

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 February 2015

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2676/14/FL
Parish(es):	Longstanton
Proposal:	Demolition of 14 units (11x1 bed-flats and 3x3 bed-dwellings) and construction of 17 units (10x1 bed-flats, 4x2 bed-dwellings, 3x 3 bed-dwellings) and access road, parking and garden storage.
Site address:	1 Fairview, Longstanton, Cambridge, Cambridgeshire, CB24 3EB
Applicant(s):	Hundred Houses Society
Recommendation:	Delegated authority for officers to approve subject to completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees.
Key material considerations:	Principle of development; Character and Appearance of the Area; Residential Amenity; Highway Safety and Other Considerations.
Committee Site Visit:	3 February 2015
Departure Application:	No
Presenting Officer:	Rebecca Ward
Application brought to Committee because:	The application site is on land owned by the District Council and material planning objections have been received by members of the public.
Date by which decision due:	15 February 2015

Planning History

1. C/0111/69/O Local Authority Housing for Old Persons and Car Parking – Approved

S/1556/84/O Wardens House and Community Facilities Building – Approved

S/2082/02/F Lift and Covered First Floor Walkway – Approved

PRE/620/13 – Re-development of land for affordable housing - Principle of demolition and development agreed in principle. Sketch layout was issued by the urban design officer.

Planning Policies

2. National

National Planning Policy Framework

3. South Cambridgeshire LDF Core Strategy DPD, 2007

ST/6 Group Villages

Adopted Local Development Framework, Development Control Policies

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/4 Infrastructure and new developments

HG/1 Housing Density

HG/2 Housing Mix

HG/3 Affordable Housing

NE/1 Energy efficiency

NE/6 Biodiversity

NE/9 Water and Drainage Infrastructure

NE/10 Foul Drainage

NE/15 Noise Pollution

SF/10 Outdoor Play Space, Informal Open Space and New Developments

SF/11 Open Space Standards

TR/2 Car and Cycle Parking Standards

4. Draft Local Plan

S/11 Infill Villages

HQ/1 Design Principles

H/7 Housing Density

H/8 Housing Mix

H/9 Affordable Housing

H/11 Residential Space Standards for Market Housing

NH/4 Biodiversity

TI/2 Planning for Sustainable Transport

TI/3 Parking Provision

5. Supplementary Planning Document(s)

District Design Guide SPD – adopted 2010

Trees and Development Sites SPD – adopted 2009

Consultations

6. **Longstanton Parish Council** - Having considered the plans; the Council have approved this development.
7. **Affordable Housing Officer** – The Housing Management Team are in full support of this scheme as it will replace existing properties which are in a poor standard of repair and would enable the re-provision of affordable housing on the site providing good quality and energy efficient homes that better meets the needs of the local community as well as providing an additional three affordable units.

The Housing Management Team is in full consultation with the current occupants of the site and they are being assisted in being re-housed permanently.

8. **Local Highways Authority** – The Local Highways Authority would request that dwellings 1a-4a be moved forward to prevent off street parking to the front of the dwellings so that there is 4m or less to the front of the proposed properties. The following conditions have also been recommended; 2mx2m pedestrian visibility splays; falls and levels are constructed so that no private water run-off drains onto the adopted public highway; the access is constructed using a bound material.
9. **County Council Archaeology Team** – The settlement of Longstanton dates to the Saxon period, and consisted of four separate manors in the Medieval period (Historic Environment Record reference MCB12239, MCB12230, MCB395), the grounds of one of which lies immediately south of All Saints Church (MCB4316) which again is just south of the application area. The Medieval village (MCB11069) of Longstanton focused on the church, the shrunken remains of which lies south of Rampton Road. To the east of the application area is strong evidence for Prehistoric activity including a ring ditch (MCB16344) and Iron Age settlement (MCB16372).
10. The application area will already contain truncating elements relating to the existing development but owing to the archaeological significance of the area we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

'No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.'
11. **Crime and Protection** – No objections to the layout of the scheme which provides good surveillance of the car parking across the site.
12. **Urban Design Officer** – Concerns raised in relation to the separation distances and general space arrangements between the properties, size of car parking and turning spaces, and refuse collections points.
13. **Tree Officer** – No objections raised, however recommends a condition is added to the decision notice to ensure development is undertaken in accordance with the submitted tree report.
14. **Landscape Officer** – No objections raised, however recommends a landscaping condition is added to the decision notice.

