old British School building should be retained and restored as part of any scheme. Any proposals for demolition of the building must demonstrate that it is not viable to retain the building and that there are substantial benefits for the community that decisively outweigh the loss resulting from demolition, particularly in terms of the architectural merits of the replacement building, which must provide a high quality landmark design in this sensitive location.*
 3. *Due to the historical use as a commercial garage, an investigation into land contamination will be required prior to the granting of any planning permission. Should this indicate that remediation should be undertaken, this must be done to a standard agreed with the Council and conditions will be imposed on any planning permission to ensure that development does not commence on site until satisfactory remediation has been undertaken and a validation report is provided.*
 4. *A Design Brief is required to be submitted to and approved by the Local Planning Authority prior to granting of planning permission.*

Supporting text

16. "This brownfield site lies within the village framework of a Rural Centre. It is an existing employment site, comprising a vehicle repairs workshop and car sales area. The site has previously had outline planning consent for warden-controlled retirement flats. Development of the site offers the opportunity to enhance this part of the Conservation Area. The Great Shelford Conservation Area Appraisal identifies the Old British School to be a positive building and a focal point, which forms part of an important view. Any development proposal should retain and restore the former Old British School building and convert it to residential use as part of the wider scheme for this site.
17. "Access to the site is likely to be from Church Street. The site is located close to a good range of existing services and facilities and where there is a good local public transport service. A net density of at least 40 dwellings per hectare should therefore be applied to the site reflecting the requirements of Development Control Policies DPD Policy HG/1. The actual capacity would depend on design taking account of the character and constraints of the site but is anticipated to be in the order of 18 dwellings.
18. **South Cambridgeshire Local Development Framework Adopted Proposals Map (2010)**
Inset Map No.44
19. **South Cambridgeshire Local Development Framework Supplementary Planning Documents**

Development Affecting Conservation Areas SPD (2009)
Great Shelford Conservation Area Appraisal (2007)
Open Space in New Developments SPD (2009)
Public Art SPD (2009)
Trees & Development Sites SPD (2009)
Biodiversity SPD (2009)
Listed Buildings SPD (2009)
Affordable Housing SPD (2010)
District Design Guide: High Quality and Sustainable Development in South Cambridgeshire SPD (2010)
Landscape in New Developments SPD (2010)
Great Shelford Village Design Statement (2004)
20. **Circular 11/95 - The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development of permitted, enforceable, precise and reasonable in all other respects.
21. **Circular 05/2005 – Planning Obligations:** States that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other respects.

Consultations

22. **Great Shelford Parish Council - As originally submitted,** the Parish Council recommended refusal, commenting that:
23. This is a very important site in the centre of the village and the conservation area, and requires a high quality development in terms of design, layout and landscaping which

respects existing neighbours and buildings but creates an attractive focal point at this junction.

24. In the Inspector's report he anticipated there should be 18 dwellings on this site; it does not justify 27 dwellings which amounts to overdevelopment of the site. This number does not take into account the character and constraints of the site as recommended by the inspectors and a number more in line with their proposal would be acceptable.
25. The character of the site is determined by the Old British School which should be the focal point on the site. The Old School is the only large building in this part of the village, the majority are terraced houses, and it should continue to be the dominant building. As many original features as possible should be retained.
26. The proposed apartment block competes with the Old School and is contrary to advice in the Village Design Statement that 'new development, particularly housing, should reflect the scale and diversity of the village setting'. The design of the block with its complicated roof form and fenestration is also contrary to advice in the Village Design Statement which states 'the formal simplicity of traditional building is a model for new development'. This part of the site needs redesigning with fewer units. The frontage of the apartment block closes the view westwards along Woollards Lane which was identified as important in SCDC's Conservation Area Appraisal. There should be a step down in height from the existing terraced houses into the site, with buildings set back from the edge of the footpath.
27. The Parish Council has no objection to the terrace layout around the perimeter of the site, provided any issues of overlooking and overshadowing identified by existing neighbours can be resolved.
28. At a public meeting it was suggested that the development should be for key workers and first time home buyers as well as over-55's and the Parish Council strongly supports this.
29. The Parish Council is concerned that parking has been allocated at one space per unit. Many 55 years old households will have two cars which will lead to on-street parking, which is already at a premium in this part of the village. To state that visitor parking could be accommodated locally is untrue as most on-street parking places are taken up by existing residents and there is already a big problem with illegal parking in the village. A reduction in the number of units would help address this problem.
30. The Parish Council expects the Local Highway Authority to examine the concerns of local residents, the school and parents at the use of the proposed exit from the site close to the zebra crossing.
31. The Parish Council would welcome an amended application which reduced the number of units and removed the apartment building and its replacement by a layout which reflects the advice in the Village Design Statement.
32. To the **amended proposals received 27 August 2010**, the Parish Council is largely happy with the changes to the design especially if they are in line with those suggested by English Heritage and the Conservation Officer and they are happy with the layout and form of the apartment building.
33. The Parish Council remains concerned about the number of units on the site and the implications for parking on and off the site. The Parish Council would like to see the density reduced in line with that proposed by the Inspectors which would allow for more

