

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 January 2013

AUTHOR/S: Planning and New Communities Director

S/2171/12/VC AND S/2173/12/VC – PAPWORTH EVERARD

Variation of Condition 13 of S/2481/11 (approved drawings) and Variation of Condition 9 of Planning Permission S/2480/11 (approved drawings) at land west of Ermine Street for Jim Rawlings (Barratt Homes)

Recommendation: Delegated Approval

Date for Determination: 10 December 2012

Notes:

This Application has been reported to the Planning Committee for determination because the Parish Council's recommendation of refusal conflicts with Officers' recommendation.

The site is within the Conservation Area

To be presented to the Committee by Andrew Phillips

Site and Proposal

1. The two applications for S/2171/12/VC and S/2173/12/VC are interconnected and should be considered together.
2. The application sites measure approximately 1.1 hectares. The two sites are within the village framework with the conservation area boundary almost running between the two sites. Planning application S/2171/12/VC is within the conservation area. The site also falls within an area of potentially contaminated land.
3. The Old Printer Works and the small building called Fairwood define the northern boundary. The Public Highway of Ermine Street defines the eastern boundary. To the south of the site is the most northern phase of housing development that falls within the development known as "Summersfield". To the west are the residential properties on Southbrook Fields. The Bernard Sunley Centre forms almost the central point of the two applications.
4. Whilst these two application sites do not form part of the outline consent area for the Summersfield Development they are adjacent in terms of land and the new road provides the second connection from the main road running through the development to Ermine Street. Condition 10 of the Outline Consent (S/2288/10) requires off site works to access junctions to be completed.
5. The application as a whole is for a new entrance road into the Summersfield Development, public open space, a new car park and driveway for Bernard Sunley Centre. The applications were amended on the 5 December 2012 in order to show a footpath on either side of the road, to prevent water draining onto the public highway

and to show appropriate visibility splays. The developer has also submitted technical details of the pumping station on the 12th December 2012.

Planning History

6. On site

S/2481/11 - Planning permission was granted for the extension of time for the implementation for S/1163/08/F

S/2480/11 – Planning permission was granted for the extension of time for the implementation for S/2286/07/F.

Nearby

S/2476/03/O – The proposal for Residential Development including Public Open Space, Vehicular Access together with Demolition of 18, 20, 52, & 54 Ermine Street South and 1&3 St John's Lane was conditionally approved.

S/0097/06/RM – The proposal for the Erection of 397 Dwellings with Associated Open Space (The First Reserved Matters Application) Pursuant to Outline Planning Permission Ref: S/2476/03/O was withdrawn.

S/0093/07/RM – The proposal for the Erection of 365 Dwellings with Associated Open Space and Landscaping (Reserved Matters Pursuant to Outline Planning Permission Ref. **S/2476/03/O**) was conditionally approved.

S/1688/08/RM – The proposal for the Siting design and external appearance of 166 dwellings was conditionally approved.

S/1424/08/RM – The proposal for the Approval of appearance, landscaping, layout & scale for the erection of 81 dwellings was conditionally approved.

S/1624/08/RM – The proposal for Details of reserved matters for the siting, design and external appearance of 118 dwellings, associated works, garaging and car parking, and landscaping for the northern phase 2 (amended scheme to part of reserved matters **S/0093/07/RM**) was conditionally approved.

S/1101/10 – The proposal for the Variation of Conditions 12 & 26 of Planning Permission S/1688/08/RM was approved.

S/2288/10 – Extension of time for implementation of **S/2476/03/O** for reserved matters consents **S/0093/07/RM** (excluding the area defined by planning applications **S/1688/08/RM** and **S/1101/10**), **S/1424/08/RM** and **S/1624/08/RM** was approved.

S/2167/11 – Variation of Conditions 11, 12, 14 and 23 of planning application S/1624/08/RM was approved.

Planning Policy

7. South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007

ST/ 5 – Minor Rural Centres

8. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007**

DP/1 - Sustainable Development

DP/2 - Design of New Development

DP/3 - Development Criteria

DP/4 – Infrastructure and New Developments

DP/7 – Development Frameworks

NE/6 – Biodiversity

NE/12 – Water Conservation

NE/15 – Noise Pollution

SF/10 - Outdoor Playspace, Informal Open Space and New Developments

SF/11 - Open Space Standards

CH/5 – Conservation Areas

TR/1 – Planning for More Sustainable Travel

TR/2 – Car and Cycle Parking Standards

9. **Supplementary Planning Documents**

Open Space in New Developments SPD, adopted January 2009

Trees and Development Sites SPD, adopted January 2009

Biodiversity SPD, adopted July 2009

District Design Guide SPD, adopted March 2010

Papworth Everard Conservation Area Appraisal (June 2011)