15. **Environmental Health Officer** – No objections, however recommends the following conditions;
- No power operated machinery (before 8am on weekdays and 8am on Saturdays, nor after 6pm on weekdays and 1pm on Saturdays, or anytime on Sunday or bank holidays)
 - Details of pile foundations
 - No bonfires during construction
 - Submission of demolition notice to Building Control Department.
16. **Contaminated Land Officer** – No objections satisfied that a condition relating to contaminated land investigation is not required.

Representations

17. Comments were received from the following properties: 23 and 24 High Street, 93 and 102 Thornhill Place and 15 Rectory Close. The key material considerations raised were as follows:
- Impacts to neighbouring amenity
 - Layout and design of the scheme
 - Construction traffic
 - Boundary Treatment/Landscaping Detail
 - Access and highway safety
 - Parking
 - Surface Water run-off
 - Pressure on sewerage system
 - Noise during construction
 - Inappropriate bin storage
 - Lack of Renewable energy

Planning Comments

Principle of Development

18. One of the core planning principles contained in the NPPF is that every effort should be made to identify and then meet housing needs of an area, and respond positively to wider opportunities for growth. It furthers that housing applications should be considered in the context of a presumption in favour of sustainable development.
19. In this case the development plan comprises the adopted Core Strategy and Development Control Policies DPD. Core Strategy policy ST/6 identifies Longstanton as a 'group village' which paragraph 2.2 describes as having services and requirements allowing some of the basic day-to-day requirements of residents to be met, and where new residential development is permitted within the village framework. This policy goes on to advise that within a Group Village development may exceptionally consist of up to 15 dwellings where it would make the best use of a single brownfield site. As the site currently comprises 11 flats and 3 dwelling houses, the principle of the provision of 17 units on the site is considered acceptable in land-use terms.

20. At the present time, the Council cannot demonstrate a five year housing supply. However, while the above policies may be out of date as a result, the proposal still accords with housing strategy policies as a matter of principle.
21. The site currently accommodates 48 dwellings per hectare. By virtue of the net increase of dwellings the proposed density would be 58 dwellings per hectare. This is above the standard set out by Policy HG/1 which suggests that in areas that are considered to be more sustainable, a density of at least 40 dwellings per hectare should be sought. As the policy does not give a maximum requirement officers consider that provided the quality of the development is not compromised, this higher density could be acceptable.
22. In regards to housing mix, there will be 4x two bedroom units, 3x three bedroom units and 10x one bedroom units. Officers are minded this mix has been sought following consultation with the Councils Affordable Housing Officer.

Affordable Housing

23. As proposed, the site will be 100% affordable housing with five of the units being affordable tenure. The agent/applicants have been discussing the scheme with the Councils Affordable Housing Officer to establish the types/sizes of affordable housing units that are required in this area. The Housing Officer and the Strategy and Development Team are in full support of the proposed scheme and the tenures that have been sought.

Impact on the Character and Appearance of the Area

24. Members will see the nature and extent of the existing buildings when they visit the site. This is important to understand the overall context against which the proposal has been submitted. The site is surrounded by a variety of different build types, this includes 1970-90s housing and bungalows, with some older dwellings and building scattered along the High Street.
25. The proposed dwellings along the High Street are considered to relate better in scale to the neighbouring properties than the existing block of flats. Whilst, the proposed dwellings will be 800mm taller than No.12-12a Rectory Close, the eaves height will be the same and the properties will sit behind the existing line of development. A street-scene plan has been submitted to show this relationship.
26. The dwellings in the centre of the site will be 0.5m taller than the houses on the front of the site. By virtue of their sitting and distance from the road officers consider they will become a prevailing part of the built form rather than an overbearing feature of the site.
27. Amendments to the design and layout have been sought and as a result officers consider the proposed scheme will enhance the character and appearance of the area.

