

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 April 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0551/14/FL

Parish(es): Waterbeach

Proposal: Proposed Offices, café/sandwich bar & gymnasium

Site address: Defence Estates, Stirling House, Denny End Road, Waterbeach

Applicant(s): Paragon Holdings

Recommendation: Approval

Key material considerations: Principle of Development
Design
Amenity
Highway Safety

Committee Site Visit: No

Departure Application: No

Presenting Officer: Katie Christodoulides

Application brought to Committee because: Parish Council recommendation of refusal conflicts with Officers recommendation

Date by which decision due: 2 September 2014

Planning History

1. S/0349/14/FL- Alterations to convert four escape turrets into offices and erection of external spiral staircases to each turret-Approved.

Planning Policies

2. **National Planning Policy Framework (Adopted March 2012).**
3. **Local Development Framework, Development Plan Document, Core Strategy (Adopted January 2007)**
4. **Local Development Framework, Development Control Policies (Adopted July 2007)**

DP/1: Sustainable Development
DP/2: Design of New Development
DP/3: Development Criteria
DP/4: Infrastructure and New Developments
DP/7: Development Frameworks
NE/1: Energy Efficiency
NE/2: Renewable Energy
NE/3: Renewable Energy Technologies in New Development
NE/6: Biodiversity
NE/7: Sites of Biodiversity or Geological Importance
NE/8: Groundwater
NE/11: Lighting Proposals
ET/1: Limitations on the Occupancy of New Premises in South Cambridgeshire
ET/2: Promotion of Clusters
TR/1: Planning for More Sustainable Travel
TR/2: Car and Cycle Parking Standards
TR/3: Mitigating Travel Impact

5. **Supplementary Planning Documents**

Open Space in New Developments SPD
District Design Guide SPD
Biodiversity
Landscape in New Development
Trees and Development Sites

6. **Draft Local Plan**

S/5 Provision of New Jobs and Homes
S/7 Development Frameworks
CC/1 Mitigating and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
HG/1 Design Principles
NH/4 Biodiversity
E/3 Allocations for Class B1 Employment Uses
E/4 Allocations for Class B1, B2 and B8 Employment Uses
E/10 Shared Social Spaces in Employment Areas
E/13 New Development on the Edges of Villages
SC/10 Lighting Proposals
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision

Consultations

7. **Waterbeach Parish Council** objects to the proposal on the grounds of traffic increase.
8. The **Local Highways Authority** has no objections to the proposal subject to the footway at the access of the site being extended to enable pedestrians to cross an uncontrolled crossing point, improvements to the bus stop and a Travel Plan being agreed.

9. The **Environment Agency** recommends approval and requests conditions are added to any consent granted requiring protection of ground water and drainage and informatives in relation to surface water drainage, foul water drainage and pollution prevention.
10. **Anglian Water** raise no concerns and request informatives are added to any consent granted in regard to wastewater treatment, foul sewerage, surface water disposal and trade effluent.
11. The **Archaeology Officer** requests conditions are added to any consent granted requiring a programme of archaeological investigation and work.
12. The **Old West Internal Drainage Board** raise no objections.
13. The **Architectural Liaison Officer** raises no objections but requests the car park lighting meet BS 5489:2013 standards.
14. The **Policy Officer** supports the proposal on the basis of emerging Local Plan Policies E10 and E13.
15. The **Landscape Officer** supports the proposal subject to the addition of conditions in regard to landscaping scheme.
16. The **Contaminated Land Officer** raises no objections and requests conditions in regard to land contamination are added to any consent granted.
17. The **Ecology Officer** requests conditions are added to any consent granted in regard to ecological enhancement, provision of bird nest boxes, no removal of trees in bird breeding season and low level lighting.
18. The **Urban Design Officer** recommends approval. Previous concerns of the provision of boundary treatment and the design and appearance have been addressed.
19. No comments were received from the Environmental Health Officer, Economic Development Officer, Cambridge Water Company, Fire and Rescue Service and Waterbeach Level Internal Drainage Board.

Representations

20. The neighbour at **No.1 Josiah Court** objects to the proposal on the grounds of highway safety and vehicle movements.

Planning Comments

21. Site and Proposal

22. The site forms the car park to Stirling House, an office building which lies to the north of Denny End Road, Waterbeach and forms part of the former Defence Estates. To the west of Stirling House lies an ACF training centre and the A10. To the east and north of the site lies an open field the former airfield.
23. The site is located outside of the Waterbeach Village Framework and within the open countryside. To the south of the site lies an Established Employment Area forming

Convent Drive and Pembroke Avenue. The land is potentially contaminated due to previous military use.

