

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 February 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/2330/13/FL

Parish: Papworth Everard

Proposal: Removal of Condition 3 of Planning Approval S/0173/11 to seek permanent consent for garages

Site address: Bernard Sunley Centre, Papworth Everard

Applicant(s): Mr Mark Miller (Papworth Trust)

Recommendation: Approval

Key material considerations: Principle of Development
Visual Impact

Committee Site Visit: None

Departure Application: No

Presenting Officer: Andrew Winter

Application brought to Committee because: The recommendation of the Parish Council conflicts with that of Planning Officers

Date by which decision due: 5 February 2014

Planning History

1. **S/2286/07/F** – Relocation of existing car park at land rear of The Bernard Sunley Centre was approved and granted an extension of time under application **S/2480/11**.
S/0173/11 – Temporary planning permission was granted for two garages until 1 April 2014.
S/2173/12/VC – Variation of condition 9 of planning permission S/2480/11 was granted to vary the approved drawings in relation to a new car park and driveway for the Bernard Sunley Centre.

Planning Policies

2. *National Planning Policy Framework*
Paragraph 14 and Chapter 12 (Conserving and enhancing the historic environment)

Local Development Framework

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
CH/5 Conservation Areas

District Design Guide SPD – adopted March 2010
Development Affecting Conservation Areas SPD – adopted January 2009
Papworth Everard Conservation Area Appraisal – adopted July 2011

Draft Local Plan

NH/14 Heritage Assets
S/7 Development Frameworks

Consultations

3. Parish Council – recommends refusal “The Parish Council objects to the removal of condition 3 unless the garages are properly constructed with foundations and brick walls. This is in a publicly accessible area so should be presented as a permanent building.”

Representations

4. None

Planning Comments

5. The existing site comprises an office building, associated car park and two garages all located within the village framework of Papworth Everard and near to the conservation area boundary, which is to the north of the garages.

Principle of Development

6. The applicant, the Papworth Trust, is a charity organisation and requires the garages for secure storage of pool vehicles and occasional storage of mobility scooters and accessories. The development therefore represents an ancillary storage use to the offices and does not cause any loss in the amount of parking spaces available to the Bernard Sunley Centre. The garages are located within the village framework and no objection is raised to the principle of this development.

Visual Impact

7. The planning assessment in application S/0173/11 concluded that the design of the garages had no material impact upon the visual quality of the area, due to the approximate 90m distance to the public highway (Ermine Street) and the earth mound to the west. However, due to the temporary nature of the structures a temporary permission was granted in order to re-assess their condition and impact upon the surrounding area and the final adopted conservation area for Papworth Everard.
8. The Parish Council wish to see the building constructed of proper foundations and brick walls and it would seem that the main issue is not so much the scale or form of

the building but its material construction and appearance. The applicant has responded to this concern with the following considerations:

“If we were to install a brick or breeze block finish the garage base currently 6.37m would have to be increased to allow the safe storage of a vehicle. The current access to our development Southbrook fields has an access path of 2.2m this would shrink to nearer 1.0m and therefore would not be suitable for disabled access on the right hand side of the garages. On the left we would lose another space.

Additional costs to the charity would be in the region of £10k on an already tight budget. This is unfair to accept when the current garages are suitable for our means. Costs would be the decommissioning of the current structure, relaying of foundations, a survey to ensure weight loading, new lighting due to the high risk nature of brick work, and installation of new specially built garages.”

9. The garages show little sign of physical deterioration, as shown in the photographs in Appendix A, and their low height and simple form is considered to have limited impact upon the conservation area and surrounding area. Their steel construction is viewed in close relationship to the modern, metallic roof of the Bernard Sunley Centre and therefore their appearance is considered to preserve the character of the site.
10. Consequently, in the absence of adverse visual harm, the permanent siting of the garages is found to accord with Policies DP/2 and CH/5 of the Local Development Framework.

Recommendation

11. Approval of the removal of condition 3 allowing permanent planning consent for the garages.

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council’s website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

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 (adopted January 2007)
- Planning Application File Reference: S/0173/11 and S/2173/12/VC
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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