

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	2 nd March 2005
AUTHOR/S:	Director of Development Services	

S/1964/04/RM - Sawston
Erection of Medical Centre and Paramedic Garage Together with Car Park and Associated Works at Allotment Site, London Road for Primary Asset Management

Recommendation: Approval
Date for Determination: 17th November 2004

Background

1. Members may recall that this application was considered at the January Committee meeting. Officers were granted delegated powers to approve the application subject to:
 - Further discussions taking place with the Local Highways Authority and Local Members (District and County) regarding the possibility of additional off-site highway works;
 - Confirmation from this Authority's Legal Director as to whether the paramedic garage can be considered as a reserved matter in view of a condition of the outline consent which refers to the erection of a **building** (singular).
2. A copy of the Committee report is attached as an appendix.

Update

3. Since the Committee meeting, I have sought the views of the Local Highways Authority (LHA) again. The LHA has advised that the development is satisfactory from a highway safety point of view and that it would therefore be unreasonable to require the developer to fund traffic calming in London Road. In addition, to link the traffic calming to the planning permission would be extremely difficult due to the necessity for public consultation and third party decision. The provision of a pedestrian crossing is not considered by the LHA to be absolutely necessary.
4. Whilst I understand and am sympathetic to the concerns of the Parish Council and Local Members about the highway safety implications of the development, given that the LHA has advised that off-site highway works are not necessary for highway safety reasons, adding a condition to the consent requiring such works to be carried out could not be justified. This is because all conditions attached to planning consents must pass a number of tests, including the need to be both reasonable and necessary.
5. My view is that Officers can only **encourage** (rather than require) the developers to liaise further with the Parish Council, Local Members and local residents (subsequent to the granting of planning permission) with a view to providing some form of traffic improvements. Such improvements would also need to be agreed with the County Council's Traffic Engineers and Safety Audit.

6. The Legal Director has advised that the paramedic garage (and covered stores) can be considered as a reserved matter given that these are ancillary to the principal building/use on the site.
7. Finally, the Local Highways Authority has requested a further amended plan clearly showing that there would be no difference in level between the widened footway and the vehicular access. The requested amendment has been submitted.

Recommendation

8. The recommendation remains one of approval of reserved matters of siting, design, external appearance and means of access in accordance with application dated 22nd September 2004, as amended by plans date stamped 1st December 2004 and 1st February and 14th February 2005, and in accordance with outline planning permission dated 2nd June 2004, reference S/2392/02/O subject to the following conditions:
 1. Standard Condition 5a - Details of materials for external walls and roofs (Reason 5a(ii));
 2. Sc5 - Details of the solar thermal collectors (Rc5a(ii));
 3. Sc56 - Protection of trees during construction (Rc56);
 4. Sc57 - Landscaping (protection of existing trees) (Rc57);
 5. Sc58 - Retention of hedges along the eastern and western boundaries of the site (Rc58);
 6. Sc60 - Details of boundary treatment, including details of the type of boundary fencing to be erected (Rc60);
 7. Para B10 (Rc10).

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/3** (Sustainable design in built development);
 - **South Cambridgeshire Local Plan 2004: SE10** (Protected Village Amenity Areas) and Policy Sawston 2
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance and overlooking issues
 - Highway safety
 - Visual impact on the locality
 - Impact upon setting of adjacent Conservation Area

General

1. The applicant's attention is drawn to the conditions of the outline planning permission which continue to apply. Details required by Conditions 3 (footpath widening), 4 and 5 (landscaping of the site), 6 and 7 (surface and foul water drainage details) and 8 (details of power driven plant and equipment) still remain to be submitted and to be approved.
2. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
3. During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

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

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Refs: S/1964/04/RM and S/2392/02/O

Contact Officer: Lorraine Casey - Senior Planning Assistant
Telephone: (01954) 713251