

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

3 July 2013

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

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### **S/1131/12/FL - WATERBEACH**

**Change of use of vacant public house, management flat and guest rooms to nine residential flats and associated works: The Travellers Rest PH, Ely Road, Chittering, for Mr Colin Crickmore**

**Recommendation: Approval**

**Date for Determination: 2 August 2013**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because the recommendation of Officers does not accord with the recommendation of Waterbeach Parish Council.**

**Members will visit this site on 2 July 2013**

**To be presented to the Committee by Ray McMurray**

#### **Site and Proposal**

1. The site lies in the countryside beyond any development framework and within flood zone 3 (Significant risk: the chance of flooding in any year is greater than 1.3% (1 in 75). The existing site comprises a vacant two-storey public house and car park with access directly onto the A10, together with a detached single-storey annexe for additional guest accommodation. The site is located to the east of the A10 at the junction of School Lane. To the north and east the site is adjoined by a touring caravan site. School Lane provides access for a small number of detached dwellings.
2. This full application seeks planning permission for the conversion of existing buildings to provide nine flats and the closure of the existing vehicular access onto the A10 Ely Road. Acoustic fencing is proposed around the perimeter of the future garden area. In amended proposals received 25 January 2013 the application proposes two areas of shared garden in place of the existing car park, and the provision of a new car park to the south of the annexe with access onto School Lane. 12 parking spaces would be provided. The acoustic fencing would have a height of 3.5 metres and would subdivide the site and be located on the northern perimeter. On the A10 frontage the fence would be set back from the pavement by between 6 and 7 metres to allow for a significant belt of screen planting to be provided.
3. The density is 30 dwellings per hectare.
4. The application has been supported with a Planning Statement, Flood Risk Assessment and a Noise Assessment. An amended ownership certificate was received on 7 June 2013, together with a revised layout plan showing a slightly reduced communal garden area adjacent to the caravan park.

## Planning History

5. **S/2510/11** – Change of use to nine flats Withdrawn 10 April 2012  
**S/0119/04/F**- Building for 8 guest rooms Approved 16 December 2004  
**S/0265/98/F**- Extension to public house and car park Approved 1998

## Planning Policy

6. **National Planning Policy Framework (2012)** - Housing applications should be considered in the context of the presumption in favour of sustainable development (*paragraph 49*). Local Planning Authorities should normally approve planning applications for change to residential use from commercial buildings where there is an identified need for additional housing, provided that there are not strong economic reasons why such development would be inappropriate (*paragraph 51*). The planning system should prevent new development from being put at unacceptable risk from noise pollution (*paragraphs 109 and 123*).
7. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**  
**ST/3 (Re-Using Previously Developed Land and Buildings)** – Between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.
8. **South Cambridgeshire Development Control Policies Development Plan Document (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)
  - HG/1** (Housing Density)
  - HG/2** (Housing Mix)
  - HG/3** (Affordable Housing)
  - HG/8** (Conversion of Buildings in the Countryside for Residential Use)
  - SF/1** (Protection of Village Services and Facilities)
  - NE/1** (Energy Efficiency)
  - NE/4** (Landscape Character Areas)
  - NE/6** (Biodiversity)
  - NE/11** (Flood Risk)
  - NE/15** (Noise Pollution)
  - TR/1** (Planning for More Sustainable Travel)
  - TR/2** (Car and Cycle Parking Standards)
9. **South Cambridgeshire Local Plan Issues and Options 2 Report: Part2- South Cambridgeshire Further Site Options** (January 2013)  
Issue 6: Village Framework Changes, Option VF2:Chittering  
The site is not included within the proposed village framework boundary for Chittering.
10. **South Cambridgeshire Local Development Framework Supplementary Planning Documents**
  - District Design Guide SPD (2010)
  - Open Space in New Developments SPD (2009)
  - Affordable Housing SPD (2010)