flexibility on the site with additional car parking.

34. The Parish Council would still like to see some affordable housing on the site and would suggest the flats would be suitable for key workers who are more likely to use public transport and cycles and to be less car dependant than the over 55's.
35. The restrictions on the use of the footpath through to Peacocks, the widening of the footpaths around the site and the amendments to the junction between Woollards Lane and Church St are to be welcomed.

The Parish Council welcomes the proposal to install swift boxes.

36. **Council's Conservation Officer** – The Conservation Officer has been involved with discussions with the applicant which have resulted in the submitted amendments to the scheme. The formal comments of the Conservation Officer will be provided as an update to this report.
37. **Corporate Manager (Health and Environmental Services)** –
 - a) Noise - The applicant has submitted a Noise Assessment to address potential noise disturbance issues to future residents of proposed Plots 11 to 13 from powered plant at the adjacent commercial premises to the rear. The Environmental Health Officer has advised that this appears to be generally acceptable, subject to him making an assessment on site to confirm the details provided.
 - b) Construction noise and vibration, and at noise from air source heat pumps (if used in the development), should be controlled by conditions on any planning permission issued.
 - c) Noise insulation between the proposed ground floor shop and the apartments above should be of a higher standard than required by Building Regulations, and a suitable condition is recommended.
 - d) Dust from the site during the construction period should be controlled by condition.
 - e) Artificial lighting- there is potential for nuisance and harm to the amenity of existing and proposed residential development from external lighting of the scheme. A condition is recommended to control this aspect.
 - f) Health Impact Assessment- the submitted HIA has been amended by the applicant following concerns expressed by the Environmental Health Officer. The revised HIA is considerably improved in its assessment of the health impacts of the development. The comments of the Environmental Health Officer are awaited.
 - g) Waste management: the applicant has provided revised information to meet RECAP (Cambridgeshire and Peterborough) waste management requirements. The comments of the Environmental Health Officer are awaited.
 - h) Contamination - The submitted contaminated land report is adequate as far as it goes, but is not complete. Further works are required, including the removal of the existing fuel tanks with further investigation of these areas and areas where staining has been found. A condition similar to that recommended by the Environment Agency is required.
 - i) Air quality – the installation of biomass, whether a single large biomass burner or many small individual burners could lead to a rise in air pollutant concentrations in the local area. A suitable condition for details to be submitted and agreed is recommended.
38. **Council's Affordable Housing Manager** - No objection in principle to the payment for an off-site contribution for affordable housing.
39. **Council's Trees Officer** – No objection. Replacement trees for the loss of the existing Birch along the frontage should be agreed by condition.

