

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 February 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/1980/13/OL

Parish(es): Hauxton

Proposal: Outline application for the erection of up to 5 dwellings following the demolition of redundant agricultural buildings

Site address: Land adj Desmonds Close

Applicant(s): Mr William Bradford

Recommendation: Delegated Approval

Key material considerations: Principle of Development
Impact upon historic environment
Green Belt impact

Committee Site Visit: 04/02/2014

Departure Application: Yes

Presenting Officer: Katie Christodoulides

Application brought to Committee because: The recommendation of Hauxton Parish Council differs to that of officers.

Date by which decision due: 04/11/2013

Executive Summary

1. The proposal is for outline consent with all matters reserved for the erection of up to 5 dwellings (2 affordable) following demolition of the existing redundant agricultural buildings which lie on the site. The application site comprises of green field land located outside of the village development framework and within the open countryside. The site contains various agricultural buildings which have a derelict appearance and is sandwiched between an established development fronting the High Street to the west and a recently completed affordable housing rural exception site to the east. The site abuts the Conservation Area to the west and is partly within the setting of a Grade II Listed Building (The Old House, No.31 High Street). Land to the northeast of the site is Green Belt and within the ownership of the applicant and comprises open agricultural fields abutting the River Cam.

Planning History

2. Planning Application **S/2170/11** for an outline proposal for the erection of 8 dwellings (including 3 affordable units) following demolition of redundant agricultural buildings and structures with all matters reserved was refused. This application was refused on the grounds of encroachment into the Green Belt and open countryside, and harm to the setting of the adjacent listed building and surrounding Conservation Area.

Planning Application **S/2503/87/O** for residential developed was refused. This application was refused on the grounds that the site was not part of the established development framework for the village and would represent an undesirable extension of the built up area of the village into the countryside and no very special circumstances were put forward to justify the development. This decision was dismissed at appeal.

Planning Application **S/1887/86/O** for residential development was refused. This application was refused on the grounds that the site was not part of the established development framework of the village and would represent an undesirable extension of the built up area of the village into the countryside.

Planning Policies

3. National Planning Policy

National Planning Policy Framework-March 2012

South Cambridgeshire Local Development Framework (LDF) Core Strategy, DPD, 2007

ST/6 Group Villages

South Cambridgeshire District Council, Local Development Framework, Development Control Policies, Adopted July 2007

Policy DP/1 Sustainable Development
Policy DP/2 Design of New Development
Policy DP/3 Development Criteria
Policy DP/4 Infrastructure in New Developments
Policy DP/7 Development Frameworks
Policy GB/3 Mitigating the Impact of Development Adjoining the Green Belt
Policy HG/1 Housing Density
Policy HG/2 Housing Mix
Policy HG/3 Affordable Housing
Policy CH/5 Conservation Areas
Policy CH/4 Development within the Curtilage or Setting of a Listed Building
Policy SF/10 Outdoor Play space, Informal Open Space, and New Developments
Policy SF/11 Open Space Standards
Policy NE/1 Energy Efficiency
Policy NE/6 Biodiversity
Policy NE/15 Noise Pollution
Policy TR/1 Planning for More Sustainable Travel
Policy TR/2 Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Documents (SPD):
District Design Guide SPD - Adopted March 2010

Open Space in New Developments-Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD- Adopted July 2009
Listed Buildings SPD- Adopted July 2009

Draft Local Plan

S/10 Group Villages
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
SC/11 Noise Pollution
HQ/1 Design Principles
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/4 Biodiversity
NH/14 Heritage Assets
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
H/10 Rural Exception Site Affordable Housing
CC/1 Mitigation and Adaption to Climate Change
TI/3 Parking Provision

Consultations

4. **Hauxton Parish Council**-Recommend refusal. Concerns raised regarding parking, overlooking and an existing watercourse in the grounds of No.31 High Street. Following reconsultation of the Drainage Strategy submitted on 23/11/13, the Parish Council has provided no recommendation but comments that the emerging Parish Plan suggests the village does not want more housing in addition to the 280 houses to be built on the former Bayer Site.

