

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 November 2013

AUTHOR/S: Planning and New Communities Director

S/1188/13/FL- BALSHAM Replacement Scout Hut at Woodhall Lane for Balsham Parish Council

Recommendation: Approval

Date for Determination: 4 November 2013

Notes:

This application has been reported to the Planning Committee for determination as the local member is Chairman of the Balsham Scout Group.

To be presented to the Committee by Karen Pell-Coggins

Site and Proposal

1. The site is located outside the Balsham village framework and within the countryside. It is situated to the east of Woodhall Lane and currently comprises a Scout Hut that measures 21.9 metres in length, 6.3 metres in depth, and has a height of 2.2 metres to the eaves and 2.9 metres to the ridge. The materials of construction are plywood for the walls and felt for the roof. There is a concrete parking area to the front of the building adjacent Woodhall Lane that provides parking for six vehicles. There is also a refuse storage area that is situated behind a hedge along part of the frontage. The land falls to the west towards the road. Woodhall Lane is a single track no through road. A public footpath runs to the north of the site with residential properties beyond. Allotment land surrounds the southern and eastern sides of the site. The site lies within flood zone 1 (low risk). The boundary of the conservation area is in close proximity to the site.
2. This full planning application, received on 12 September 2013, proposes the erection of a new scout hut following demolition of the existing scout hut. The new scout hut would measure 21.9 metres in length, 6.3 metres in depth, and have a height of 2.3 metres to the eaves and 3.7 metres to the ridge. It would be located on the same footprint as the existing scout hut but be 0.8 metres higher. The materials of construction would be timber or gravel faced concrete cladding for the walls and profiled metal or felt for the roof. The accommodation would consist of a hall, office, store, kitchen, and WC's. The external parking area and refuse storage area would remain as existing and the hedge would be retained.

Planning History

3. S/0342/01/F - Parking Area - Approved
4. S/2334/86/F - Sectional Building for Use as Youth Centre - Approved
5. S/1771/81/F - Scout Hut (Extension of Period Consent S/1002/76/D) - Approved

6. S/1002/76/D - Scout Hut - Approved

Planning Policy

7. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
ST/6 Group Village
8. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
NE/6 Biodiversity
NE/11 Flood Risk
CH/5 Conservation Areas
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
9. **Proposed Submission Local Plan (July 2013)**
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
NH/4 Biodiversity
NH/14 Heritage Assets
CC/3 Renewable and Low Carbon Energy in new Developments
CC/4 Sustainable Design and Construction
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
10. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Development Affecting Conservation Areas SPD - Adopted January 2009
District Design Guide SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
- Consultation by South Cambridgeshire District Council as Local Planning Authority**
11. **Balsham Parish Council** – Comments are awaited.
12. **Local Highways Authority** – Requests a condition in relation to a traffic management plan for vehicles visiting the site during demolition and construction.
13. **Conservation Officer** – Has no objections.
14. **Trees and Landscapes Officer** – Has no objections and comments that no trees would be significantly affected by the development.

15. **Landscape Design Officer** – Has no objections but requests conditions in relation to hard and soft landscaping, tree and hedgerow protection measures, surface water drainage, boundary treatments, waste and recycling, and cycle storage.
16. **Ecology Officer** – Comments that given the condition of the building, low roof, and active use, a bat report is not required.
17. **Environmental Health Officer** – Suggests a condition in relation to the hours of use of power operated machinery. Also requests informatives with regards to pile driven foundations, the burning of waste, demolition notices, and possible hire of the premises for events.
18. **Cambridgeshire Country Council Rights of Way Team** – Comments that public footpath No. 13, Balsham runs along the northern boundary of the site. Has no objections, as it does not appear that the footpath would be affected by the development. However, requests informatives in relation to points of law with regards to the footpath.

Representations by members of the public

19. None received.

Material Planning Considerations

20. The key issues to consider in the determination of this application are the principle of the development in this location and the impacts of the development upon the character and appearance of the area, the amenities of neighbours, highway safety, and biodiversity interests.

Principle of Development

21. The site is located outside the village framework and in the countryside where buildings for community uses would not normally be permitted unless they need to be located in a rural area. However, given that there is an existing building on the site for community uses and the proposed building would be of the same footprint and similar in height, the development is considered acceptable in principle.
22. The existing building is not of any historic or architectural merit and there are no objections to its demolition.

Character and Appearance of the Area

23. The scale of the development is considered appropriate as it would not materially increase the impact of the building upon its surroundings. The raise in the height would improve the form and design of the building and the new materials would improve its appearance. The proposal is not considered to result in a visually intrusive development that would harm the visual amenity of the street scene, the openness and rural character and appearance of the countryside, or the setting of the adjacent conservation area.