40. **Council's Landscape Officer** - The amended scheme has taken into account the comments of the Landscape Design Officer. Conditions are required to ensure the maintenance of planting, and to confirm the hard landscaping materials. A condition to cover boundary treatments would also be needed.
41. **Council's Ecology Officer** - No objection, as these submitted ecology report is acceptable. The Ecology Officer recommends a condition to ensure provision of suitable nesting boxes.
42. **Council's Building Control Officer** - The site will have contamination issues, due to the use as a garage and the fuel tank. This is to be gated complex, but vehicular access beyond the gate for Cambridgeshire Fire and Rescue is likely to be required.
43. **English Heritage** – Recommended approval of the amended plans, subject to conditions relating to detailed matters. The reduction in the number of apartments is welcomed. This reduction in density has achieved improvements to the design and scale of the apartment block which will allow it to integrate better into the streetscape and the wider conservation area. English Heritage recommends that any signage on the shop front be the subject of a further application, with a preference for hand painted finish. English Heritage considers that the treatment of window and rooflight details to the retained British School Building could be improved, and that this should be the subject of a condition. Similarly, alteration to the design of the front elevation of Plot 13 windows is recommended.
44. **Disability Forum** – No objection, but comments that provision of five disabled parking spaces would be expected.
45. **Local Highway Authority** - No objection to the revised scheme, subject to detailed design of the kerb lines to accommodate appropriate traffic movements. The proposed highway works should be incorporated as a condition within the decision notice. Loading and unloading within the public highway already occurs along Woollards Lane for existing retail properties and there is no objection to this in relation to the proposed retail unit.
46. The position of the new access was a requirement of the Local Highway Authority that was established prior to the application being submitted. The position was determined because of the need for adequate vehicle to vehicle visibility. The proposed vehicle access and vehicle movements associated with the site are acceptable to the Local Highway Authority on the condition that suitable works are undertaken within the High Street/Woollards Lane to reduce traffic speeds exiting Woollards Lane. These works should consist of decreasing the radii of the junction of Woollards Lane and High Street south side and achieving the same to the northern side to define and protect the existing on street car parking.
47. **Cambridgeshire Archaeology** - No objection in principle, subject to a condition to require a programme of archaeological investigation.
48. **Cambridgeshire Rights of Way and Access Team** - No objection, noting that the footway route through the site is not intended to become a public right of way.
49. **Police Architectural Liaison Officer** – No objection in principle. The area has seen low levels of crime and anti social behaviour during the past 12 months. The ALO has made comments about the design and height of frontage fencing, the need for surveillance from windows over parking courts and cycle parking. He recommends access control measures to entrance gate B, such as a key pad lock. Lighting of the road and parking courts should meet Secured by Design recommended standards.

50. **Cambridge Past, Present & Future - (formerly Cambridge Preservation Society)** – Objection on the following grounds to the application as originally submitted:
51. The proposed development density of the site is contrary to the original identification of 18 dwellings. Despite increase of the site area the Society does not consider that the site can amicably embrace 27 dwellings and thus considers this overall proposal as over-development.
52. The proposed block of flats does not respect the setting of and views to the Old School building, nor does the character of the conservation area and the proposal not include any quality facades which merit the conservation area.
53. The shop frontage should be enhanced to better integrate with the character of Woollards Lane and should show improved detailing. Currently the Society considers that the envisaged replacement street frontage cannot be seen as an enhancement of the conservation area when proposing the demolition of existing well-liked greengrocer building complex.
54. The building proposed between the shop and the Old School is too dominant and must be reduced in height to retain the setting of the school. The proposed flats do not reflect requirements as part of the Village Design Statement to achieve a desired built form based on formal simplicity and traditional building forms. The extensive roof with different levels etc proposed for the rear does not conform to the character of the area and is of too high massing at this location. Considerable redesign of the block of flats and street frontage is essential as well reduction of dwelling numbers at this location.
55. The Society strongly welcomes the retention of the Old School Building at the heart of the Great Shelford Conservation Area. The Building - once having removed the younger extensions - will be again a wonderful local landmark. However the Society is not convinced by and thus particularly objects to the proposed treatment of the long façade flanking Woollards Lane and Church Street. The proposals constitute significant alterations to an old building and result in adverse impact when compared with the original layout (see photo of building at approx 1900).
56. The Society strongly considers that the design of the all facades as well as internal layout of the Old School Building should be revisited to better reflect the qualities of the original building and to achieve less alterations, fewer dwellings, lower roof height and improved replica of the 'bell tower'. The retention of most original features and flair of the building is paramount.
57. Being located at the heart of the village centre close to shopping the Society considers this development area would be absolutely ideal for housing designated for older people and the opportunity for such communal housing utilised.

The comments of the Society on the revised proposals are awaited.

58. **Anglian Water** - The foul flows from the development can be accommodated within the foul sewerage network system that at present has adequate capacity.
59. **Environment Agency** - The Agency has no objection, in principle, to the proposed development subject to suitable conditions and informatives being appended to any subsequent planning approval.