Consultation by South Cambridgeshire District Council as Local Planning Authority

10. **Papworth Everard Parish Council** – (20th November 2012) The Parish Council recommended refusal on both applications, due to lack of information.
11. No written comments have been received on the amendment at the time of writing.
12. **Environment Agency** – (7th December 2012) The Agency has no comments to make.
13. (12th December 2012) The Agency confirms it has no objections subject to the former approval of Anglian Water Services.
14. **Local Highways Authority** – (20th November 2012) The Local Highways Authority requested that this application be refused on the grounds of highway safety; due to lack of footpath, water draining onto the public highway, lack of visibility splays and the potential number of car movements.
15. (10th December 2012) The Local Highways Authority states that the amendments that the developer has submitted has overcome its concerns. The relocation of the access to the car park away from Ermine Street onto a less heavily used route will potentially reduce the likelihood of an accident occurring. Given the lower speeds associated with the residents roads (i.e. a design speed of 20mph) the severity of any accident may be reduced as well. From the Highway Authority's perspective the relocation of the car park to the rear of the Bernard Sunley Building is likely to reduce the incidence of irregular parking by members of the public attending the hospital, due to its significantly reduced visibility from Ermine Street.

16. **Landscape Officer** – (28th November 2012) The Landscape Officer expresses concern over the poor route of the footpath across the public open space, the lack of footpaths adjacent the public highway and a significant lack in large scale trees.
17. (10th December 2012) – The Landscape Officer states that a direct path across or around this space at a suitable gradient for disabled access is an absolute priority. The gradient of the land needs to be configured to achieve this as it is unreasonable to expect disabled people to take such an indirect route. Others will make more direct routes across the grass, which would be unsightly. Is the configuration of the Aquacell giving rise to the circuitous path? If so a new layout needs to be devised or a different way of storing the water found e.g pipe storage. It is important that this area of open space and the area fronting directly onto Ermine Street forms a practical and aesthetically pleasing gateway to this part of the development, maintaining the character of large scale trees (20m+) in this part of Papworth.
18. The current layout of the Aquacell storage tank does not permit the growth of significant trees, particularly if a footway is ever to be put in alongside the roadway.
19. The Landscape Officer concludes that they would not support the application, unless both the path and trees can be redesigned. If alterations to the drainage are not possible then the application should be refused.
20. **Tree Officer** – No objections.
21. **Ecology** – The Ecology Officer recommends that the previous conditions are maintained. The Ecology Officer also points out that there does need to be dropped kerbs to the south and adjacent to the proposed pumping station in order to allow amphibians to travel. In addition the pond should not be made deeper but wider, allowing for a gentle slope. Finally water should still naturally drain towards the pond.

Representations by members of the public

22. No representations currently received.

Material Planning Considerations

23. The key issues to consider in this instance are:
 - Principle of Development
 - Historic Environment
 - Visual Impact
 - Highway Safety
 - Residential Amenity
 - Other Matters

Principle of Development

24. The principle of development has been previously accepted by the Local Planning Authority, most recently in planning permissions S/2480/11 and S/2481/11.

Historic Environment

25. The main historic feature on the site is the building known as the Old Estate Office, which was built between 1900 and 1918. The rear elements of this building are

unattractive 1960/70s additions but the front element makes a strong positive contribution to the Conservation Area. The developer is seeking to place a sewer pumping station adjacent to the modern extensions to the Old Estate Office; this is likely to involve some construction work to the Old Estate Office. A condition can be added to ensure that construction/demolition work does not lead to the deterioration of this historic building.

Visual Impact

26. The site is to form the northern entrance to the Summersfield Development, to provide a visually attractive frontage to the Bernard Sunley Centre and might form the gateway into future major development within Papworth Everard (West Central).
27. The main change from previous applications is that the driveway to Bernard Sunley Centre will cut through the public open space. This has left the public open space less useable, as it has now created two smaller spaces. With this being the case the landscaping scheme has to be of significantly better quality in order to create an attractive space. The developer has accepted that they will need to submit a high quality landscaping scheme and has accepted that the aquacells will need to be repositioned in order to achieve this.
28. The landscaping scheme will also lead to the improvements/enlargement of the pond to the south of sewer pump station and the Old Estate Office.
29. In conclusion, it is considered possible to achieve a visually attractive space with the use of the standard landscaping conditions and a condition to control furniture within the public realm. The visual impact of the proposal is therefore considered acceptable.

