

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 January 2013

AUTHOR/S: Planning and New Communities Director

**S/2315/12/FL – CAMBOURNE
Temporary customer/sales car park,
land at Mosquito Way, Upper Cambourne,
for Bovis Homes Ltd**

Recommendation: Approval

Date for Determination: 16th January 2013

Notes:

This application has been reported to the Planning Committee for determination because Cambourne Parish Council recommends refusal.

To be presented to the Committee by Edward Durrant

Site and Proposal

1. The application seeks planning permission for the temporary change of use of part of the Upper Cambourne village green to accommodate a customer car park and associated development to serve the existing Bovis show home on Mosquito Way. The temporary car park is required for a year.
2. The site of the proposed car park is located midway down the eastern side of the Upper Cambourne green, which is at the heart of the village. Between the proposed area of parking and the vehicular carriageway there is a path and grass verge. On the other side of the road there is a pair of three storey terrace dwellinghouses that mark the entrance to Cells 1C and 2A, a development of 130 dwellings that is presently being built out by Bovis. One of these houses is a show home and the Bovis sales office is accommodated in the adjacent garage block. To the south of the village green there is the Vine primary school, which will eventually have residential development to the east, west and south of it.
3. The application was amended on 12th December 2012 to include the access to the highway and to show visibility splays. The provision of 4 Sheffield stands for cycle parking was also added to the proposal.

Planning History

4. **S/1371/92/O** – New settlement of Cambourne – consent granted April 1994.
5. Cambourne Design Guide – dated May 1995.
6. Approved Cambourne Masterplan – drawing no. RT.85B.64 Rev 36.
7. **S/6438/07/O** – 950 homes at Upper Cambourne – consent granted October 2011.

8. **S/2398/11/RM** – 16 dwellings at frontage of land parcel 1C – consent granted March 2012.
9. **S/2596/11/RM** – 114 dwellings at land parcels 1C and 2A – consent granted June 2012.

Planning Policy

10. **South Cambridgeshire Local Development Framework (LDF) Site Specific Policies DPD, adopted 2010**

ST/4 – Rural Centres

SP/4 – Cambourne Approved Masterplan and Design Guide

11. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted 2007**

DP/1 - Sustainable Development

DP/2 - Design of New Development

DP/3 - Development Criteria

SF/9 - Protection of Existing Recreation Areas

TR/1 - Planning for More Sustainable Travel

TR/2 - Car and Cycle Parking Standards

12. **Supplementary Planning Documents:**
Landscape in New Development – adopted 2010
District Design Guide – adopted 2010

13. The **National Planning Policy Framework** promotes a presumption in favour of sustainable development having regard to the soundness of the development plan and the policies therein. It confirms that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; they directly relate to the development; and are fairly and reasonably related in scale and kind to the development.

Consultation by South Cambridgeshire District Council as Local Planning Authority

14. **Cambourne Parish Council** – recommends refusal as it would result in a loss of public open space and cause safety issues and loss of amenity. Staff and visitors should use the village green car park; appropriate signage could be installed to direct visitors. Alternatively a visitor car park could be formed in part of the site compound. If consent is granted the surface should be grass matting and not a granular material to ensure safe maintenance of the public open space.
15. **Local Highways Authority** – has no objection, but has requested that the consent be time limited.

Public Consultations by South Cambridgeshire District Council as Local Planning Authority

16. A representation has been received from the owner/occupiers of 23 Mosquito Road, who is concerned about the loss of public amenity, highway safety and that the development will affect views from and to the surrounding houses.

Material Planning Considerations

17. The key issues to consider in this instance are the principle of the temporary change of use of part of the village green and the impact upon highway safety and the amenity of the area as a result of the use of the car park and the associated physical development.

Principle of the development

18. The Upper Cambourne village green is a large area of open land and the acceptability of the proposed car park is based on the fact that it will only occupy a small area of the green and it will be a temporary development. During the lifetime of Cambourne there have been, and continue to be, numerous temporary uses such as haul roads and site compounds that have had a greater visual impact and more significant impacts upon amenity. Moreover, the village green is presently only surrounded by residential properties on two sides, as the rest of the village continues to be built out. Once the rest of Upper Cambourne is built out the car park will have been removed and the land reinstated to its current use.
19. The reason why Bovis considers the temporary car park to be necessary is to prevent potential customers parking on Mosquito Road, in front of the recently built properties that are in the process of being occupied. Bovis is happy to erect signage and a barrier to ensure that the spaces are reserved exclusively for the use of customers only whilst the sales office is open. This would prevent it being used by occupants of the nearby properties as additional off road parking spaces or visitors to these properties.
20. A condition will be used to ensure that the car park and associated access, hard standing and fencing are removed and the land reinstated by 10th January 2014, approximately a year after the date of this planning committee.

