

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Planning and New Communities Director

5 June 2013

S/0747/13/FL – HISTON
Construction of Car Park at Histon Baptist Church, Station Road
for Histon Baptist Church

Recommendation: Approval

Date for Determination: 5 June 2013

Notes:

This application has been reported to the Planning Committee for determination as the officer recommendation conflicts with the recommendation of Histon Parish Council

To be presented to the Committee by Karen Pell-Coggins

Conservation Area

Site and Proposal

1. The site is located within the Histon village framework. It currently forms a piece of land to the north Histon Baptist Church that is used as an access driveway and informal parking area. The existing access is constructed from stone chips on tarmac and the parking area is grass, some of which has worn away. It provides approximately 17 parking spaces including two disabled spaces but these are not formally marked out. Histon Baptist Church is a grade II listed building. A Tree Preservation Order covers the Silver Birch trees either side of the access driveway and to the front of parking area. There is an Awarded Watercourse to the north. The site lies within flood zone 3 (high risk).
2. Nos. 54 and 56 Station Road are a pair of grade II listed cottages that are located to the north of the site. Nos. 79/81 Station Road and 83 Station Road are grade II listed cottages that are located on the opposite side of Station Road to the south east. There is a grade II listed war memorial on the opposite side of Station Road to the north east.
3. This full planning application, received 10 April 2013, as amended, seeks the construction of a formal parking area to replace the existing informal parking area. The parking area would measure approximately 450 square metres and comprise 20 spaces. The surface material would be 20mm golden gravel. It would be edged with concrete match the existing. Soak trenches would be provided for surface water drainage purposes.

Planning History

4. Planning permission was granted for improvements to driveway and parking area under reference **S/1606/06/F**. This permission has been partially implemented through the use of the area for parking, although the approved surface has not been applied.
5. Planning permission was granted for alterations and extension to church under reference **S/0034/05/F**.

Planning Policy

6. ***Local Development Plan Policies***

South Cambridgeshire LDF Core Strategy DPD, 2007:
ST/4 Rural Centres

South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
CH/4 Development Within the Setting of a Listed Building
CH/5 Conservation Areas
NE/6 Biodiversity
NE/11 Flood Risk
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Listed Buildings SPD - Adopted July 2009
Development Affecting Conservation Areas SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

7. **Histon Parish Council** – Recommends refusal and comments as follows: -
“Noting the proposal is in a sensitive part of the village conservation area, surrounded by listed buildings and monuments, whose integrity and listed building status depend significantly on the landscape that surrounds them, concerns were raised at the potential loss of the current green open vista from the existing arrangement of the Baptist Church. The previous planning application submission for the existing parking arrangement granted in October 2006 recognised this sensitivity with the use of grasscrete or similar material and the lack of formal parking bays. The Parish Council do not object to the provision of car parking for the Church in this area, but have concerns of the area itself being used as a public car park and the proposed vista created by such a large hardstanding area, with no additional landscaping proposed to soften the boundaries. If SCDC are minded to make a recommendation of approval, the Parish Council would like conditions covering sensitive times of delivery and access to the site noting the nearby school, nursery and groups using the Baptist Church, low level landscaping plan to soften the boundaries and loss of open vista, and works permitted to areas adjacent trees must be carried out using a no-dig method.
8. **Conservation Officer** – Has concerns in relation to the encroachment of the parking area into the open green space at the front of the site and that the parking layout is not practical. Queries the need for the timber fence as it would add clutter that would neither preserve nor enhance the setting of adjacent listed buildings or the character and appearance of the conservation area.
9. **Local Highways Authority** – Requires a condition with regards to the submission of a written method statement of how the intended works are to be carried out in relation to the normal operation of the adopted public highway, in particular, how pedestrian traffic will be safely guided past the works without conflict with motor vehicles. Also requests an informative with regards to works to the public highway.
10. **Environmental Health Officer** – Considers that the development would not result in any significant noise or environmental pollution impacts.
11. **Trees and Landscapes Officer** – Comments that there are TPO Silver Birch on site but the area has clearly been used for parking for considerable time and the area is compromised and

compacted. Has no objections in principle requires subject to a condition in relation to the installation of fencing during the construction of the car park to prevent encroachment into the rooting area of the trees and/or no dig construction for the surface within the rooting area of the trees.

