

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

9 January 2013

AUTHOR/S: Planning and New Communities Director

S/2284/12/RM – CAXTON AND ELSWORTH

Submission of reserved matters in respect of appearance and landscaping for the erection of restaurant/takeaway buildings (class A3/A5) following outline consent S/1723/12/OL, and in respect of the appearance, landscaping, layout and scale for the erection of restaurant/takeaway building (class A3/A5) following outline planning consent S/0060/12/OL, Land at Caxton Gibbet, St Neots Road, for The Abbey Group

Recommendation: Delegated Approval

Date for Determination: 1 January 2013

A. Update to the report

Agenda report paragraph number 14 – Comments of Papworth Everard Parish Council

Papworth Parish Council recommends refusal for the following reasons:

‘The McDonalds building – This has no architectural merit. It appears that the comments of the SCDC Planning Committee on the materials and design or an earlier, full application for development of the site have been largely ignored. Papworth Everard Parish Council concurs with the earlier comments of the SCDC Planning Committee, and believes that the current proposed design of the building is inappropriate for the site and the wider landscape. The development would be on one of the highest points of the flat west Cambridgeshire boulder clay plateau, and had particular prominence as it is at the junction of two historic routes – the north-south A1198 Ermine Street, and the east west road (A428) from St Neots to Cambridge. The building demonstrates that no heed has been taken of either Policy DP/2 or the current District Design Guide SPD.

The building could to some extent be made to conform to the Design Guide if the light/buff brickwork is used throughout. Certainly the painted block work which is proposed to be coloured RAL7022 (Umbra Grey) (the elevation drawings are misleading in this respect) should be rendered and painted light buff. The openwork, composite aluminium cap above the eaves of the building should be dispensed with, and a sloping grey-slate cornice should be used around the entire building. In this way the design would reflect – at least in materials, f not scale and proportion – the common buff/yellow/white Gault clay brick with slate roof that is common in many ‘traditional’ late-19th century/early 20th century buildings on the Cambridgeshire claylands.

The Costa Building – This is uninspiring ‘business park architecture’. The site is entirely inappropriate for such an ‘industrial unit’, with its concomitant use of materials. The building needs to be radically redesigned, taking into account the requirements of the District Design Guide SPD.

The applicants may argue that they have constructed their 'standard' buildings on many other sites. However, these are likely to have been urban or semi-urban areas, adjacent to major transport routes. In those places the LPA may have been less caring of their built-environment, and not gone to the trouble, time and expense of preparing policies and guidance to control the appearance of new developments.

If the LPA is minded to approve the application, Papworth Everard Parish Council strongly recommends that a planning condition, or a clause in a legal agreement, is included that binds the applicant to maintain and, when necessary, to replace the replica timber 'gibbet' that stands at the entrance to the site. This is a well-known and highly regarded local landmark.

Also, if the LPA is minded to approve the application, the Parish Council will be expecting the applicant, South Cambridgeshire District Council and the Highways Agency to cooperate in providing a safe pedestrian and cycle way along the A1198 between Papworth Everard and Caxton Gibbet, a safe crossing (bridge) over the A428 into the McDonalds/Costa site. There are well over 200 teenagers and young adults living in Papworth Everard; some will find the services offered by the new development almost irresistible and will, if they have no vehicular transport, either walk or cycle along the A1198. This is a dangerous and busy road on which, in recent years, pedestrians and motorcyclists have been killed in collisions with cars.'

Agenda report paragraph number 17 – Comments of the Landscapes Officer

The **Landscapes Officer** confirms that the landscape proposals are acceptable. The perimeter trees should be randomly mixed to create an informal appearance. The mulched grass free circle should preferably be at least 1m diameter rather than the specified 600mm in order to reduce grass competition and the risk of mower/stripper damage to the young stems. The tree planting distance from the hedge should allow a tractor flail to pass between them to make mechanical maintenance of the hedge possible in the future as this is to be a hedge at least 3m high.

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