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

11. **Waterbeach Parish Council**- Objection to the amended scheme received 25 January 2013, commenting that: 'Height of fence: 11 foot 6 inches is too high for a rural setting'. The Parish Council had earlier raised concerns (but not objection) to the proposed removal of the hedge on the School Lane frontage, and to the impact on visibility at the junction from the proposed planting of a hedge on the Ely Road frontage.
12. **Landscape Design Officer** – The proposed landscape treatment is acceptable and has been the subject of detailed discussion. Landmark trees should be planted in the gardens and additional planting on the boundary with School Lane.
13. **Environmental Health Officer** – The EHO is concerned about the impact of noise on the amenity of future residents from traffic noise levels from the A10. Every room will require a substantial upgrade to achieve noise insulation requirements. Garden areas must not be exposed to traffic noise that will cause serious annoyance or be a detriment to amenity and health. A condition to require approval details of a noise insulation scheme is recommended. External artificial lighting should be controlled by condition.
14. The provision of a 3.5 metre-high acoustic barrier in the positions shown on the amended plan received 25 January 2013 is the minimum necessary to achieve an adequate noise reduction in the garden areas.
15. **Affordable Homes Manager** – As no Registered Providers are interested in the property a commuted sum in lieu of on-site provision is acceptable in this case. The sum has been agreed with the applicant.
16. **Section 106 Officer**- Financial contributions towards affordable housing, open space, community facilities, and household waste facilities will be required.
17. **Cambridgeshire County Council Growth and Economy** – A contribution towards Strategic Waste Infrastructure is required as the site is in the catchment area for Milton Household Recycling Centre.
18. **Local Highway Authority**- no objection to the closure of the existing access and the creation of new accesses onto School Lane. This will result in significant improvement in terms of highway safety. The limited amount of on-street visitor parking that the development is likely to generate can be accommodated on School Lane.
19. **Highways Agency** – No objection.
20. **Environment Agency** – No objection.
21. **Waterbeach Internal Drainage Board** – No objection.

**Representations by members of the public**

22. Representations have been received from 4 dwellings on School Lane:
  - a) Additional traffic on School Lane and the junction which is busy at peak times.

- b) The caravan site already generates traffic at his junction.
- c) The public house should be retained.
- d) This is a hamlet where new housing is restricted.
- e) The annexe is in use for short-term lets.
- f) Loss of planting on School Lane frontage.
- g) Hedgerow planting on the frontage will be a hazard for traffic using the junction.
- h) The site is not connected to mains drainage, as stated.

## **Material Planning Considerations**

### *Principle of development*

- 23. The site has been marketed since May 2011 with no offers being received. The Traveller's Rest went into receivership in April 2011. There are nine public houses within a 5-mile radius. Cambridge Research Park offers vacant B1 units within close proximity to the site. Policy HG/8 allows for the conversion to residential of redundant rural buildings if use for employment purposes has become inappropriate. The recent history of the use indicates that this is the case in this instance. Although the site is not within a development framework it is located adjacent to a bus route and considered to be in a reasonably sustainable location for that reason.

### *Highway safety*

- 24. The concerns raised by local residents are noted but are not supported by the local highway authority, which considers that an improvement to highway safety will result from the development.

### *Landscape impact*

- 25. In order to secure safe levels of noise attenuation in the communal garden areas substantial fencing 3.5 metres high is required to be erected to meet environmental standards. This will change the appearance of the site and the impact on the landscape setting. Officers consider that the harm to the landscape can be substantially mitigated by new planting along the frontage to the A10. This limited harm is to be balanced with the benefit of housing provision in a reasonably sustainable location, for which there is currently a shortage in the District housing supply. Officers consider that the balance is in favour of granting planning permission.
- 26. Details of landscaping can be agreed by condition, including retention of hedgerow planting on the School Lane frontage to screen existing buildings.

### *Flooding and drainage*

- 27. Part of the site lies in an area at significant risk of flooding. This has been assessed in the submitted flood risk assessment and accepted by the Environment Agency. The proposal will remove a large area of hardstanding car park within flood zone 3 and thereby reduce the flood risk to the development. A resident has queried whether the site is connected to mains drainage. Members will be updated on this detail prior to the meeting.

### *Other matters*

- 28. The applicant has agreed to make contributions towards infrastructure provision in respect of the matters raised by the S106 Officer and Affordable Housing Manager and to enter into a legal agreement. The requirement of the County Council for a strategic waste infrastructure contribution of £1,710 is considered in this case to be administratively disproportionate to the impact of the development and is not proposed to be included.

## **Recommendation**

29. It is recommended that the Planning Committee approves the application as amended and to the prior completed on a Section 106 Agreement for affordable housing, open space, community facilities and waste receptacles and to the following conditions:

### **Conditions**

1. Time limit
2. Approved drawings
3. Removal of permitted development rights
4. Landscaping details
5. Retention of landscaping
6. Retention of parking
7. Scheme of noise insulation and attenuation
8. Details of artificial lighting
9. Control of power-operated machinery during the construction period.
10. Management of deliveries during the construction period.
11. Visibility splays
12. Flood mitigation

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Development Control Policies Development Plan Document (2007)
- South Cambridgeshire Local Plan Issues and Options 2 Report: Part2- South Cambridgeshire Further Site Options (January 2013) National Planning Policy Framework Planning file ref S/1131/12/FL

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