Alternative locations

21. The village green car park, suggested as an alternative by the Parish Council, is located near to the allotments. It is approximately 150 metres from the site of the proposed temporary car park. Although relatively near to the Bovis show home, unless parking restrictions exist on Mosquito Road, it is likely that people would still park on the highway to reduce the distance they have to walk.
22. The site compound is presently being occupied by the construction crew and also accommodates an area for their parking. By using part of this land for customer parking it could result in the vehicles belonging to the construction crews being parked on the highway. Moreover, the mixing of parking for the construction crews and customers is not considered ideal.

Visual impact and landscaping

23. Visually there will be very little impact of the development when viewed across the village green other than the low fence and parked cars, when in use. The use of grass matting or a similar non granular material, as suggested by the Parish Council, will further reduce the impact of the development. A condition will be used to agree the details of the hard and soft landscaping, which will secure the use of grass matting or a similar material. Given the location of the fence the soft landscaping will be accommodated on the land outside of it, which is included within the site edged red.

Highway safety

24. Although near to the junction of Mosquito Road and Spitfire Road vehicles leaving the car park are likely to moving at such speeds that most competent drivers would be able avoid a collision with vehicles leaving the junction. Moreover, the visibility to the north and south means that drivers would have plenty of time to see any children running, walking or on bikes/scooters before crossing the path to pull into the car park or pull out of it.

Other matters

25. Anecdotal evidence is that a large proportion of the new houses sold in Cambourne are sold to existing Cambourne residents. Based on this, the applicant was asked to provide cycle parking to cater for potential customers choosing a more sustainable way of visiting the show home. Four Sheffield stands are proposed and a condition will be used to require details of how they are attached to the ground and ensure that there is appropriate distance between them.

Conclusion

26. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that temporary planning permission should be granted in this instance.

Recommendation

27. It is recommended that the Planning Committee approves the application, as amended, subject to the following Conditions.

Conditions

1. **The use, hereby permitted, shall be discontinued and the land restored to its former condition or to a condition to be agreed in writing by the Local Planning Authority on or before 10th January 2014 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.**
(Reason - Approval of the proposal on a permanent basis would be contrary to Policy SF/9 of the adopted Local Development Framework 2007 and the land should be reinstated to facilitate future beneficial use.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
CAMB 200 Rev A and CAMB 202 Rev A.**
(Reason – To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the material for the parking bays and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.**
(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.)

4. **All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the use of the car park or in accordance with a programme agreed in writing with the Local Planning Authority. If during the lifetime of the car park 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.)

5. **No development shall commence until details of the cycle stands, including the means by which they are secured to the ground and the spacing between them, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

(Reason - Insufficient information was submitted with the application to assure the Local Planning Authority that the cycle parking complies with Policy TR/2 of the adopted Local Development Framework 2007.)

6. **Access to the temporary car park, hereby permitted, shall only be during the opening hours of the Bovis Homes sales office on Mosquito Way and signage shall be installed to advertise this. At all other times the entrance to the car park shall be secured by a method that is to be approved in writing by the Local Planning Authority prior to the use commencing.**

(Reason – To ensure that the car park is only used by customers visiting the Bovis sales office during its opening hours, in accordance with Policy SF/9 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Core Strategy DPD, adopted January 2007.
- South Cambridgeshire Local Development Framework Development Control Policies DPD, adopted 2007.
- Supplementary Planning Documents:
 - Landscape in New Development – adopted 2010
 - District Design Guide – adopted 2010
- The National Planning Policy Framework.
- Cambourne Design Guide – dated May 1995.
- Approved Cambourne Masterplan – drawing no. RT.85B.64 Rev 36.
- Planning file refs: S/2315/12/FL, S/6438/07/O, S/1371/92/O, S/2596/11/RM and S/2398/11/RM.

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