

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st June 2005
AUTHOR/S: Director of Development Services

S/0710/05/F - Sawston
Erection of Building for Business Use (Classes B1a (Offices), B1b (Research & Development) and B1c (Light Industry)) at South Cambridge Business Park (Part of Dales Manor Business Park), Babraham Road for H B Sawston No.3 Ltd

Recommendation: Approval
Date for determination: 7th June 2005

Site and Proposal

1. The application relates to part of a 2.2 hectares/5.5 acres site on the Dales Manor Business Park. It was previously occupied by office, workshop and storage buildings plus a bungalow but, with the exception of Sindall House, they have now been cleared and the B1 development approved under planning references S/0095/99/O and S/1711/03/RM is under construction. Many of the units are now complete. The site is bounded by Babraham Road with dwellings on the opposite side of the road to the south, the Business Park to the north, Public Footpath 10, Babraham and fields beyond to the east and residential properties in Resbury Close beyond Grove Road to the west. The southern and eastern boundaries are marked by a 3-4 metre high hedge.
2. This full application, registered on the 12th April 2005, proposes the erection of a 889 square metre terrace of five 9.5 metres high two-storey business units in place of the previously approved two detached buildings (4 units totalling 618 square metres) in the same position.

Relevant Planning History

3. Outline planning permission for B1 development on the site was granted in August 2000 (**S/0945/99/O**). The permission included a condition stating that development shall not exceed 8000m² gross external floor area. The reason for this condition is "To define the scale of development in relation to the traffic impact report." The site is subject to a Travel to Work Plan (a 'Green Transport Plan') dated 9th August 2000.
4. An application to vary condition 2 of planning permission S/0945/99/O to introduce separate individual phased development was approved in November 2000 (reference **S/1764/00/F**).
5. An application to renew permission S/0945/99/O as amended by permission S/1764/00/F is yet to be determined (reference **S/0701/03/O**).
6. A reserved matters application for B1 development on a large part of the site was approved in 2004 (**S/1711/03/RM**).
7. An application to vary condition 5 of permission S/0945/99/O to allow B1c (light industrial) use of the buildings for a period of ten years from the time of first occupation of each new building was approved in December 2004 (**S/1961/04/F**).

Planning Policy

8. Structure Plan 2003 **Policy P2/2** relates to the general location of employment.
9. The site is within the village framework. Local Plan 2004 **Policy EM6** states that, within village frameworks, planning permission will be granted for small-scale development in classes B1-B8 provided that: there would be no adverse impact on residential amenity, traffic conditions, village character and other environmental factors; and the development would contribute to a greater range of employment opportunities, especially for the semi-skilled and unskilled, or where initial development is dependent on the use of locally-based skills and expertise.
10. Local Plan 2004 **Policy EM3** sets out the 'local user' limitations on the occupancy of new premises in the District.

Consultation

11. **Sawston Parish Council** recommends approval subject to operational time restrictions of Monday to Friday 0800-1800 hours, Saturdays 0800-1200 and closed on Sundays.
12. **Landscape Design Officer** has no objections.
13. **Environment Agency** recommends a condition relating to pollution control, including foul and surface water drainage, is attached to any permission and Anglian Water is consulted.
14. **Cambs Fire & Rescue Service** asks that adequate provision be made for fire hydrants by way of Section 106 Agreement or planning condition.
15. **Anglian Water** and **County Archaeology** have been consulted. No comments had been received at the time this report was compiled. Any comments received will be reported verbally at the meeting.

Representations

16. None received.

Planning Comments – Key Issues

17. The key issues in relation to this application are:
 - Traffic; and
 - The character and appearance of the area.
18. Outline planning permission was granted for 8000m² gross external floor area of B1 development under reference S/0945/99/O. The reason permission was restricted to 8000m² was to define the scale of development in relation to the traffic impact report. Reserved matters consent was subsequently granted for approximately 7660m² of floor space under reference S/1711/03/RM, including two buildings (4 units) on the application site.
The replacement of these buildings with a single building providing a total additional floor area 270m² still ensures that the development remains within the 8000m² limit previously considered to be acceptable.

19. The proposed building would be in keeping with the design and appearance of the newly constructed adjacent buildings and would not detract from the character or appearance of the area.
20. It is considered that conditions attached to other permissions for development on the South Cambridge Business Park should be attached to any approval. There are no conditions restricting operational times and it would not be reasonable to attach such a condition to any approval, particularly as these units are further away from residential properties than many of the other units on the South Cambridge Business Park.