Third party representations

60. In response to the originally submitted scheme, a total of 18 representations have been received. These are from adjoining occupiers at Peacocks Residents' Association and 7 Peacocks; 7 Church Street, and from non-adjoining residents/ bodies at Great and Little Shelford Church of England Primary School; 20 Bridge Road; 53 and 149 Cambridge Road; 8 Church Street; 15 Davey Crescent; 19 Headley Gardens; 94 High Street; 84 Hinton Way; 12 Shelford Park Avenue; 15, 19 & 41 Stonehill Road; 2 Newton Road, Little Shelford; 66 The Lane, Hauxton.

The following issues have been raised (and number of responses):

Highway safety

61. Traffic problems on Woollards Lane and Church Street, especially at school times (12)
Insufficient on site parking provision, particularly for visitors (6)
Siting of the vehicular access near the pedestrian crossing (2)
A path should be provided through the site to link parking at the Recreation Ground with Church Street, to walk children safely (1).

Use

62. There should be provision for housing for young people and young families (1)
There is no need for another retirement scheme in addition to Peacocks (2)
The proposed internal layout of houses in the Old School building is unsuitable for the over-55s (1).

Design

63. The wall fronting Church Street should be lower (1)
Height of apartment block too high (1)
Design should be more imaginative (1).

Layout

64. Density too high (2)
Lack of open space and landscaping (1)
Existing trees fronting Church Street should be retained (1).

Neighbour impact

65. Loss of privacy, overshadowing, overbearing impact (2)
Noise disturbance from parking adjacent to boundary (1)
Noise disturbance during the construction period (1).

Other

66. Loss of the greengrocer's shop (5)
Out of keeping with the nature of the conservation area (2)
Flash flooding due to the ground level of the site being higher than adjacent dwelling 7 Church Street (1)
Renewable energy proposals are not clear (1)
The site should be investigated for archaeology (1).

Planning Comments

Housing allocation

67. The principle of the residential development of the site has been established by the allocation in Policy SP/7. This allocation does not include the area occupied by the retail shop at present. The submitted proposal complies with the requirements of Policy SP/7 as

it retains the Old British School building, it proposes necessary investigation into land contamination, and a Design Brief has been submitted for approval.

68. In the supporting text to the policy, it is anticipated that development of the site would be in the order of 18 dwellings, providing a net density of 40 dwellings per hectare. This is not a formal requirement of the policy as the actual capacity would depend on the design taking into account the character and constraints of the site. Policy ST/4 places no upper limit on the amount of development that can be permitted on a site in a Rural Centre.

Age-restricted housing

69. The applicant has provided a case for specialised housing provision in the submitted Housing Mix Statement. Central government recognises the need to provide for the independent older people, usually referred to as the over-55s. This site is suitable for this purpose as the proximity to shops and services would facilitate non care-assisted occupation for as long as possible. Evidence from Peacocks is that there is a long waiting list for smaller, centrally located properties in the village. Such a development would assist in releasing larger family dwellings in the village. The provision of a manager on site will ensure that the site and its buildings will be maintained.
70. The Affordable Housing Manager has considered a sum in principle for the provision of affordable housing off-site, and this has been agreed by the applicant.
71. Precedent has been created by the granting of outline planning permission for warden-controlled retirement flats for the over- 60's on the site in the period 1992 to 2006.

Conservation Area

72. The design of the scheme has evolved during the lifetime of the application to take into account the concerns of English Heritage and the Council's Conservation Officer relating principally to the design and scale of buildings on the site. The revised schemes received 27 August and 20 September take into account these comments and have received the support of English Heritage, subject to detailed matters being resolved by condition. The revised design is also supported by Great Shelford Parish Council.

Highway matters

73. The scheme proposes a total of 25 residential units and a warden's office for part time occupation. The proposal is supported by a total of 28 parking spaces, 10 of which are suitable for disabled parking. This level of provision, at 1.12 spaces per dwelling, represents 74% of the maximum standard of 38 spaces to comply with policy TR/2. This reduced provision is a matter of concern to Great Shelford Parish Council and a number of objectors, particularly due to the proximity of the local primary school and the potential for increased on-street parking. The applicant has submitted a Parking Assessment with evidence from ten other retirement schemes in the UK which provide on average 0.5 spaces per dwelling.
74. Taking into account that the site is central to the village and in a highly sustainable location, that the standards set out in policy TR/2 are maximums, and the evidence put forward by the applicant, it is not considered that a refusal on this issue would be robust in the event of an appeal being lodged, due to the lack of evidence to the contrary.
75. The position of the new vehicular access adjacent to the pedestrian crossing has been assessed as safe by the Local Highway Authority, because of the ability to secure adequate visibility splays in this position. The supporting text to policy SP/7 indicates that

access to the site is likely to be from Church Street. Highway improvements at the junction of Church Lane/ Woollards Lane, are proposed as part of the development as a requirement of the Local Highway Authority.

