

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 6 July 2011
AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0798/11 - PAPWORTH EVERARD
Erection of temporary sales centre at Summersfield Ermine Street, for David Wilson Homes

Recommendation: Approval

Date for Determination: 10th June 2011

Notes:

This application has been reported to the Planning Committee due to Papworth Parish Council recommending refusal.

Site and Proposal

1. The site defined within this application measures approximately 0.06 hectares (the agent stated it to be 0.33 hectares). To the north, west and east is the residential development site that was approved under planning application S/1101/10 and to the south is an area of grassland and beyond this is the public highway (A1198).
2. The application, validated on the 15th April 2011 is for the temporary sales office which the developer has requested to be on site for 6 years before it is removed and replaced by a double garage as approved under planning approval S/1101/10.
3. While this application is not a retrospective application, a site visit on the 8th June 2011 confirmed that development of the triple garage/sales office has been started since submitting the application. The Parish Council has been consulted again for 14 days following the submission of a landscape plan on the 15th June 2011. This consultation period will end before Planning Committee and any additional comments will be provided to members through an update during the committee.

Planning History

4. **S/2476/03/O** – The proposal for Residential Development including Public Open Space, Vehicular Access together with Demolition of 18, 20, 52, & 54 Ermine Street South and 1&3 St John's Lane was conditionally approved.
5. **S/0093/07/RM** – The proposal for the Erection of 365 Dwellings with Associated Open Space and Landscaping (Reserved Matters Pursuant to Outline Planning Permission Ref. **S/2476/03/O**) was conditionally approved.

6. **S/1688/08/RM** – The proposal for the Siting design and external appearance of 166 dwellings was conditionally approved..
7. **S/0097/06/RM** – The proposal for the Erection of 397 Dwellings with Associated Open Space (The First Reserved Matters Application) Pursuant to Outline Planning Permission Ref: S/2476/03/O was withdrawn.
8. **S/1424/08/RM** – The proposal for the Approval of appearance, landscaping, layout & scale for the erection of 81 dwellings was conditionally approved.
9. **S/1624/08/RM** – The proposal for Details of reserved matters for the siting, design and external appearance of 118 dwellings, associated works, garaging and car parking, and landscaping for the northern phase 2 (amended scheme to part of reserved matters **S/0093/07/RM**) was conditionally approved.
10. **S/1101/10** – The proposal for the Variation of Conditions 12 & 26 of Planning Application S/1688/08/RM was approved and development has started on this application.

Planning Policy

11. South Cambridgeshire Local Development Framework, Core Strategy
ST/5 (Minor Rural Centres)
12. South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.

DP/1 (Sustainable Development)

DP/2 (Design of New Development)

DP/3 (Development Criteria)

DP/6 (Construction Methods)

ET/4 (New Employment Development 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)

CH/2 (Archaeological Sites)

CH/5 (Conservation Areas)

TR/2 (Car and Cycle Parking Standards)

Consultation

13. **Papworth Everard Parish Council** – The Parish Council recommends refusal. The Parish state that with development having been started that this application should be identified as a retrospective application. The Parish continue with the following comments:
14. The additional size and bulk of the garage block and the proposed car parking spaces adjacent to the main access road will severely detract from a key view on

entering this new residential area and will continue to do so for up to six years (according to the design and access statement). This is unacceptable on such a large and important new development.

