

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 November 2010

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

S/1297/10/F- CROYDON

**Change of Use to Holiday Lets with Ancillary Swimming Pool and Games Room
at Croydon Farm, Lower Road, Croydon, Royston SG8 0EH for Mr and Mrs
Moon**

Recommendation: Approval

Date for Determination: 11th October

A. Update to the report

Agenda report paragraph number 22 – Environmental Operations Manager

Comments still not received

Agenda report paragraph number 24 – Cambridgeshire Fire and Rescue

Comments still not received.

B. Further Information received after publication of the agenda report.

- **Award Drains Manager**_- I can confirm there are no award drains in Croydon parish. I am unaware of any drainage difficulties in the area. This does not, however, mean there are no problems but I have never been asked to investigate flooding or offer any assistance to the area.
- Further discussions with the Parish Chair for Tadlow referred me to planning history on a site approximately 100m east of the application site and close to the entrance of Tadlow village that was refused and later dismissed at appeal on grounds of Highway Safety. This was for Retention of glasshouse and Polytunnels at Meadow Nursery, High Road in the Parish of Tadlow (S/1736/99/F). Whilst the application was approved, the condition put in place to prevent the sale of goods from site was appealed. The appeal was dismissed based on the intensification of an existing access, as the proposal would at times attract significant numbers of people for the purposes of retail. It is considered by officers that this application differs in that the location of the access is some distance away from substantially used junctions and it does not propose any retail use, therefore the visitors to the site for the current scheme propose a much lower level of intensification than that of the abovementioned application. Additionally, each application should be individually assessed on its merits. It is also re-iterated that the Local Highway Authority has not raised any objections to the proposed development.
- A letter has been received from the applicant's agent RPS with regard to the objections that have been raised by the occupiers of Croydon Farm House.

This reads as follows:

We have fully taken on board and understand the concerns raised in this letter and have given them full consideration. However, given that a live permission already exists on this site for the development of holiday accommodation we feel a number of the concerns raised are immaterial. Despite this we would like to make the following comments with regard to the issues raised.

Noise and Disturbance

We accept that we cannot guarantee that no noise will be generated from the proposed use of the application site however the existing permission must be taken into consideration when assessing the current application proposals affect on the residential amenity of the neighbouring property and their ability to enjoy their garden.

The applicant has no preference with regard to whether a natural hedge or a close boarded fence forms the boundary to the application site however, the Council has previously stressed its desire to see a hedging and/or a post and rail fence run along this boundary rather than a close boarded fence.

Access and Parking

County Council Highways have been consulted on the application and have raised no objections to the application proposals and the proposed access to the site. We would agree that there is already a large volume of traffic using this access and therefore the use of the access in conjunction with the application site will be imperceptible within the context of its current use. It should again be noted that the permission which exists on the site would also utilise the access as proposed as part of this application.

In relation to the 11 car parking spaces, which it is proposed to be provided on site, this is in line with the South Cambridgeshire District Council's requirements.

The Application

The response with regards to concerns regarding the boundary treatments of the application site has been discussed above and the application proposals are in line with recommendations received from Officers. The number of car parking spaces that have been proposed have also been discussed above and are in line with requirements of South Cambridgeshire District Council.

We are aware of the watercourse that exists to the south of the application site, however the site is not within any flood zone as identified by the Environment Agency's flood map.

The area of the buildings is being slightly reduced because of the scaling down of the dutch barn which it is proposed will house the swimming pool.

With regards to employment it is proposed that the holiday accommodation would be run by the owners with minimal part time assistance, however it is not possible to clarify employment numbers at the stage.

Opening hours of the pool and games room would be restricted to within reasonable times of the day however these details cannot be clarified at this stage. The owners of the site would ensure that these areas are physically closed when they are not meant to be in use. However there will not be staff on the site 24 hours a day and this is re-enforced by the fact that the existing permission on the site has a condition stating that residence on the site is not permitted. Despite this there will be an emergency number for visitors to use during times when there are no staff present at the site.

With regards to usage it will be the Local Authority's responsibility to monitor and control the S106 Agreement and ensure that is adhered to.

The applicants are happy to re-assess the lighting proposed in the central courtyard. Obviously they do not want lighting to disturb the neighbours to the application site and if this is the case it is likely that the visitors staying in the holiday accommodation will also be disturbed and this is in no ones interest.

With regards to construction conditions can be attached to any forthcoming approval to manage the hours of construction on the site. Steps will be taken to minimise the impact of construction on the neighbours of the application site and this will be re-enforced by the applicants looking to use contractors who are members of the responsible contractors scheme.

Ancillary facilities will be restricted to the use of those stated in the S106 Agreement and this will be controlled by the owners of the application site and the Local Authority. Anybody attempting to use these facilities who is not staying in the holiday accommodation would be trespassing.

The Plans

The applicants believe that the plans are drawn correctly and the boundaries shown are correct. They are happy to have the site surveyed to confirm this.

We are glad that Mr and Mrs Foulds agree that the development of the application site will improve the site. As stated above the applicants are happy to ensure that where possible steps are taken to address the concerns of the neighbours of the site.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

- S/1736/99/F and Appeal T/APP/W0530/A/00/1037339

Contact Officer: Saffron Garner- Senior Planning Officer
Telephone: (01954) 713256