Environmental Health Officer- No objections. Requests that conditions in relation to the hours of work and a method statement if driven pile foundations are used. Requests two informatives in relation to no bonfires or burning of waste and a Demolition Notice should be sought from the District Council's Building Control.

Affordable Housing- There is a requirement to provide 40% or more affordable housing on a development of 2 dwellings or more as stated in the Affordable Housing SPD. Two affordable dwellings should be provided by the applicant. The tenure mix would be 70/30 which would mean that 1 dwelling should be rented and another should be provided as shared ownership. The applicant will need to approach registered providers operating in South Cambridgeshire to see if they would be interested in the affordable units.

Ecology Officer-Advises the stream within the site is enhanced through management of the vegetation. Requests off site planting as the proposal would impact upon the field to the rear, and landscaping to the rear should match the adjacent boundary treatment to Desmonds Close.

Land Drainage Officer-The site is bounded by an award drain and the District Council's 5 metre byelaw strip limitation will apply which prevents development on this land and allows the Council to access the site to carry out any necessary work

without the need for the consent of the landowner. Requests that a surface water strategy is submitted.

Local Highways Authority- The development site would not be adopted by the Local Highway Authority, if it benefited from planning permission, as would serve no highway function. Notwithstanding this, the development should install a 5m-carriageway width, 1.8m footway and confirm that the applicant would not present formal adoption.

Cambridgeshire County Council Education- The development would generate County Council requirements of £6,720 for Primary Education Contribution and £950 for Strategic Waste Infrastructure Contribution. There would be no contributions required for early year's provision, secondary education and libraries and lifelong learning.

Representations

5. **Cllr Lockwood-**Comments that the proposed scheme is an improvement on the previous application for the site. Concerns raised regarding the damage to the rural nature and removal of trees within the site and impact upon the setting of the adjacent Grade II listed building.

Planning Comments

6. The key issues to consider in this instance are the principle of the development, density, housing mix, impact upon the countryside, impact upon the Green Belt, the historic environment and public realm, highway safety, parking, environmental protection, biodiversity, trees and landscaping, infrastructure provision and neighbour amenity.
7. **Principle of Development**
Hauxton is defined as a Group Village under Policy ST/6 of the Core Strategy. This policy states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, as defined on the Proposals Map.
8. **Density**
The site measures 0.27 hectares in area. The erection of 5 dwellings would equate to a density of 18 dwellings per hectare. Such a density would be clearly below the density requirement of at least 30 dwellings per hectare as outlined under Policy HG/1 of the LDF. However the lower density is considered appropriate in this case given the character of the area and sensitive location of the site close to the adjacent listed building and neighbour constraints.
9. **Housing Mix**
The erection of a maximum of three two, three and four 4 bedroom dwellings and two affordable dwellings would comply with the requirements of Policy HG/2 of the LDF that seeks at least 40% or more of the development shall comprise of affordable housing. The proposed housing mix is therefore considered appropriate, but this may change at Reserved Matters stage as this application is in outline form.
10. **Countryside impact**
The site lies outside of the village framework and within the open countryside. Policy DP/7 'Development Frameworks' states that outside of urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other

uses, which need to be located in the countryside will be permitted. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. Therefore the proposal is deemed unacceptable in principle.

The site as it stands is visually unattractive, with derelict agricultural buildings which are in a poor condition. The proposal would result in the environmental upgrading of the site and help to contribute towards the districts housing and affordable housing need. On balance, it is considered that this material consideration carries significant weight consideration to support the proposal.

11. Green Belt impact

The previous application (S/2170/11) was refused on the grounds of the development encroaching into the Green Belt which would constitute inappropriate development by definition. As a result the proposal was considered to result in the loss of openness and rural character of the Green Belt, which is contrary to Green Belt policy. This revised application has overcome these concerns by the development not encroaching into the Green Belt, but adjacent to its boundary. Subject to appropriate landscaping along the boundary with the Green Belt, which can be agreed in the reserved matters application, the proposal is not considered to have a significant adverse effect on the rural character and openness of the Green Belt.

12. Historic Environment & Public Realm

The site lies adjacent to the Hauxton Conservation Area & the Old House, a Grade II Listed Building (No.31 High Street). The site is considered to be significant due to its open rural character and trees forming a backdrop and rural setting to the listed building, along with the agricultural layout and evidence of the village's agricultural roots.