Residential Amenity

28. Each dwelling house will have a private garden amenity space, the smallest being on plot 1a at 51m². Within this space an external shed (for bikes/general equipment) and area for bin storage area is proposed. Each property will have external garden access from the cul-de-sac.

29. The block of flats will have a shared communal space of 200m² (not including bike or bin storage). Additional private patio areas have been allocated for residents living on the ground floor accommodation. In accordance with the Councils District Design Guide each flat should accommodate 25m² of external amenity space, meaning a minimum of 175m² should be provided for a scheme of this size. Officers consider the layout comfortably meets this requirement.

Neighbouring Amenity

Plots 1-4

30. As amended, plot 4 will be situated adjacent to 12a Rectory Close. Whilst the dwelling is set back from the rear elevation of this property, it will be situated outside of the 45 degree angle, when measured from the closest windows of 12a Rectory Close and will be to the north. Therefore, no significant adverse harm will be caused in regards to loss of daylight.

Plots 5-7

31. The distance between the existing two storey flats and the terrace of four houses at 1-7 Rectory Close is 7.8m, with windows directly facing each other. Following the demolition of the existing building, the proposed the dwellings on plots 5-7 will be situated 14m from these properties. Whilst not meeting the recommend distance of 24m (in accordance with the District Design Guide), officers consider there to be a marked improvement on the current situation.
32. There will be two windows on the first floor of plots 5&6, one being a bathroom and the other serving a bedroom. The bathroom windows are to be obscured glazed and the bedroom windows have been designed as 45 degree bay windows to avoid direct looking between the properties. Plot 7 has a window on the northern gable end to avoid an additional window being required on that elevation.
33. Officers are mindful that the overbearing impact to 5 Rectory Close is likely to worsen in respect of the current layout. However officers consider the agent has made all reasonable attempts at mitigating the harm without leaving the impact on no 5 so severe as to warrant a complete redesign of the scheme.

Plots 8-17

34. As amended the block of flats will be situated to the rear of the site, with the closest properties being 9-15 Rectory Close.
35. The distance between the proposed two storey flat and the rear elevation of 9 Rectory Close is 10m. Whilst this falls short of meeting the Council District Design Guide (in which where a blank wall is proposed opposite windows of a habitable room there should be a distance of 12m), officers consider the hipped roof-slope and direction of the sun through the day would not cause a significant loss of daylight to their amenity.
36. The two windows which are situated on the first floor south-east elevation of the proposed block serve a kitchen and bathroom. The agent has confirmed they can be conditioned to be obscure glazed to prevent any overlooking.

37. The window on the first floor, rear (north east) elevation has been replaced with an angled window to ensure there are no overlooking impacts to the garden areas of 11-15 Rectory Close.
38. The building will be sited 13m from the boundary to plot 7. The first floor window on the front of the building, to the right hand corner, has been changed from a Juliet balcony to a single panelled window, to reduce any apparent over-looking to plots 5-7. Officers consider the relationship between these properties is acceptable.
39. Following these amendments, officers therefore consider there to be no direct over-looking impacts.

Access and Highway Safety

40. A new driveway will be constructed in the position of the existing site access. The applicant has provided a plan showing visibility splays of 24 metres at 2.4 metres back from the edge of the highway. The Local Highways Authority have raised no objections to access arrangements on the site.
41. Concerns have been raised by objectors about the impact of construction traffic on the safe use of the highway. The constraints of the highway are acknowledged but the impact on amenity or highway safety during the construction phase would be temporary and as a result would not be a reasonable ground on which to refuse planning permission. A condition relating to the management of vehicles and the storage of materials during the construction of the development (as recommended by the Local Highways Authority) can be attached to the planning permission to ensure that conflict with the adopted highway is avoided. The hours of construction can also be conditioned to avoid an impact on the residential amenity of neighbouring properties.
42. Conditions requiring details of drainage and use of bound materials will also be included following recommendations from the Local Highways Authority.

