

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 November 2010

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

S/1101/10 – PAPWORTH EVERARD

Variation of Conditions 12 & 26 of Planning Application S/1688/08/RM

Recommendation: Delegated Approval, subject to no new material considerations being submitted through consultation, for David Wilson Homes

Date for Determination: 18 October 2010

A. Update to the report

Consultation

1. **Papworth Everard Parish Council** – (Comments following meeting held with South Cambridgeshire District Council on the 21st October 2010)
 - Parish understood that plots 161, 162 and 17 are excluded from the approval but requested the design of Plot 17 is submitted and considered.
 - A management plan is requested
 - An amended landscaping plan is required, showing all surface detail for Summersfield Green.
 - Streetscenes are requested.
 - Confirm with the Highways Authority that crossroads on Summershill Drive will give no priority to any road.
 - Confirm if Road 4 will be block paved.
 - Discuss Conservation Kerbs with the Highway Authority with a view to providing a stepped kerb; if stepped kerb impossible, then propose alternative boundary treatment to prevent parking on sensitive verges.
 - Requested improvements on plots 18 and 20.
 - Plot 33: building line to reflect road; blank elevation to be addressed.
 - Plot 27: building line to reflect road; house to be turned through 90°; windows in both gable ends.
 - Path between 26 and 27 needs to be designed to prevent vehicular use.
 - Plots 40-44 and 124-128: new house type to reduce height and reduce mass; break up, set back from road.
 - Plots 45 and 129: requests improvement on design and in particular side elevations. The Parish also request that it should become detached from adjoining properties.
 - Plot 46: Ensure no blank elevation.
 - Plot 60: Remove quoins and parapets (retain materials, porch and windows). This particular house has gained in prominence since it was first planned and it is now over-elaborate in contrast to the other house types in the proposal.
 - Plots 86/106 and 108 too close to landscaping belt.
 - Plots 104 – 106 design not yet acceptable. Parish request that the modern design is relooked at.
 - The Parish wish to know when the turning head between Plots 112 and 162 has been changed from its original, fluid, design.
 - Plot 162: The blank elevation on western end to be redesigned.

- Plot 159: The blank elevation on the northern end to be redesigned.
- Plot 166 (H532B-4 style 2): what material the door surrounds.
- The two visitor parking spaces from Summersfield Green to be removed.
- Omit all instances of scalloped lead detailing.
- 4 rather than 6 panel doors on small houses; there should be a "hierarchy" of door types according to the size and type of house ie simpler doors on small houses and 6 panel doors on the largest houses.
- Cottage style canopies with exposed wood support struts in appropriate for larger houses.
- Estate railings are too extensively proposed along the spine road, and should be replaced by hedging where possible.
- Clarify intentions for temporary parking area for show suite.
- Weatherboarding use a non-concrete composite.
- The only visitor parking (other than the two disabled spaces on Summersfield Green) are 5 at the Z Block, is this an acceptable number of visitor spaces.
- Off-site work; link to join up with existing footpath to bus stop on west side of Ermine Street South should be shown.
- Off-site work: link to join up with existing footpath to bus stop on west side of Ermine Street South should be shown
- Site layout plan lists 7no H436 on the accommodation schedule, but plan itself shows 4no H436 and 3no P436; plan schedule lists 79, 85, 101, 107 as being unchanged, but only includes amended plans for 104, so what about 84 and 87?
- Plot numbers must be correct on all house type drawings: eg House Type 09 (P436B-5) incorrectly states plots 37 and 119; House Type 27 (H532B-4) incorrectly states plot 111; other drawings have no plot numbers
- Plan schedule error: "P678/QV/12-01 A ... plots 24-28 ..." should read "P678/QV/1-01 A ... plots 124-128 ..." and likewise for the 02, 03 and 04 plans
- Correct inconsistencies between plan schedule and site layout iro plots 50, 59, 67-70, 85, 104, 110-114, 120, 154
- On site layout plan there is no legend for the following abbreviations: k, AS, OPP, LR, DR, E, G, ST, WC, KB, LD; can't see any BCP (Hard standing Bin Collection Point)

2. **Local Highways Authority** – The Local Highways Authority has confirmed that they would not accept any kind of stepped kerbing along Road 4 but would not object to low height planting being planted along the side of Road 4. The Highways Authority also confirmed that the new turning head for Road 4 is acceptable and that Summershill Drive will not be given priority.

3. **Urban Design** – The Principle Urban Design recommends approval, with the following comments;

Key Points:

- The proposed amendments, overall, raise the design quality of the scheme.
- Design improvements to the second northern phase should be sought to raise the quality of that phase comparable to the first southern phase to ensure a harmonious interface between the two phases.