From the indicative information submitted, the proposed dwellings, with the two dwellings to the front of the site would follow the linear character of the village, in which dwellings are of single depth and line the public highway. The proposed three larger dwellings to the rear of the site, with the courtyard layout would replicate the existing layout of the agricultural buildings, retaining the farmstead courtyard character that exists.

The reduced scale of the proposed number of dwellings (which could be less than 5 at Reserved Matter stage) is considered to be more appropriate to the rural character of the site and the low-key level of development within this edge of the village location. The proposed form and design of the indicative dwellings are considered to be simple and appropriate to the character of the nearby dwellings. Specific details on the design and appearance of the dwellings will be considered at reserved matters stage. As a result, the proposed development is considered to be more appropriate in terms of its impact on the setting on the surrounding Conservation Area and adjacent listed building.

13. Environmental Protection/Biodiversity Enhancement

To the west of the site lies an award drain. The District Council's 5 metre bylaw strip limitation therefore applies, which would allow access to maintain this watercourse. This application is in outline form and the plans are only indicative at this stage. Details of the site layout would need to be agreed in relation to the drain when a reserved matter application is submitted.

14. Trees and Landscaping

Landscaping and boundary treatment conditions would be attached to any consent to retain the existing character of the site and enhance the quality of the development.

15. Infrastructure Provision

The new development would put extra demand on outdoor playspace and indoor community infrastructure and the applicant has submitted a 'heads of terms' document to confirm the required financial contributions towards these elements, as well as waste receptacles and S106 monitoring fees. The development therefore addresses the requirements of Policies DP/4 and SF10.

16. Highway Safety

The proposed development is outline only with all matters reserved. However, the indicative layout suggests that access will be secured through the adjacent residential development of Desmonds Close. The Local Highway Authority raise no objection from a highway safety point of view to the proposal but do state that the proposed development would not be sought for formal adoption by the Local Highway Authority as it serves no highway function. As a consequence the development would have to form a private road.

17. Parking

The proposal provides 17 off road parking spaces. The District Council's Parking Standards require an average of 1.5 spaces per dwelling across the district, with up to a maximum of 2 per 3 bedrooms in poorly accessible areas. Garages are counted as parking spaces. The proposal is therefore considered to provide sufficient off street car parking.

18. Neighbour Amenity

The application is for outline consent only, with all matters reserved. The District Council's minimum distance between properties requires a minimum of 12 metres where a window serving a habitable room faces a blank gable wall to a neighbouring property. The application as submitted is in outline form and the layout of the site and the style/design of the dwellings will have to be designed and sited at Reserved Matters stage so that they do not have a negative impact on the living conditions of neighbouring occupiers.

The proposed design, siting and positioning of the proposed dwellings will be assessed against the Council's minimum distance requirements and in relation to residential amenity when a reserved matters application is received.

19. Recommendation

Approval subject to the following conditions -

20. Conditions

(1) Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(Reason - The application is in outline only.)

(2) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

(Reason - The application is in outline only.)

(3) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

(Reason - The application is in outline only.)

(4) The development hereby permitted shall be carried out in accordance with the following approved plans:CB21172-13-01.

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

(5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

(6) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

(7) During the period of construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 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.)

Informatives

(1) This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) date to be inserted.

(2) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations should be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

(3) During demolition and construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

- (4) Before the existing dwelling is demolished, a Demolition Notice will be required from the Building Control Department 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. This should be brought to the attention of the application to ensure the protection of the residential environment of the area.

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 (Adopted January 2007).
- South Cambridgeshire Local Development Framework, Development Control Policies, DPD 2007.
- South Cambridgeshire Local Development Framework, Supplementary Planning Documents: District Design Guide SPD, Open Space in New Developments SPD, Trees & Development Sites SPD, Landscape in New Developments SPD, Biodiversity SPD & Listed Buildings SPD.
- Planning File Reference S/2170/11
- National Planning Policy Framework (NPPF), published March 2012.
- Local Plan 2011-2031: Issues and Options Report (July –September 2012)

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