

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 August 2011

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

S/1263/09/F - Caldecote

Variation of Condition 1(a) of consent S/0013/94/F to permit 3 additional pitches on existing Mobile Home Park, Highfields Court, Highfields, Caldecote, CB23 7NX

Recommendation: Approve Conditionally

Date for Determination: 29th October 2009

Site and Proposal

1. Highfields Mobile Home Park lies outside the village framework of Caldecote in the countryside. The site, although in the countryside is well hidden from wider views by the mature hedge and tree screening that was provided as part of an earlier approval. It comprises an adult only residential area with associated parking provision. The closest residential properties are Leylands (northwest), Westwind (to the South) and Casa De Foseta (to the north east). The site is accessed via Highfields Road that runs along the western boundary.
2. The full application dated 2nd November 2009 proposes Variation of Planning Condition to form 3 additional pitches on existing mobile home Park, Highfields, Caldecote. In part the condition it proposes to vary reads:
3. *(a) a layout plan showing the siting of no more than 26 mobile homes and the space to be used as amenity area units*

Planning History

4. The history for this site is extensive but the most relevant to the current application is as follows:
5. S/0013/94/F Improvements and Extension to Mobile Home Park to site 15 mobile homes - Refused. Allowed at appeal
6. S/0645/00/F - Variation of Condition 2a of planning permission S/0013/94/F to allow for the siting of additional mobile units (15-33) - Refused. Dismissed at appeal.
7. S/1192/00/F - Variation of Condition 2a of planning permission S/0013/94/F to allow for the siting of additional mobile units (15-26) - Refused. Allowed at appeal.

Planning Policy

8. **DP/1** Sustainable Development, **DP/2** Design of New Development, **DP/3** Development Criteria, **DP/4** Infrastructure and New Developments,

Consultation, **DP/7** Development Frameworks, **SF/10** Outdoor, Play space, Informal Open Space and New Development, **TR/1** Planning for More Sustainable Travel, **TR/2** Car and Cycle Parking Standards.

9. **Caldecote Parish Council** – recommends refusal for the following reasons:

- Already overcrowded
- It was noted that the park does not have children living on the site but it is likely that residents will have visiting children and the increase would do away with the available space for amenity use.
- The reference to application S/0013/94 is confusing as it only refers to approval of 15 units on appeal.

10. **Local Highway Authority** – Raise no objections to the proposed development and state that no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of planning permission.

11. **Environmental Health Manager** - No objections

Representations

12. None received

Planning Comments – Key Issues

13. The key issues to consider in the determination of this application are the impact that the proposed development would have upon the principle of development, residential amenity and the character of the area.

Principle of Development

14. Residential development is restricted to that within the village frameworks, however the original consent for this mobile home park would have been assessed at the time of its approval as to whether this type of development was acceptable. The existing permission was granted on the basis that it achieved benefits sufficient to outweigh the policy objections identified at the time. The additional units will not result in any material encroachment into the countryside, or lead to development in an unsustainable location. I therefore consider the principle of additional residential development in this particular location to be acceptable providing it does not compromise other relevant policy criteria.

Residential Amenity

15. The units are located within the site in a non-uniform manner. Whilst some units are close and closer than those of permanent dwellings the location of the 3 plots is not considered to negatively impact the neighbouring units. No representations have been received and therefore it is considered that neighbour amenity is acceptable in this instance. The site licence will also ensure adequate spacing between the units.

Character of the Area

16. Previous planning history saw the application S/1192/00/F allowed at appeal, the main reasons being that the increase in the number of units proposed was not considered to be detrimental to the character of the area, and with conditions in place would not have a significant effect on its rural surroundings. This approved scheme was for an increase from 15-26 units, while the dismissed appeal was for an increase from 15-33 units, 3 more than that currently proposed.
17. From outside the site the public views are obtained from Highfields to the west and to a lesser extent from the A428 to the north. The visual impact of the site as a whole would not differ markedly from the approved scheme. The landscaping that was carried out as part of an earlier approval is significantly matured and screens the site well. Views in are very limited. The 3 new units would be sited on the outskirts of the site, utilising small areas of open space. The Parish Council has raised concern about the loss of this space as amenity area however, the development of the three units is not considered to create a cramped form of development over and above what already exists.
18. The increase of the units on site was originally agreed to as part of an overall improvement to the visual appearance that was originally quite poor. It is considered that the proposed 3 units will not have an adverse impact on this and therefore the impact on the character of the area will be minimal.

Planning Obligations

19. As with other residential units obligations are sought and provision will have to be made with regard to open space, community facilities, waste receptacles and monitoring. In light of the restraints on the site regarding no children it is reasonable to suggest that the provision for open space are specifically for outdoor sports and informal play area only. Community facilities, waste receptacles and monitoring are all still applicable. The calculation of this is outstanding whilst the number of bedrooms proposed is unknown.

Conclusion

20. It is considered that the development would not cause significant visual harm to the wider area; it does not create a level of development that is considered to be unsustainable and the impact on neighbour amenity to be minimal.

Recommendation

21. Approve

Conditions

These will be provided in full as an update and will include the following

1. Time Scale
2. Approved Plans
3. No more than 3 mobile homes (subdivision/number etc)

4. Obligations

Background Papers: the following background papers were used in the preparation of this report:

- a. **South Cambridgeshire Local Development Framework Core Strategy.**
- b. **Local Development Framework Development Control Policies 2007.**
- c. **Circular 11/95 – The Use of Conditions in Planning Permissions.**
- d. **Circular 05/2005 - Planning Obligations.**
- e. **Planning File ref: S/1263/09/F, S/1192/00/F, S/0645/00/F**

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