

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 February 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2526/13/FL
Parish(es):	Great Shelford
Proposal:	Change of Use from Wardens House to B1 Office Use
Site address:	10 Chaston Road
Applicant(s):	South Cambridgeshire District Council
Recommendation:	Approval
Key material considerations:	Principle of Development Highway Safety Neighbour Amenity
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	The Council is the applicant
Date by which decision due:	20 January 2014

Executive Summary

1. The proposal seeks the change of use of warden's accommodation in connection with a sheltered housing scheme to an office for wardens of sheltered housing schemes in the area who do not reside on site. The development is considered acceptable in principle and is not considered to be detrimental to highway safety or adversely affect the amenities of neighbours.

Site and Proposal

2. The site is located within the Great Shelford village framework. No. 10 Chaston Road is a two-storey, mid-terrace, brick and tile dwelling that previously provided wardens accommodation in connection with the adjacent Acacia Court sheltered housing scheme managed by the Council. It is currently vacant. Access is by pedestrian means only via the existing entrance to the sheltered housing scheme. There is a Council owned parking area that provides 10 parking spaces on the opposite side of Chaston Road.

3. This full planning application, received on 25 November 2013, proposes the change of use of the dwelling to an office. It would provide 97 square metres of accommodation for sheltered housing wardens that cover the immediate area but no longer reside on the sites. There would be a maximum of 8 staff at any one time. Staff are likely to be at the office for short periods of time over the working day. The hours of operation would be 09.00 hours until 17.00 hours Monday to Friday. 4 of the 10 parking spaces on the opposite side of Chaston Road would be designated for this use.

Planning History

4. S/0835/74/D - Erection of Old Persons Residence Wardens Accommodation and 7 Blocks of Houses and Flats - Approved

Planning Policies

5. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/4 Rural Centres
6. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
ET/1 Limitations on the Occupancy of New Premises in South Cambridgeshire
ET/4 New Employment Development in Villages
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
7. **South Cambridgeshire Local Development Framework Supplementary Planning Documents**
District Design Guide- Adopted March 2010
8. **South Cambridgeshire Local Plan Proposed Submission (July 2013)**
S/7 Development Frameworks
S/8 Rural Centres
HQ/1 Design Principles
E/12 New Employment Development in Villages
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultation

9. **Great Shelford Parish Council** – Recommends approval.
10. **Local Highways Authority** – Comments that the proposal would have no significant adverse effect upon the public highway.
11. **Environmental Health Officer** – No reply (out of time).

Representations from members of the public

12. The occupiers of No. 5 Chaston Road comment that Chaston Road is a residential road which is the main cycle route to Addenbrookes. There are already a large

number of vehicles parked in the road who park opposite their driveway and make it difficult to get in and out. It is a perfectly good house that could be used by a desperate family or converted to flats for the elderly. There is no point having offices in an old peoples housing area.

Planning Comments

13. The key issues to consider in the determination of this application relate to the principle of the development and the impacts of the development upon highway safety and the amenities of neighbours.

Principle of Development

14. The site is located within the village framework of a 'Rural Centre'. It is in a sustainable location in close proximity to the railway station and bus routes and within walking and cycling distance of the centre of the village. The proposal would provide an office under use class B1a that would provide an essential service for Cambridge as a local or sub-regional centre and contribute to a greater range of local employment opportunities. It is therefore considered acceptable in policy terms.

Highway Safety and Parking

15. Whilst it is noted that the proposal would result in an increase in traffic generation, it is not considered to be detrimental to highway safety given that Chaston Road already serves a significant number of properties.
16. The Council's parking standards require one vehicle parking space per 25 square metres of floor area. The office measures 97 square metres in floor area. Four parking spaces are therefore required for the development. Four parking spaces would be provided for the proposed office use. Whilst it is acknowledged that these are not on-site, there are opposite the site and easily accessible. Although Chaston Road is a main cycleway, it is not a main vehicular throughfare and has unrestricted parking within the public highway where existing vehicles park on-street. Should any on-street parking occur as a result of the development, it is not considered to represent a significant hazard that would adversely affect the free flow of traffic along Chaston Road.

Neighbour Amenity

17. The proposed office use is not considered to harm the amenities of neighbours through a significant rise in the level of noise and disturbance given the low scale nature and type of use.

Other Matters

18. The Council has to determine the application submitted and cannot consider any alternative uses for the site.

Recommendation

19. Approve (as amended by 1:500 block plan date stamped 16 January 2014) subject to the following conditions: -
 - i) 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.)

- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers CR/GS/2 and CR/GS/3 (location plan only), and 1:500 block plan (date stamped 16 January 2014).
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for Offices under use class B1a or a Dwellinghouse under use Class C3 and for no other purpose (including any other purposes in Classes A or B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification or a state funded school).
(Reason -To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.
- iv) The office use hereby permitted shall not be carried out other than between 08.00 hours and 18.00 hours Mondays to Fridays and at no time on weekends or Bank Holidays.
(Reason -To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.
- v) The permanent space to be reserved on the site for parking as shown on the 1:500 block plan (date stamped 16 January 2014) shall be provided before the use commences and thereafter maintained for such purposes.
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- 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
- South Cambridgeshire Local Plan Proposed Submission (July 2013)
- Planning File refs. S/2526/13/FL and S/0835/74/D

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