Residential amenity

76. The scheme has been revised to take into account the need to protect the residential amenities of adjoining residents in Church Street, Woollards Lane and Peacocks. The distance to the boundary of dwellings facing Peacocks has been increased, and windows carefully located and fitted with obscure glazing where necessary to ensure that no serious harm is caused by overlooking. The proposed dwelling on Plot 13 has been provided with hipped roofs in order to minimise any overbearing impact upon the outlook from dwellings in Woollards Lane.

Open space

77. The applicant has submitted an Open Space Statement which indicates that the scheme will be provided with sufficient private garden area, communal area and informal open space to meet the requirements of policies SF/10 and SF/11.

Density

78. The density of 55 dwellings per hectare is higher than the minimum requirement of 40 dph. Having considered the impacts upon the character and appearance of the Conservation Area, residential amenity, highway safety and open space, it is considered that the scheme can be supported in its amended form. In this context the relatively high density of development represents an efficient re-use of brownfield land in this central location.

Developer contributions

79. In the event of planning permission being granted, it is proposed that the developer be required to provide schemes for the provision of affordable housing in lieu of provision on site amounting to £242,876.00, open space provision and maintenance, community facilities, waste receptacles, public art, highway improvements, and Section 106 monitoring.

Design Brief

80. The applicant has provided a Design Brief which sets out principles for the development of the site for residential purposes, as required by policy SP/7. This includes the policy background, planning history of the site, conservation area assessment, principal views and constraints, assessment of residential amenity requirements highway access and open space, together with other matters. In order for the development to comply with policy requirements, it is necessary for this Design Brief to be accepted as a guide for development of the site.
81. The Design Brief has been considered by officers and provided for comment to Great Shelford Parish Council, and is considered to be an acceptable basis for the assessment of the site by developers.

DECISION

Recommendation

1. That the planning application dated 14 May 2010 as amended by approved subject to the following conditions:

2. That the Design Brief dated 7 September 2010 be accepted for the purposes of the requirements of policy SP/7 of the Local Development Framework.

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. **Standard condition- Approved plans**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within all Classes of Part 1 (Development within the curtilage of a dwellinghouse) and Class A (Erection of a gate, fence, wall or other means of enclosure) and Class B (Formation of a means of access to a highway) of Part 2 (Minor Operations) of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**
(Reason - In the interests of the character and appearance of Great Shelford Conservation Area and of residential amenity in accordance with Policies DP/3 and CH/5 of the adopted Local Development Framework 2007.)
4. **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 in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. **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 in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
6. **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.)

7. **No development shall begin until details of a scheme for the provision of affordable housing, recreational, public art and community services infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies DP/4, HG/3, SF/6 and SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.**

(Reason - To ensure that the development contributes towards affordable housing, recreation, public art and community infrastructure in accordance with the above-mentioned Policies of the adopted Local Development Framework 2007.)

8. **No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.**

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

9. **Prior to the commencement of development (including any pre-construction, demolition or enabling works) a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The Construction Management Plan shall include:**

- a. **Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures**
- b. **Details of haul routes within the site**
- c. **A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the site and siting of the contractors compound during the construction period to be agreed on phase basis**
- d. **Delivery times for construction purposes**
- e. **Dust management and wheel washing measures**
- f. **Noise method, monitoring and recording statements in accordance with the provisions of BS 5228:2009 Code of practice for noise and vibration control on construction and open sites – Part 1 and 2**
- g. **Concrete crusher if required or alternative procedure**
- h. **Details of odour control systems including maintenance and manufacture specifications along with**