Highway Safety

30. The comments of the Local Highways Authority on the amendment are noted and accepted. It is considered that the proposal is acceptable in regards to highway safety.

Residential Amenity

31. The proposal does not raise any concerns in regards to residential amenity.

Other Matters

32. With no other significant changes from the determination of planning permissions S/2480/11 and S/2481/11 it is considered reasonable to maintain the majority of the previous conditions on these applications if approval is given, though rewording as necessary to reflect the change in plans and updating to ensure.

Conclusion

33. If suitable conditions are added the applications are considered to be acceptable.

Recommendation

34. Planning Committee approves the application, subject to the following conditions:

S/2171/12/VC

1. The development hereby permitted shall be begun before the 3rd February 2015. (Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon and to accord with the timeframe of S/2481/11.)

2. 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. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include 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.)

3. 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 occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of 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.)

4. No development of the pumping station shall take place until the technical specifications of the pumping station, to include details of its communication technology, and screening details have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

(Reason - To ensure that the pumping station meets adoptable standards in the interests of mitigating flood risk and providing adequate foul water drainage to the site as well as ensuring that the development is satisfactorily assimilated into the area in accordance with Policies DP/2, DP/4 and NE/9 of the adopted Local Development Framework 2007.)

5. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage including pond enlargement calculations shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

(Reason - To ensure a satisfactory method of surface water drainage, in accordance with Policy NE/9 of the adopted Local Development Framework 2007.)

6. No development shall take place until details of the design and method of construction for the furniture to be erected within the area of the public open space have been submitted to and agreed in writing by the Local Planning Authority; the scheme shall be carried out in accordance with agreed details.

(Reason - To ensure that any furniture is designed and constructed so as to not inhibit the growth and longevity of planting within the public open space in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

7. The area of open spaces located to the north of the approved access, illustrated on drawing number 0712/02/SK19-F shall not be permanently enclosed and shall not be used for any purpose other than public open space..

(Reason - To ensure that this important area of open space remains of a character and appearance of sufficient quality as appropriate to its prominent location within the village and serves to integrate the Summersfield Development with the existing village, in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

8. No development shall take place until a scheme of ecological enhancement, to include details of kerbing within the vicinity of the pond, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

9. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

10. No development shall commence until a scheme for temporary parking for the Bernard Sunley Centre has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall be maintained until such time as a permanent alternative car park is provided.

(Reason - To ensure adequate parking is available for the Bernard Sunley Centre during the development of the site, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

11. The visibility spays specified on approved drawing no 0712/02/Sk19-F, at the junction of the access road with the public highway shall be provided before the commencement of the development.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

12. No development or demolition shall commence until a schedule of works to the Old Estate Office (adjacent proposed pumping station) has been submitted to and agreed in writing with the Local Planning Authority. The developer shall commence work to and around the Old Estate Office in accordance with these agreed details.

(Reason – To ensure the development does not detrimentally harm the Conservation Area and to ensure that the Old Estate Office is not left in a state that is vulnerable to environmental damage in accordance with CH/5 of the adopted Local Development Framework 2007.)

13. The development hereby permitted shall be carried out in accordance with the approved plan: drawing number 0712/02/Sk19-F.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

S/2173/12/VC

1. The development hereby permitted shall be begun before the 3rd February 2015.
(Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon and to accord with the timeframe of S/2480/11.)

2. 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. These details shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All tree surveys and tree protection works to retained trees and hedges shall be in accordance with BS 5837 2012 and the approved drawings. No physical works shall be undertaken to any retained tree or hedgerow without the written approval of the Local Planning Authority. If within 5 years from completion of the hereby approved development any retained tree or hedgerow is damaged or uprooted during construction, it shall be replaced with another of a similar size and species, as specified by the Local Planning Authority.

Landscaping details shall also include specification of all proposed trees, planting, turfing and seeding, including 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.)

3. 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 occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, dies, becomes diseased, or fails to establish or make reasonable growth, 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.)

4. No development shall take place until details of the materials to be used in the construction of the external surfaces of the retaining walls hereby permitted 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 - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework.)

5. The proposed car park hereby approved, shall be completed and in use, prior to the removal of any of the existing car parking spaces serving this Centre (indicated on Drawing Number 10342-1006 P1 in planning application S/2286/07/F), unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure that the Centre has useable car parking facilities at all times.)

6. The development hereby permitted shall be carried out in accordance with drawing number 0712/02/SK21.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

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

- **Local Development Framework Core Strategy and Development Control Policies DPD**
- **National Planning Policy Framework**
- **Planning Applications S/1509/12/VC, S2167/11 and S/2288/10**

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