












APPENDIX 1 – PAPWORTH CONSERVATION AREA

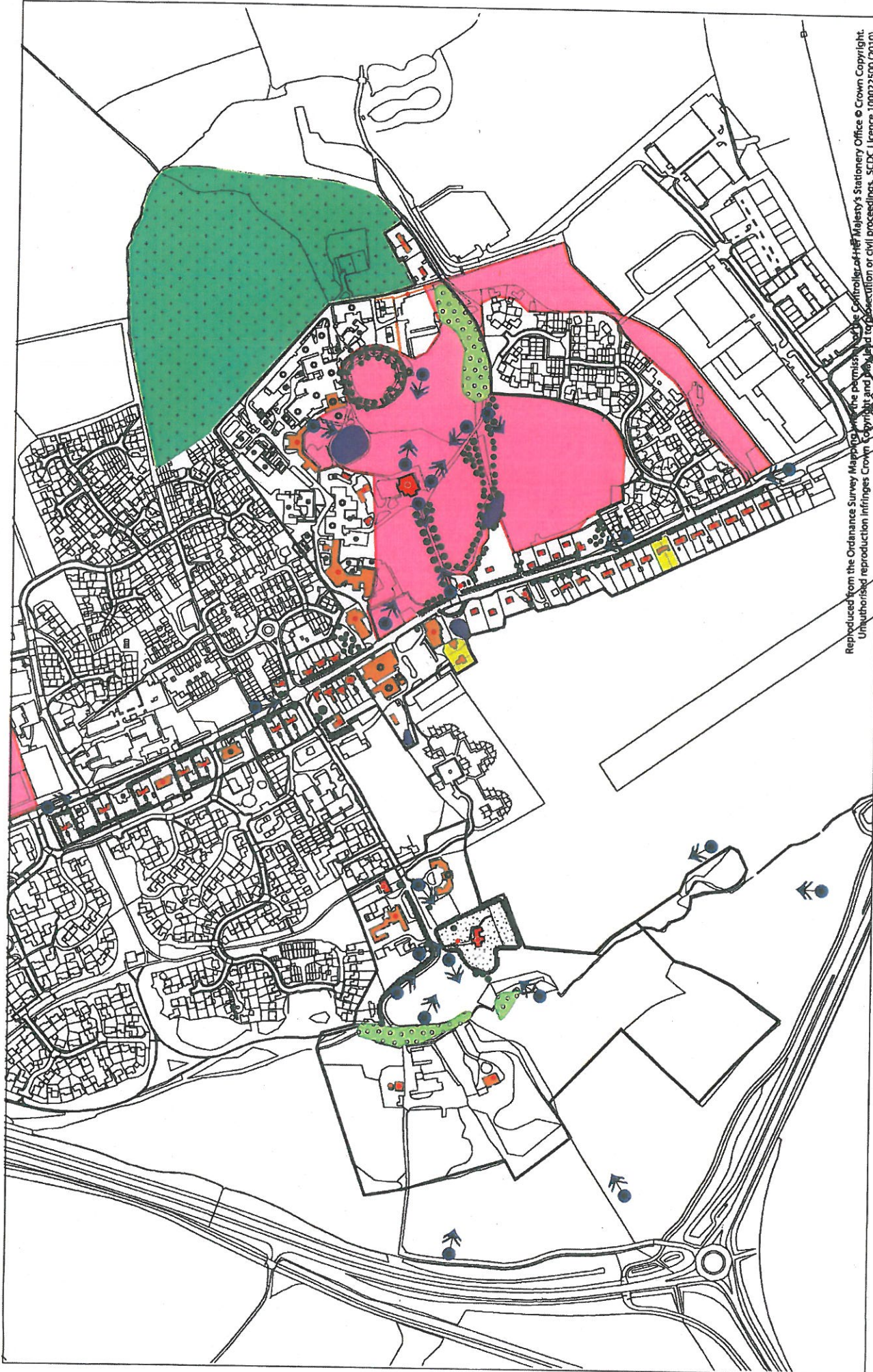
PAPWORTH CONSERVATION AREA APPRAISAL MAP

KEY

-  Key Views
-  Listed Buildings
-  Buildings of Local Architectural or Historic interest
-  Houses to be demolished to allow access to Summerfield Development
-  Important Water Bodies
-  Important Trees and Tree Groups(diagrammatic)
-  Frontages well defined by Hedges
-  Protected Village Amenity Area
-  Scheduled Ancient Monument
-  Site of Special Scientific Interest (SSSI)
-  Important Public Open Space

Townscape/Visual contribution of Buildings to the Conservation Area

-  Positive
-  Neutral
-  Negative



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PAPWORTH CONSERVATION AREA MAP 6

Appraisal Map

APPENDIX 2 – COMMENTS OF PARISH COUNCIL

Papworth Everard Parish Council

Consultation response to planning application no: **S/0623/13/FL**

Proposal: Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and /or business uses (B1a).

Location: Land between Church Lane & Ermine Street South, Papworth Everard CB23 3RG.

Applicant: Mr Ivan Baggaley, Learig Limited. (Dated 11 April 2013).

Parish Council recommendation: Refuse

Reasons for recommendation and additional comments of the parish council

Introduction

The parish council that the scheme proposed in the pre-application consultation has been modified. There has also been further discussion between the parish council, the applicant and their agent. However, the parish council is of the opinion that the amendments to the scheme do not address, or only partially address set out by the parish council at the pre-application consultation stage and more recently to the applicant.