12. **Landscape Design Officer** – Has no objections but recommends conditions in relation to full details of hard and soft landscaping works, details of existing trees on the land with information of those to be retained or removed, a scheme for the provision and implementation of surface water drainage, and the provision of a disabled parking bay.
13. **Environment Agency** – Has no objections on flood risk and drainage grounds and comments that the Flood Risk Assessment is appropriate for the scale and nature of the development. Notes that the adjacent watercourse is an Award Drain and that Histon and Impington has had localised flooding in the area. Requests that the Land Drainage Manager is consulted. Suggests informatives in relation to surface water drainage.
14. **Land Drainage Manager** – No comment.

Representations by Members of the Public

15. None received.

Material Planning Considerations

16. The key issues to consider in the determination of this application are the impacts of the development upon the setting of adjacent listed buildings, the character and appearance of the conservation area, trees and landscaping, highway safety, neighbour amenity, and flood risk.

Listed Building/ Conservation Area

17. The proposal, as amended, is not considered to damage the setting of the adjacent listed buildings and would preserve the character and appearance of the conservation area. The extent of the parking area would match that previously approved. Whilst the comments of the Parish Council are acknowledged, the introduction of a more formal arrangement through the use of gravel and concrete edging is not considered visually inappropriate and would retain the openness and semi-rural character and appearance of the area.

Trees

18. The proposal is not considered to result in the loss of any significant trees that make an important contribution to the visual amenity of the area given the existing lawful use of the site and providing a condition is attached to any consent to agree tree protection measures such as the erection of protective fencing and/or no dig construction within the rooting area of the trees.

Highway Safety

19. The proposal is not considered to result in a material increase in traffic generation to and from the site that would be detrimental to highway safety, given the existing lawful use of the site. A condition would be attached to any consent to agree a method statement of how the intended works are to be carried out in relation to the normal operation of the adopted public highway.

Neighbour Amenity

20. The development is not considered to seriously harm the amenities of neighbours through through a significant rise in the level of noise and disturbance given the existing lawful use of the site.

Flood Risk

21. The site lies within flood zone 3 (high risk). The development is not considered to significantly increase the risk of flooding to the site and surrounding area given that the surface of the parking area would be permeable and the soak trenches proposed would give additional storage capacity to provide a satisfactory method of surface water drainage. The proposed use would not be unduly vulnerable to the flooding of the adjacent watercourse.

Conclusion

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

Recommendation

23. It is recommended that the Planning Committee approves the application (as amended) subject to the following conditions and informatives: -

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(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.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: To be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. Details of the materials to be used in the construction of the car park, hereby permitted, shall follow the specifications as stated in the design and access statement and shown on the approved drawings unless otherwise approved in writing by the Local Planning Authority.
(Reason- To ensure the development preserves the setting of adjacent listed buildings and the character and appearance of the conservation area in accordance with Policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)
4. 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.)

5. 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.)

6. No development shall take place until details of the method of no-dig construction for the car park within the Root Protection Area of the adjacent trees 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 protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007).

7. No development shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority that sets out how the works are to be carried out in relation to the normal operation of the adopted public highway. Particular reference should be made to how pedestrian traffic will be safely guided past the works without conflict with motor vehicles.

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

Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. Surface water from roads and impermeable vehicle parking areas shall be discharged using trapped gullies.
3. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse, or surface water sewer.

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

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References: S/0747/13/FL, S/1606/06/F, & S/0034/05/F

Contact Officer: Karen Pell-Coggins - Senior Planning Officer
Telephone: (01954) 713230