Site Planning:

- In comparison to the initial application S/0093/07 plots 77-81 better address the street and define the public realm. This improvement was first made in the S/1688/08 application.
- In comparison to the initial application S/0093/07 plots 84-85 and 99-100 better address and provide natural surveillance for the adjacent play green and LAP. This improvement was first made in the S/1688/08 application.
- In comparison to the initial application S/0093/07 plots 40-45 and 124-129 better address the street, have been subdivided into groups of fewer units than the original terraces and the building line has been staggered, reducing the visual impact of the properties. This is also an improvement over the S/1688/08 application.
- In comparison to the initial application S/0093/07 plots 162-164 and 141-149 have been amended and better address the street. This improvement was first made in the S/1688/08 application.
- The amendments made to plots 141-149 will better enable a harmonious interface between this first southern phase and the later northern phase.

Access/Links, Circulation & Parking:

- In comparison to the initial application S/0093/07 the access and parking arrangements for plots 69-71 have been improved. This improvement was first made in the S/1688/08 application.

Massing & Form:

- The building mass on plots 40-45 and 124-128 has been minimally reduced from that in the initial S/0093/07 application. This is also an improvement over the S/1688/08 application.
- In comparison to the S/0093/07 S/1688/08 applications plots 162-164 and 141-149 have been amended and are slightly less imposing on the street.

Architecture, Elevations & Materials:

- The developer has made amendments to building elevations that improve the appearance of buildings, especially in relation to the removal of blank gables.

Other Points:

- Amendments to the properties around Summersfield Green and along the interface with the second, northern, phase, have improved the quality of the design proposals in relation to this application, S/1101/10. To ensure a harmonious interface between the two phases similar amendments would need to be sought to either the initial application S/0093/07 or the revision S/1424/08, to raise the design quality of the second phase to the same level as has been achieved resulting from the amendments to the southern phase.

Planning Comments

4. It is the view of officers that the requested changes have now resulted in improvements to the scheme through the submission of the latest amended plans. It should be noted that prior to the consideration of the revisions officers were nevertheless of the view that the scheme was of an acceptable standard and that planning permission should not be withheld.
5. The Case Officer will be attending a meeting with members of Papworth Parish Council on the 29th October 2010 in order to go through amendments the developer has submitted; Members will be updated on the outcomes at the meeting.
6. The following is an assessment of the points raised by Papworth Parish Council in no particular order. Plots 40 – 44 and 124 – 128 (B3 Plots) were considered acceptable by Planning Committee and the Parish Council during consideration of the earlier reserved matters consent ref. S/0093/07/RM, though it is noted that the fenestration of these dwellings was slightly different. The developer has incorporated the Parish Council's views and reduced the amount and broken up the B3 plots.
7. The developer is not required to submit a landscaping plan or a boundary treatment plan at this time, as pre-commencement conditions are in place if the development is granted planning approval. However, the developer has submitted the majority of the required landscaping but this will need to be relooked at following the site layout changes. The developer has also agreed to reduce the amount of railings within the proposed development and replace them with planting. In addition to this there is a condition that will ensure material and door details on every plot are satisfactory. It should be noted that for all discharge of conditions the Parish Council will be given 14 days to comment as previously agreed by Planning Committee.
8. The Conservation Kerbs are subject to a condition so this will be finalised at a later date but I can confirm that the Local Highways Authority has already gone to the maximum height that it would accept for adoption of the roads.
9. Where the developer is making changes from the previously approved Reserved Matters Applications officers have requested that no windows are placed under on elevations under chimneys. The developer is also significantly reducing the amount of blank elevations that face public areas.
10. The developer has removed the two parking spaces on Summersfield Green and has also confirmed that on average each dwelling will have 2.01 parking spaces. This is just over the Council's current maximum parking standards but due to the Parish Council's concern of significant parking on kerbs and the fact that the Outline Application was submitted in 2003 is deemed to be acceptable in this specific case.
11. Plots 104 – 106 have been redesigned which has improved the quality of the design but it is noted that there will be a range of viewpoints when it comes to any modern design.
12. The turning head between Plots 112 and 162 been changed back to its original design.
13. Plot 27 has been turned 90° and redesigned in order to prevent blank elevations facing the public domain.
14. The path between Plots 26 and 27 is very unlikely to be used for car traffic but it is considered that through the landscaping plan or boundary plan that prevention methods can be introduced to further discourage drivers using this pedestrian path as a road.
15. Streetscenes have been requested but due to the significant changes being made by the developer they may not be available. However, the developer has

indicated that they will do what they can to submit these in time for the committee meeting.

16. The Legal Agreement that the developer has submitted covers the provision and maintenance of public open space, as well as the completion of footpaths.
17. Plot 17 is remaining unchanged from S/0093/07/RM consent and Plot 18 has been amended to blend in with the design of Plot 17.
18. Finally the developer has made all these changes to the layout plan and amended the schedule taking into account the errors that the Parish Council picked up on.

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