Recommendations

21. Approval
 1. Standard time condition A (Reason – A).
 2. Standard matching materials condition 19 (replace 'existing building' with 'Units A – F on drawing no. 1536 12') (Reason – 5ai);
 3. Standard landscaping condition 51. (Reason – 51).
 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (Reason - To enhance the quality of the development and to assimilate it within the area.)
 5. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) - for a period of ten years from the time of first occupation of this Class B1 building (as defined by 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 and re-enacting that order) shall be used and occupied only for one or more of the following purposes subject to the respective limitations:
 - (a) Offices [Use class B1 (a)]
 - (i) without limit of size, comprising a local or sub-regional service or administrative facility principally for persons resident or organisations situated in the Cambridge area excluding national or regional headquarters offices: or otherwise;
 - (ii) to a maximum floorspace of 300 square metres;
 - and/or
 - (b) Research and Development [Use class B1(b)]

(i) occupied by one or more high technology research and development firms, or organisations which can show a special need to be closely related to the Universities, or other established facilities or associated services in the Cambridge area;

and/or

(c) Light Industry [Use class B1(c)]

(i) to a maximum planning unit size of 1,850 square metres of floorspace.

(Reason - To safeguard the policies of the Cambridgeshire Structure Plan 2003 and the South Cambridgeshire Local Plan 2004, Policy EM3 in particular, which limit employment development in the Cambridge area to uses that need to be located close to Cambridge; and to reduce the movement of HGVs on the local road network.)

6. The building hereby permitted shall not be occupied until the associated car parking areas shown upon drawing no. 1536 12 have been laid out, drained and surfaced in accordance with details to be approved and those areas shall not thereafter be used for any purpose other than the parking of vehicles (Reason - To ensure the provision of appropriate level of car parking in the interests of highway safety.)
7. No parking of vehicles shall take place on the application site other than on, and following the completion of, the designated car parking areas approved in accordance with Condition 6 of this Decision Notice (Reason - To achieve a balance between car parking provision and encouraging the use of alternative means of transport.)
8. The secure and covered cycle parking accommodation shown upon drawing no. 1536 12 shall be provided in accordance with details which shall previously have been approved in writing by the Local Planning Authority before the building is occupied, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the facilities shall be retained unless otherwise agreed in writing by the Local Planning Authority (Reason - To ensure appropriate provision for the secure and covered parking of cycles.)
9. Details of the location, type, noise characteristics and attenuation proposals for any power driven plant or equipment including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the buildings but excluding office equipment and vehicles and the location of the outlet from the buildings of such plant or equipment shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restriction. (Reason - To ensure that plant and equipment is not visually intrusive and to protect the amenities of residential properties.)
10. Except with the prior written agreement of the Local Planning Authority, no construction work or demolition shall be carried out or plant operated other than between the following hours: 08.00 to 18.00 Monday to Friday, 08.00 to

13.00 on Saturdays and at no time on Sundays, Bank or Public Holidays.
(Reason - To protect the amenities of residential properties.)

11. Visibility splays shall be provided on both sides of the access to Babraham Road and shall be maintained free from any obstruction over a height of 600mm within an area of 4.5m x 90.0m measured from and along respectively the highway boundary (Reason - In the interests of highway safety.)
12. The junction of the proposed access road to Babraham Road with the existing road shall be laid with 7.5 metre radius kerbs. (Reason - In the interests of highway safety.)
13. No deliveries shall be taken at or dispatched from any light industrial units (B1(c) units as defined by 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 and re-enacting that order) on the site outside the hours of 07.30 to 19.30 Mondays to Saturdays. (Reason - To protect the amenity of local residents in respect to noise and disturbance.)
14. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control, which shall include foul and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. (Reason – To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of pollution to the water environment.)
15. Standard fire hydrant condition and reason.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - a) Cambridgeshire and Peterborough Structure Plan 2003: P2/2 (**General Location of Employment**);
 - b) South Cambridgeshire Local Plan 2004: **EM3 (Limitations on the Occupancy of New Premises in South Cambridgeshire) and EM6 (New Employment at Rural Growth Settlements)**.
2. The development is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise: **Operational time restrictions**.

Informative

A Travel for Work Plan has been secured by means of an agreement dated 9th August 2000 under Section 106 of the Town and Country Planning Act 1990.

Background Papers: the following background papers were used in the preparation of this report:

South Cambridgeshire Local Plan 2004

Cambridgeshire and Peterborough Structure Plan 2003

Planning file Refs: S/0945/99/O, S/1764/00/F, S/0701/03/O, S/1711/03/RM, S/1961/04/F and S/0710/05/F

Contact Officer: Andrew Moffat – Area Planning Officer
Telephone: (01954) 713169