Neighbour Amenity

24. The development is not considered to adversely affect the amenities of the neighbours through a severe loss of outlook, light, or privacy or through a significant

rise in the level of noise and disturbance given the presence of the existing building for the same use and the distance and position of the nearest residential property.

Highway Safety

25. The proposal would be unlikely to result in an increase in traffic generation that would be detrimental to highway safety. The building would have a floorspace of 138 square metres. The Council parking standards require a maximum of 1 parking space per 8 square metres for such a use. This would result in a nominal requirement for 18 parking spaces. However, given that the existing building and proposed building have the same footprint and are for the same use, that no change is proposed to the six parking spaces to the front of the building, and the site is within walking and cycling distance from the centre of the village, this level of parking is considered satisfactory. The proposal is not therefore considered to be detrimental to highway safety. Informal cycle parking could be provided adjacent to the building to encourage travel by other modes of transport other than the private car. Although this could not be a condition of any consent given that the site area is limited to the building itself and does not include any surrounding land, an informative will be attached to any consent to encourage consideration of such provision. A condition would be attached to any consent to agree a traffic management plan during the periods of demolition and construction.

Biodiversity Interests

26. The proposal would not result in the loss of any important trees or landscaping that make a significant contribution to the visual amenity of the area. The existing hedge along part of the site would be retained. Landscaping and boundary treatment conditions could not be attached to any consent as the site area is limited to the building itself and does not include any surrounding land. In any case, they would remain as existing.
27. The demolition of the building is not considered to result in the loss of any habitats for protected species given its condition and design. The proposal would not therefore result in harm to any biodiversity interests.

Other Matters

28. The proposal would not increase the risk of flooding to the site and surrounding area given that its footprint would be the same as the existing building. A condition in relation to surface water drainage is not considered necessary.
29. A condition in relation to the provision of refuse storage cannot be attached to consent as the site area is limited to the building itself and does not include any surrounding land. In any case, it would remain as existing.

Conclusion

30. 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 not be granted in this instance.

Recommendation

31. It is recommended that the Planning Committee approve the application subject to the following conditions and informatives: -

Conditions

- (a) 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.)
- b) The development hereby permitted shall be carried out in accordance with the following approved plans: - 1:2500 location plan, 1:1250 site plan and drawing numbers Sheet P1, Sheet P2, and Sheet P3.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- c) No development shall take place until details of the materials to be used in the construction of the external surfaces of the development 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 2007.)
- d) During the period of demolition and construction, no power operated machinery or hand tools shall be operated on the site before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- e) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
- (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

- a) During demolition and construction, there shall be no bonfires or burning of waste except with the prior permission of the District Environmental Health Officer in accordance with best practice and existing waste management legislation.
- b) Should pile driven foundations be proposed, then before works commence a statement of the method for construction of these foundations shall be submitted

to the District Environmental Health Officer so that noise and vibration can be controlled.

- c) Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the Council establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- d) Please contact the Council's Health and Environmental Services Business Team on 03450 450063 for advice on Food and Occupational Safety/Welfare Regulations/ requirements, Food Premises registration, and personal and premises licensing if the building is to be hired out for events.
- e) The provision of secure cycle parking is encouraged to the front of the building.
- f) Public footpath No. 13, Balsham runs along the northern boundary of the site. The following points of law relate to the footpath: -
 - i) The public footpath must remain open and unobstructed at all times. Building materials must not be stored on it and contractors' vehicles must not be parked on it (it is an offence under Section 137 of the Highways Act 1980 to obstruct a public footpath).
 - ii) The public footpath must not be used for vehicular access to the site unless the applicant is sure that they have lawful authority to do so (it is an offence under s. 34 of the Road Traffic Act 1988 to drive on a public footpath).
 - iii) No alteration to the surface of the footpath is permitted without the consent of County Council Rights of Way and Access Team (it is an offence to damage the surface of a public right of way under s.1 of the Criminal Damage Act 1971).
 - iv) Landowners are reminded that it is their responsibility to maintain hedges and fences adjacent to public rights of way, and that any transfer of land should account for any such boundaries (s. 54 of the Highways Act 1980).
 - v) The granting of planning permission does not entitle a developer to obstruct a public right of way Circular 1/09 paragraph 7.1).

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Proposed Submission July 2013
- South Cambridgeshire Supplementary Planning Documents
- Planning File Reference S/1188/13/FL, S/0342/01/F, S/2334/86/F, S/1771/81/F, and S/1002/76/D

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