

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4 July 2012

**AUTHOR/S:** Planning and New Communities Director

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### **S/0819/12/RM - CAMBOURNE**

**Partial Site Replan (plots 19-21 inclusive) of planning permission ref. S/2129/10/RM to accommodate 2 no. additional dwellings and associated works at Land Parcel UC09, Upper Cambourne for Taylor Wimpey East Anglia  
Recommendation: Approval**

**Date for Determination: 13<sup>th</sup> June 2012**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because Cambourne Parish Council has recommended refusal of the application. To be presented to the Committee by Edward Durrant**

#### **Site and Proposal**

1. This reserved matters application, received on 16<sup>th</sup> April 2012, seeks approval for a partial amendment of the existing planning permission (reference S/2129/10/RM) to construct 51 dwellings on land parcel UC09, development of which has commenced. The current application seeks to provide a further 2 dwellings in addition to the 51 previously consented through a re-planning of the approved development occupying plots 19, 21 and 22.
2. Land Parcel UC09 is located to the east of Sterling Way, which is one of the spine roads running in a north to south direction through the centre of Upper Cambourne. To the north the site abuts land parcel UC12, which has been built out with two storey properties that are now occupied. To the south the site abuts an old track lined with small trees and bushes, which was initially proposed to be a bus link from Upper Cambourne to the Broadway as part of application reference S/6348/07/O. The land to the east, which is also flat and vacant, forms land now proposed for development as part of Cambourne 950 (ref. S/6348/07/O). Land parcel UC09 has an area of approximately 1.47ha, of which the current application covers an area of 0.13ha.
3. The changes would comprise: (a) replacing approved plot 19, a detached 2-storey 4-bed house, with a pair of 2-storey semi-detached 3-bed houses; and (b) replacing approved plots 21 (a detached 2-storey 4-bed house) and 22 (a detached 2½-storey 5-bed house) with 3 x two-storey 4-bed houses, one of which would be detached and the other two linked detached. Each dwelling will benefit from 2 off-street parking spaces, either in the form of a garage and driveway space or two parking bays. The density for the consented 51 units equates to 34.6 dwellings per hectare (dph). The proposed addition of 2 dwellings would increase the overall density to 36.0 dph.
4. In response to comments received from Cambourne Parish Council with respect to the internal arrangement of doors clashing in house types PA33 and PD42; the applicant has submitted amended plans which move store doors away from dining/living room doors as well as handing them to avoid any immediate clashes.

## **Planning History**

5. **S/1371/92/O** – Outline permission granted for 3300 dwellings in April 1994.
6. Upper Cambourne Development Briefing Document Revision H
7. **S/0012/08/RM** – Planning permission granted for the erection of 51 dwellings and associated infrastructure on land parcel UC09.
8. **S/2129/10/RM** – Planning permission granted on 6<sup>th</sup> May 2011 for the erection of 51 dwellings (amended design) on land parcel UC09.

## **Planning Policy**

9. **South Cambridgeshire Local Plan 2004 saved policies:**  
**Cambourne 2** Development in Accordance with Cambourne Design Guide  
**SE7** New Settlement of Cambourne
10. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007:**  
**STa-k** Objectives arising from the Strategic Vision for South Cambridgeshire  
**ST/4** Rural Growth Centres
11. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies 2007:**  
**DP/1** Sustainable Development  
**DP/2** Design of New Development  
**DP/3** Development Criteria  
**DP/6** Construction Methods  
**HG/1** Housing Density  
**HG/2** Housing Mix  
**SF/10** Outdoor Play Space, Informal Open Space and New Developments  
**NE/6** Biodiversity  
**NE/9** Water and Drainage Infrastructure  
**NE/11** Flood Risk  
**NE/14** Lighting  
**TR/1** Planning for More Sustainable Travel  
**TR/2** Car and Cycle Parking Standards  
**TR/4** Non-motorised Modes
12. **Supplementary Planning Documents**
  - (a) **Landscape in New Development SPD** – adopted 2010
  - (b) **District Design guide SPD** – adopted 2010
  - (c) **Trees and Development Sites SPD** – adopted 2009
  - (d) **Biodiversity SPD** – adopted 2009
  - (e) **Open Space in New Developments SPD** – adopted 2009

## **Consultation by South Cambridgeshire District Council as Local Planning Authority**

13. **Cambourne Parish Council** – recommend refusal as the proposal doesn't improve the design of the site.
14. **SCDC Landscape Design Officer** – no comments received.

15. **SCDC Urban Design** – has no objection.
16. **SCDC Environmental Health Officer** – no comments received.
17. **Local Highways Authority** – no comments received.