- i. **Maximum noise mitigation levels for construction equipment, plant and vehicles**
 - j. **Site lighting**
 - k. **Screening and hoarding details**
 - l. **Access and protection arrangements around the site for pedestrians, cyclists and other road users**
 - m. **Procedures for interference with public highways**
 - n. **External safety and information signing notices**
 - o. **Liaison, consultation and publicity arrangements, including dedicated points of contact.**
 - p. **Complaints procedures, including complaints response procedures**
10. **All development shall take place in accordance with the approved Construction Management Plan unless formally agreed in writing with the Local Planning Authority.**
(Reason – To ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)
11. **No construction work including the operation of powered plant and equipment shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 hours on Saturdays unless otherwise agreed in writing with the local planning authority. No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.**
(Reason – To ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)
12. **No construction related deliveries and or collections shall take place other than between the hours of 07.00 to 21.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless otherwise agreed in writing with the local planning authority. No construction related deliveries and or collections shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.**
(Reason – To ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)
13. **In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228- Part 2:2009: Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration BS 5228 – Part 4: “COP for noise and vibration control applicable to piling**

operations". Development shall be carried out in accordance with the approved details.

(Reason – To ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)

14. **No development shall commence until a programme of measures to minimise the spread of airborne dust (wheel washing and dust suppression provisions) from the site during the construction period or each relevant phase of development, has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the Local Planning Authority agrees to the variation of any detail in advance and in writing.**

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/16- Emissions & DP/6- Construction Methods.)

15. **Before the development hereby permitted is commenced, an assessment of the noise impact of plant and or equipment including any renewable energy provision sources on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.**

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15.)

16. **No development shall commence until full details of a scheme of sound insulation between any retail, food or commercial (any premises class use other than residential) and residential uses within the apartment building, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the dwellings, hereby permitted, are occupied and permanently retained thereafter.**

(Reason - In the interests of the amenities of the permitted residential units close to non-residential premises properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15.)

17. **Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, shall be submitted to and approved in writing by, the Local Planning Authority. This information shall include a site layout plan showing the location and positioning of all external lighting, the luminance of the lighting including full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles/orientation, and luminaire profiles, angle of glare and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of Obtrusive Light'). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details measures unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To protect and safeguard the amenities of nearby residential properties local residents from light pollution in accordance with Policy NE/14.)

18. **No building shall be occupied until the provisions set out in the approved Waste Minimisation Statement have been implemented to the satisfaction of the local planning authority in consultation / conjunction with the Waste Collection Authority. All of the approved measures shall thereafter be maintained unless the Local Planning Authority gives written consent to any variation.**
(Reason - To ensure that the development conforms with waste minimisation requirements in accordance with the adopted Cambridgeshire Mineral/ Waste LDF Policy, Policy DP/1 of the adopted Local Development Framework 2007 and the Cambridgeshire & Peterborough Recap Partnership Waste Management Design Guide 2008.)
19. **No development approved by this permission shall be commenced until:**
- a) **The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.**
 - b) **Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.**
 - c) **The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.**
 - d) **If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.**
(Reason - To prevent the increased risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)
20. **Prior to the commencement of development, a renewable energy statement which demonstrates that at least 10% of the development is total predicated energy requirements will be in the form of on-site renewable energy sources, shall be submitted to and approved in writing by the Local Planning Authority. In the event that this is to include biomass boiler installations, a full and detailed assessment of the impact on local air quality should be carried out. The assessment should be carried out in accordance with Technical Guidance TG (09) and use dispersion modelling where appropriate.**
(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)
21. **No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.**
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
22. **The existing dropped kerbing to 49 Powells Garage/Shop/Dwelling Woollards Lane and the High Street shall be permanently and effectively closed and the footway**

and kerbing shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, within 28 days of the bringing into use of the new accesses.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

23. **Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.**
(Reason - In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
24. **The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.**
(Reason - To prevent surface water discharging to the highway. in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
25. **No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.**
(Reason - To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
26. **Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:**
- a) **Enter, turn and leave the site in forward gear**
 - b) **Park clear of the public highway**
- The area shall be levelled, surfaced and drained and thereafter retained for that specific use.**
(Reason - In the interests of satisfactory development and highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
27. **Prior to the commencement of the use hereby permitted visibility splays of 2.4m x 43m shall be provided each side of the vehicular access, hereby approved, measured from and along the back of the footway in both directions. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
28. **Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.**
(Reason - To ensure a satisfactory method of surface water drainage in accordance with Policies DP/1 and NE/11 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 (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Development Framework Site Specific Policies DPD 2010
- South Cambridgeshire Local Development Framework Adopted Proposals Map (2010)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Planning File ref S/0790/10/F

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