

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

S/2080/04/F - Sawston
7 Houses and Garages – Land r/o 16/20 Cambridge Road for Park Hill Homes Ltd

Recommendation: Approval
Date for Determination: 7th December 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 providing:
 - The access road is brought up to adoptable standards;
 - The road layout allows refuse vehicles to turn within the proposed turning head;
 - Explore with the applicants the possibility of some of the units being key worker units.
2. A copy of the Committee report is attached as an appendix.

Update

3. Since the Committee meeting, the applicant's agent has confirmed in writing that the size and geometry of the extended road will be designed and laid out in accordance with the County Council's highways standards even though it will not be proposed for adoption. The existing stretch of road that has been laid out to serve the police station and 8 dwellings has not been adopted as the lack of surface water infrastructure in the area required the developers to use soakaways. Due to the ground conditions encountered it was not possible to include the large volume of soakaways within the adoptable area and it was therefore decided not to offer the road for adoption. This Authority confirmed in writing at the time that the planning permission did not require adoption of the road but that it be laid out in accordance with the approved drawings prior to the occupation of any of the dwellings.
4. I have been advised by Mr Barnes at the Local Highways Authority that part of the reason why the existing stretch of road has not been adopted is that its construction (ie – materials used, structure and depth) does not comply with the standards necessary for adoption. However, the Local Highways Authority has advised that the geometry and layout of the existing and proposed stretches of road are to adoptable standards. As such, if the drainage and construction of the road were acceptable, the Local Highways Authority would be happy to adopt the road.
5. The term 'adoptable standards' covers the dimensions and geometry of a road as well as its construction and drainage. It is clear from the above comments that the design of the roadway does not present any highway safety problems. In addition, a condition can be attached to any consent requiring satisfactory details

of the drainage of the road in order to ensure that run-off from the road does not present a flood risk to surrounding properties as well as to dwellings on the site itself.

6. The remaining issue relates to the construction of the road. The main harm that could arise from the fact that the road has not been built to adoptable standards is that it may deteriorate quickly and require significant ongoing maintenance. However, this is not a material planning issue and to withhold permission on this basis would not be justifiable.
7. The applicant's agent has advised that the maintenance of the road will be dealt with by means of positive covenants applied to the contract of sale for the new units. Each purchaser of the properties would be required to pay their fair contribution to the maintenance of the road and the ownership of the road will remain with the developer so that he can administer maintenance charges on an annual basis to the homeowners.
8. The Council's Recycling and Waste Minimisation Officer has been consulted in respect of whether the layout allows sufficient space for refuse vehicles to turn. His comments will be reported verbally at the Committee meeting.
9. With regards to the issue of key worker units, the applicant's agent states that the scheme is only financially viable using open market values. Cambridge County Council funding for key-worker accommodation is not directed at proposed developments and is only available directly to individuals who apply for grants to assist in shared ownership purchases of properties on the open market. The size of the development puts it beneath the threshold for compulsory provision of low-cost housing and it is hoped that the issue of providing key-worker units is also not a compulsory requirement.
10. There are no planning policies in this Authority's Local Plan requiring key-worker housing to be provided on new residential sites. Whilst such provision would be desirable, it cannot justifiably be required as part of any planning permission.

Recommendation

11. The recommendation remains one of approval, (subject to no objections from the Recycling and Waste Minimisation Officer) as amended by drawings date stamped 26th November 2004, subject to the following conditions:
 1. Standard Condition A (Reason - A);
 2. Sc5a – Details and samples of materials for external walls and roofs (Rc5aii);
 3. No development shall take place until a 1.8 metre high close boarded fence has been erected on the northern site boundary. (Reason – To protect the privacy of adjoining residents);
 4. Sc23 – First floor window in north elevation of Plot 15 to be obscure glazed (Rc23);
 5. Sc5b – Details of surface water drainage, including of the drainage of the access road, (Rc5b);
 6. Rc5c – Details of foul water drainage (Rc5c);
 7. Sc51 – Landscaping (Rc51);

8. Sc52 – Implementation of landscaping (Rc52);
9. Sc60 – Boundary treatment details (Rc60);
10. Sc66 – Archaeological investigation (Rc66);
11. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26).

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:** SE2 (Development in Rural Growth Settlements) and HG11 (Backland Development).
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;
 - Visual impact on the locality
 - Highway safety/parking issues.
 - Impact on trees.

General

1. Should driven pile foundations be proposed, 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.
2. During 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:

- Local Plan
- Structure Plan
- File Refs: S/2080/04/F and S/0014/03/F.

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