#### **Representations by members of the public**

18. None received.

#### **Material Planning Considerations**

19. This reserved matters application seeks to amend the form of development on a small section of land parcel UC09, situated at its north-eastern extreme, adjacent to the built out land parcel UC12 to the north and future residential development to the east forming part of Cambourne 950.
20. It is considered that the uplift in dwelling numbers by 2, by replacing three larger 4 and 5 bed detached houses, with five smaller 3 and 4 semi-detached, linked and detached units, will not compromise the scheme layout in terms of visual quality, scheme layout and character, or in terms of creating plots of inappropriate size in terms of private amenity space or car parking provision. The overall dwelling mix would remain acceptable, with a good range of small, medium and larger dwellings.
21. The provision of 2 additional units falls within the remit of the permitted 3300 dwellings consented under the outline permission ref. S/1371/92/O, as 3 dwellings remain uncommitted through existing occupations and extant consents. Accordingly, 1 dwelling would remain uncommitted.
22. Land Parcel UC09 is subject of the approved 'Phase 7 Development Briefing Document' and as defined in that document, the "northern area" character zone, which is noted as having a strong association with the boundary woodlands. The Briefing Document requires layouts to allow views through to the woodlands and this has been achieved in the laying out of the approved 51 dwelling scheme (reference S/2129/10/RM) with the creation of a green north-south green corridor which is continued to the woodland through the adjacent parcel (land parcel UC12). The re-planned dwellings, which in part lie adjacent to the green corridor, will not impact on this green corridor, with the green corridor retained; albeit two parking bays will be added within the space at the end of a mews street.

#### **Recommendation**

23. It is recommended that the Planning Committee APPROVE reserved matters of layout, scale, appearance, and access, as amended by letters and plans date stamped 11 June 2012, subject to the following conditions

#### **Conditions**

- (a) **The development hereby permitted shall be carried out in accordance with the following approved plans:**
  - Site Location Plan drawing no. 402/RP/LP/01**
  - Proposed Layout (Extract) drawing no. 402/RP/201**
  - Replan Planning Layout drawing no. 402/RP/200**
  - Consented & Proposed Street Scenes drawing no. 402/RP/300**

**Proposed Street Scene Extract drawing no. 402/RP/301**  
**House Type PA33 drawing no. 402/RP/PA33/1 Revision A**  
**House Type PD42 drawing no. 402/RP/PD42/1 Revision A**  
**House Type PD42 drawing no. 402/RP/PD42/2 Revision A**  
**House Type PT43 drawing no. 402/RP/PT43/1**  
**Garage Planning drawing no. 402/RP/G/01**  
**Proposed Materials Layout drawing no. 402/RP/ML/01**  
**Proposed Refuse Strategy drawing no. 402/RP/RS/01**  
**1.8m High Close Boarded Fence drawing no. 402/1800CBF**  
**1.8m High Brick Screen Wall drawing no. 402/1800SW**  
**1.8m High Timber Gate drawing no. 402/1800TG**

(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990)

- (b) **No dwelling shall be occupied until the approved space for the storage and collection of wheeled bins for that dwelling has been made available for use.**  
(Reason – To ensure the provision of appropriate facilities in the interests of visual and residential amenity, and usability, in accordance with Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007.)
- (c) **Meter boxes shall not be installed on any elevation facing a highway other than in accordance with a scheme that shall have previously been submitted to and approved in writing by the Local Planning Authority.**  
(Reason – To avoid visual clutter in the interest of the quality of the development, in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007.)
- (d) **The permanent spaces (including garages) to be reserved on the site for parking and turning of vehicles shall be provided before the respective dwellings are occupied and those spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles.**  
(Reason – In the interest of highway safety, in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007.)
- (e) **No dwelling shall be occupied until the access road and footways necessary to serve that development have been completed to at least base course level, except with the prior written consent of the Local Planning Authority.**  
(Reason – To protect the safety of users of the access roads and footpaths, and to safeguard the appearance of the built environment in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007.)
- (f) **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A of Part 1 of Schedule 2 of the Order (apart from the provision of a shed to secure cycle storage, as shown on drawing no. 402/RP/201) shall take place with respect to Plot 21 unless expressly**

**authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason – In the interests of residential amenity by virtue of the relatively small size of private gardens in accordance with Policy DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007.)

- (g) **For the avoidance of doubt, the development hereby permitted shall be implemented in substitution for dwellings approved under planning ref. S/2129/10/RM (namely plots 19, 20, 21 and 22 of that approval) as far as they relate to the current red line application boundary. Under no circumstances shall there be a part implementation of elements of the two approved schemes as far as they relate to the current application site.**

(Reason – To avoid a potentially unacceptable form of development, in the interests of the amenity and quality of the development in accordance with Policies DP/2 and DP/3 of the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted 2007)
- Upper Cambourne Design Briefing Document – Revision H
- Open Spaces in New Developments SPD, Biodiversity SPD, Trees and Development Sites SPD, District Design Guide SPD and Landscape in New Development SPD
- Planning File Refs: S/0012/08/RM and S/2129/10/RM

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