15. A further unacceptable element is that the trees proposed to be planted in the landscape strip on the south side of the access road would not be planted until after the sales office and car parking is gone. The parish council do not want the trees on the south side to be several years smaller than those on the north. The delay in establishing the approved landscaping on this part of the access road will not only affect the residents of the estate, but also all those passing the estate, as there are clear views into the development from the junction with Ermine Street South.
16. There is no logical reason why the parking for the sales office needs to be located on this important landscaping area. The garages already constructed at plots 22 & 26 would be equally useable as a sales office, throughout the Summersfield construction phase.
17. Any temporary grant of planning permission for the additional garage and parking would not be accepted to the Parish Council as there can be no guarantee that an application for renewal at the end of the period would not be approved.
18. There are clear and very recent (2nd December 2010) planning conditions in place for Summersfield (southern half) development (S/1101/10) to discourage parking on landscape areas and to ensure that the landscaping scheme is established at the earliest opportunity. The current application contravenes Condition Nos. 16, 20 and 21 of S/1101/10.
19. **Landscape** – (9th June 2011) The Landscape Officer states that the hedge boundary is a very important edge to the development and needs to be established as soon as possible. The third garage would directly impinge on the rooting environment of this hedge and for this reason the application should be refused. There are other areas on site where an office could be erected without harm to the planting.
20. (13th June 2011) The Landscape Officer restates the point that the proposal as it currently stands would detrimentally harm the agreed landscaping scheme. However, the Landscape Officer is prepared to remove the objections to the temporary triple garage provided the hedge is relocated to the boundary and ground levels are married up using good quality topsoil, as this will be the planting position for the hedge. A revised landscape plan for this section of the boundary will be necessary, with notes on the ground levels adjustments. This part of the perimeter planting should be done in the season following the completion of the adjacent houses so that it starts to provide visual enclosure to the site from the east and helps to give the development a settled appearance at the earliest opportunity. Ideally this planting should be carried out in late autumn before the end of the year while the soil is still warm.
21. (15th June 2011) The Landscape Officer confirmed that the submitted landscaping plan is acceptable.
22. **Legal** – The legal view is that the removal of the temporary sales office can be achieved through condition and that a unilateral undertaking is not required.

Representations

23. No representations received

Planning Comments

24. The main planning considerations for this development are the principle of the development, does it preserve or enhance the visual appearance of the area, impact upon residential amenity and level of parking provision.
25. The principle of the development – The proposed development is for a temporary commercial use within the village framework. The proposal would lead to the employment of 1 full time person and 1 part time person. With the proposal being a Minor Rural Centre it is not considered that this development would lead to an unsustainable level of development.
26. Visual Impact – The proposed design of the development is a triple garage and is the first building you see on the south side when entering the residential development site (defined within S/1101/10). The proposal, while considered to be of an acceptable design, is considered to be too large in scale for this prominent location. However, the proposal is for a temporary use only and therefore so is the harm. It would be possible to condition that the approved garage (Planning Application S/1101/10) is reinstated at an appropriate time.
27. The proposed landscaping as approved under planning application S/1101/10 would be significantly hampered by the foundations of the triple garage. In addition to this the triple garage would be clearly seen from the public highway to the south of the site. However, the developer has submitted a revised landscaping plan that will not be detrimentally impacted upon by the proposed sales office. In addition to this the landscape plan will screen the development from both the south and east. With this being the case it is considered that this landscape plan is acceptable and can be conditioned to be maintained for an appropriate time, taking into account the need to replace the triple garage with the double garage. It is also noted that some of the landscaping is not within the redline but it is all within land that the developer owns (see planning application S/1101/10).
28. While the developer has applied for a six year period this is considered to be too long a period to grant for this development. A period of three years is considered to be more appropriate in order to limit the possible harm. This is not to say that at the end of the three years that the developer could not apply for the additional three years. This possible future application would be determined upon its individual merits at the time of submission.
29. Impact upon residential amenity – With the nearest dwelling being the proposed show home it is not considered that the proposal will have any detrimental impact upon residential amenity. The proposal will be conditioned so that it is only used as a business premise, as long as the show home (plot 66 in the approved planning application of S/1101/10) is being used as such.
30. Level of parking provision – The sales office has three parking spaces and the temporary sales parking area (as approved in planning application S/1101/10) has

approximately 6 parking spaces. The proposed development has been considered as a Professional Service (A2 use class), which usually requires no more than 3 parking spaces for this size of office space. However, with the likelihood of busy times and the building being temporary the parking provision in this case is considered to be acceptable.

Conclusion

31. In conclusion it is considered that the views of the Parish Council do not warrant refusal of this planning application, as the suggested conditions will mitigate any harm that is caused.

Recommendation

Approve

1. The development hereby permitted shall be carried out in accordance with the following approved plans: PAP_TGSC, SX320EA004-01, H3777 TG and 03178 02.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
2. All soft landscape works shall be carried out in accordance with the approved drawing number 03178 02. 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 eight years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant 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.)
3. Within three years of this decision notice, or when plot 66 of the approved planning application S/1101/10 is no longer being used as a show home, the sales centre shall be demolished and prior to the occupation of Plot 66 the double garage shall be erected and all other agreed details with the Local Planning Authority within S/1101/10 complied with.
(Reason – In order to ensure a satisfactory end appearance for the residential development approved under planning application S/1101/10 and to ensure that the dwelling of Plot 66 has adequate off road parking provision in accordance with policies DP/2 and TR/2 of the South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.

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