Drainage and flood risk

43. The application site is within flood zone 1 and is therefore not considered to be at a high risk of flooding and so the applicant is not required to submit a flood risk assessment. Details of the location of the proposed soakaway can be secured by condition to ensure that any potential impact is adequately mitigated.
44. Concerns have been raised by neighbours with regard to drainage capacity. The applicant has indicated that the proposed dwellings would be connected to the existing mains sewer network. Neither the District Council Environmental Health Officer nor Anglian Water have raised any objections to the scheme in this regard. It is therefore considered that refusal of planning permission on these grounds could not be substantiated.

Trees

45. The proposal would retain the majority of trees on the site and the property at plot would retain sufficient separation to the trees on the northern boundary of the site. The Tree Officer has raised no objections to the proposals subject to conditions relating to the protection of the trees and a Method Statement.

Other Matters

46. Concerns were raised by members of the public in regards to the lack of renewable energy appliances proposed on the site. In discussing this aspect with the agent/applicant officers were advised they were providing each unit with a high level of insulation to keep the costs down for future residents. However at this time could not commit to renewable energy appliances due to budgets. As the Councils renewable energy policy only seeks 10% renewables on development sites that have a net increase of ten dwellings, officers could not impose it as a requirement.
47. A condition requiring landscaping and boundary treatments will be added to the decision notice.

Conclusion

48. Officers believe the agents have made all reasonable attempts to mitigate and progressively improve the outlook and relationship between the site and its neighbours.
49. It is considered that seventeen new units can be accommodated on the site. The layout and detailed design of the proposal ensures that the scheme would not significantly harm the character of the area. The Local Highways Authority is satisfied that the proposal would not result in harm to highway safety.
50. Any adverse impacts of the development are not considered to significantly and demonstrably outweigh the benefits when assessed against the material considerations set out in this report and the proposed development remains acceptable. It is recommended that permission be granted for officers to approve the scheme subject to the completion of a S106 legal agreement securing contributions towards open space, community facilities, waste receptacles and monitoring and legal fees, and the conditions outlined below.

Recommendation

Delegated authority for officers to approve subject to:

S106 Requirements

Completion of a S106 legal agreement securing contributions towards public open space, community facilities, waste receptacles and monitoring and legal fees.

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 approved plans. TO BE LISTED
(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 buildings hereby permitted have been submitted and approved.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- d. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- e. No demolition, site clearance or building operations shall commence until an Arboricultural Method Statement has been submitted and approved in writing with regards to the following issues:
- a. Temporary tree protective barriers/ground protection for demolition and construction
 - b. Minimal excavation permanent hard surfaces within Root Protection Areas of the retained trees.
- The works shall commence in accordance with the agreed details and the submitted report; Hayden , no. 4302 of 15/09/2014.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- f. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(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.)
- g. 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.)
- h. 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.)

- i. Apart from any top hung vent, the proposed first floor window(s) in the following elevations shall be fitted and permanently glazed with obscure glass:
 - a. south-east side elevation of the proposed dwelling at plot 4a
 - b. south-east side elevation of the proposed flat building on plot 8c to 17c, serving the bathroom and kitchen

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- j. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed on the south-east rear elevation of the dwellings on plots 5b-7b at first floor levels and above unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- k. Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided for the access into the site. The splays are to be included within the curtilage of the site. This area should be kept clear of all planting, fencing, walls and the like exceeding 600m high.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- l. The proposed access is to be constructed so that falls and levels are such that no private water from the site drains across or onto the adopted public highway.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- m. A method statement relating to the management of traffic during the construction process shall be submitted and approved.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- n. The proposed access is to be constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- o. The proposed access and parking provision is to be laid out as indicated on the approved plans prior to the first occupation of the units.

(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.)

- p. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

- q. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- r. During the period of demolition and construction no power operated machinery or hand tools shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturday (no at any time on Sundays or Bank Holidays) unless otherwise agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Informatives

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

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- b. 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.

(Reason - To minimise odour and emissions that could affect adjoining residents in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

- c. Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the Councils Planning Department establishing the way in which the buildings will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

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 or elsewhere at which copies can be inspected.

- National Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scamb.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scamb.gov.uk/localplan>

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