

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 October 2010

AUTHOR/S: Executive Director / Corporate Manager – Planning and Sustainable 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

Update to the report

Agenda report paragraph number 43 – English Heritage

Having considered the amended drawings date-stamped 20 September, English Heritage is content to leave matters of detailed design to officers and members of South Cambridgeshire DC.

Agenda report paragraph number 60 – Third Party Representations

Three further letters have been received in response to amended plans dated 27 August.

The occupiers of 94 High Street are pleased that the height of the apartment block has been reduced. The access gate to Peacocks should be adapted to take account of residents who use electric buggies.

The occupier of 20 Bridge Close remains of the view that the proposal does not serve any benefit for the wider community.

The occupier of 7 Church Street (which adjoins the western boundary of the site) has raised objections on the grounds:

1. The proposal is not sympathetic to the character of the conservation area in Church Street, due to the loss of openness of the site; the scheme will look monolithic when viewed from Church Street especially due to the high walls.
2. First floor windows in Plots 1 and 2 will look into the kitchen, landing and bedroom of No.7.
3. No.7 will have a view over the rear elevations of Plots 1 and 2.
4. Loss of light due to increase of height of boundary wall from 1.2m to 1.8m.
5. Overlooking of rear of garden by adjacent development.

6. Noise from the future occupiers of Plots 1 and 2, close to the front door of No.7. The former business use was quiet out of hours.
7. A layout with Plots 1 and 2 facing Church Street would overcome issues of overlooking and noise.
8. Harm to an existing Bay tree close to the boundary on No.7's side from the proposed boundary wall.
9. The erection of a boundary wall will result in a security risk to No.7, as the property will lose visual surveillance from Church Street.
10. Loss of sunlight to the pavement from the proposed 1.8m wall on the frontage, resulting in highway dangers to users of the pavement, particularly school children, in snowy or frosty conditions.
11. Harm to the character of the conservation area and traffic chaos from the proposed road narrowing at the junction of Woollards Lane and Church Street. This should be done independently of the development following a public inquiry.
12. Loss of on-street parking for visitors.
13. The walk through to Peacocks is a way of currying favour. A route should be provided for school children.

Officer Comment

The concerns of the occupier of No.7 Church Street are noted. The rear elevation of Plot 2 has been amended to avoid issues of overlooking. The rear elevation of Plot 1 will have two first floor bedroom windows in the rear elevation. The nearest of these is sited 13m from the ground floor kitchen window of No.7 and at an oblique angle to it, so avoiding any serious loss of privacy. The upper floor window in No.7 overlooking these proposed dwellings is to a landing and not a habitable room, so avoiding serious loss of privacy to future occupiers of these dwellings. The remaining concerns are noted but are not considered to warrant a revision to the recommendation or any additional conditions.

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