Access

The parish council objects to the proposed access arrangements that part of the scheme for which outline approval is sought. Currently, the applicant is proposing that each house that fronts Church Lane should have a separate private access drives, directly onto Church Lane. This is unacceptable. Church Lane is not a typical quiet residential road; it is an important and – a particular times of the day - busy village artery, providing access beyond (to the west of) the application site to other residential areas and care homes, two hospital accommodation blocks (for nurses and ancillary and medical staff), a nurse education centre, a hospital staff car park, the parish church, a farm and a children's nursery.

Multiple access drives should therefore be avoided. Not only may they disrupt the flow of traffic, but visually they will break-up the pavement and any remaining green verge.

The parish council's preference would be for a single access road into the Church Lane application site, with the proposed houses fronting Church Lane having vehicular access from the rear.

Design

Church Lane has been a road with an open aspect and feeling. The parish council appreciates that the houses in the application area have been moved back slightly from the road. However, we object to the inclusion of 2.5 storey houses along the northern frontage of the site. This will create a very enclosed and constrained character in Church Lane, particular if the permitted redevelopment of MacFarlane-Grieve House goes ahead.

A variety of building heights should be used to add interest. At very least, houses should be no more than 2 storeys at each end of the row facing Church Lane in acknowledgement of the presence of the Papworth Everard Conservation area. At the northeast corner a 2 story house would respond to the scale of the almost adjacent Methodist chapel (St Luke's), and at the northwest corner ridge height should be lowered towards the top of the slope in response to the opportunity, beyond the site, to gain views of the parish church.

Dwelling Density

It is essential that in any approval for the outline application the maximum density of permitted housing for the site is stated. (58 dwellings ÷ 2.7 hectares = 21.5 dwh). Experience in Papworth Everard has shown that if this figure is not included in outline application approvals the applicant has considerable freedom to increase the figure despite the preference of the LPA or other interested parties.

Planning Policy & the provision of community and employment uses

As currently presented, this application does not contain sufficient information as to how the requirements of Papworth Everard Village Development Policy SP/10 (Site 2 – Papworth Everard West Central) will be met. This states that “redevelopment will be based on a mixed-use development aimed at the continued invigoration of the village centre with community uses, employment and housing development”.

The Design and Access statement forming part of this application summarises the idea of a brewery and bakery being provided, together with associated and additional community facilities, all of which is supported by a drawing depicting an internal layout. However, it is the understanding of the Parish Council that this proposal only extends to the refurbishment of the remaining shell of the Printworks building to an unspecified extent.

The finance and impetus to accomplish any further necessary refurbishment, the fitting out of the building and establishment of the necessary businesses etc. are believed still to be little more than an initial concept that may be taken forward by a social enterprise company, using funding to be raised primarily at local level. Should this concept be progressed to any extent, no information has been provided as to how and on what timescale it would be possible to test whether the scheme was actually viable. If it proved not to be so, the Parish Council finds it difficult to envisage an alternative community use for such a large building in this situation, given the attendant running, maintenance and Business Rate liabilities. It is therefore entirely possible that the building would end up being put to a completely different use, such as residential flats.

'Live-work Units'

Regarding the eight units of accommodation for housing and/or business use that are also included in this part of the application, the Parish Council considers the design to be somewhat outdated in concept and the internal layouts too compromised for it to be considered that they meet the employment objectives of Policy SP/10 in any meaningful way. These are simply residential units by any other name. At very least 50% of the units should include dedicated work-space, so that small businesses could operate from them. It is essential that this use should be

The Parish Council would have been more supportive of this application had it set out in the necessary detail exactly how Policy SP/10 would be delivered, including a draft S106 agreement and a fully considered business plan demonstrating how the required employment and community facilities would be provided. Should the application be approved, the Parish Council fears that the policy objectives for this core element of Papworth West Central will never be met.

Planning conditions

If, despite the objection of the parish council, the planning authority is minded to approve the application, there should be planning conditions imposed as follows:

To restrict the density of the development

To specify the ways in which community and employment requirements of Policy SSP/10 Site 2

- a) Provision of the brewhouse, bakehouse and community room/s within the former Printworks
- b) Provision of work space within the live-work units

If these are to be provided through legal agreements, such agreements need to be drafted and endorsed before planning approval is given.

To sign and identify public paths, particularly those through the tree belt to the south of the Church Lane residential area

Christopher Howlett
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10 May 2013

PAPWORTH EVERARD PARISH COUNCIL

Planning consultation response

SCDC Planning Reference: S/0623/13/FL

Registration Date: 05-Apr-2013

Application Type: Full Planning (Major)

Main Location: Land between Church Lane & ERMINE STREET SOUTH, Papworth Everard, CAMBRIDGESHIRE, CB23 3RG

Full Description: Outline planning permission for the demolition of existing buildings & the erection of up to 58 dwellings (Class C3) access, car parking & associated works, open space, landscaping & a children's play area, all matters reserved except for access and; full planning permission & conservation consent for the partial demolition of the existing printworks building & the conservation and re-use of the retained building to provide a brewhouse (B2) bakery (B1) floor area for the consumption of food and drink (A3/A4/A5) and community rooms (D2) associated access, car parking & landscaping; and eight units of accommodation to be used either as housing (C3) and/or business uses (B1a)

Parish Council response:

With regard to that part of the application for DEMOLITION OF THE EXISTING BUILDINGS only (Papworth Everard Parish Council has commented on the remainder of the application previously), the Parish Council Recommends: **REFUSAL**

For the following reason:

Applicants should not be given approval for demolition of any building until it is certain what will replace it. Therefore, an application for demolition should always be made after an approval for a new development has been granted and a planning condition attached that if the demolition takes place the previously approved new development will follow.

21 June 2013

Dr Christopher Howlett
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