24. The proposal seeks consent for the erection of a 2846m² building serving 2,536m² of office space, 102m² for a café/sandwich bar and 208m² for a gymnasium.

Principle of Development

25. The site lies outside of the Waterbeach Village Framework, but adjacent to Stirling House which serves as offices, and to the north of Convent Drive/Pembroke Avenue which forms an Established Employment Area. The village framework of Waterbeach lies to the east. The National Planning Policy Framework seeks presumption in favour of sustainable development. Paragraph 28 states that a positive approach to sustainable new development is encouraged, with support for sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.
26. Policy ET/1 of the LDF states that employment development will be permitted if it is demonstrated that it falls into one or more of the following which is 1(a) offices or other development in the use class B1 (a) providing essential service for Cambridge as a local or sub –regional centre. When determining applications weight can be given to the Proposed Local Plan. As part of the application a business case was submitted in which it was demonstrated that there was a demand for the commercial market in the area and that there is a shortfall of small to small medium sized business space in the area. The proposed site forms part of Stirling House, with the café/sandwich shop and gym serving the proposed offices as well as Stirling House. The proposal as a result is considered to comply with Policies E10 and E/13 of the Proposed Local Plan in which considerable weight can be given in line with the National Planning Policy Framework where relevant policies are out of date.

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Visual Amenity

29. The design of the proposed building is considered to be appropriate and characteristic of a design associated with a commercial building. The proposed gables within the elevations would add interest and would be of a similar design to the adjacent neighbouring office building at Stirling House. Following Amended Plans received on the 08/09/2014, the rear (east) elevation has been redesigned to add architectural interest and break up this fenestration which would be sited adjacent to an open field. The proposed design of the building is therefore considered acceptable and given its siting, with landscaping along the boundaries would not be visually prominent in street scene views and be appropriate to the character of the area.

Neighbour Amenity

30. The proposed site lies adjacent to areas used for employment. The nearest neighbouring properties lie to the east at Waterbeach Park lying approximately 190 metres. Given this distance the proposal is not considered to result in any significant harm to neighbour amenity through loss of light, loss of privacy or overbearing impact.
31. A condition shall be added to any consent granted to restrict the hours of construction and for a scheme for external lighting to be submitted and approved.

Highway Safety

32. Following submission of the Transport Assessment Addendum dated December 2014, TRICs information, Travel Plan and Future Year Traffic Flows the Local Highways Authority have raised no objections to the proposal in relation highway safety. This is subject to the addition of conditions to any consent granted for an extension to the footway at the access of the site to enable pedestrians to cross an uncontrolled pedestrian crossing point to allow access from the site to and from Waterbeach and for improvements to the bus stop on either side of Denny End Road. This is to be agreed and completed through a Section 106 Agreement with Cambridge County Council. A condition shall be added to any consent granted to require a Travel Plan to be submitted and agreed.

Parking Provision

33. Policy TR/2 of the LDF requires 1 space per 30m² of gross floor area for B1 (Business) use, 1 space per 5 m² of gross floor area for A3 (Food and Drink) use and 1 space per 22m² for D2 (Assembly and Leisure). The proposed level of car parking would provide 115 spaces which would meet the District Council's requirement.
34. Under Policy TR/2 cycle parking provision would require 1 space per 30m² for B1 use, 1 space per 10m² for A3 use and 1 space per 25m² for D2 use. The proposal would meet the required cycle parking standards.

Trees and Landscaping

35. Following Amended Plans received 08/09/2014, the proposed office building has been set back 5 metres from the eastern boundary of the site to allow for native planting of trees and shrubs along this boundary is considered acceptable in regard to mitigating the visual impact of the development on the rural character of the area. The proposal will result in the retention of numerous trees on the site and the addition

of new planting within the car park. The proposal is considered acceptable in terms of visual impact, biodiversity and landscaping.

Drainage

36. A condition shall be added to any consent granted to require details of foul and surface water drainage are submitted and agreed in writing prior to works commencing on site.

Contamination

37. The site is potentially contaminated due to previous military use. A Phase 1 Desk Study was submitted as part of the application. Following comments received from the Contaminated Land Officer a condition shall be added to any consent granted to require a detailed contamination assessment and a remediation method statement to be agreed prior to the commencement of works.

Archaeology

38. The site lies in an area of high archaeological potential, with archaeological remains likely to remain on the site and on the adjacent land. A condition will therefore be added to any consent granted to require a programme of archaeological investigation to be submitted and agreed prior to the commencement of works on site.

Ecology

39. The proposal would not result in any significant harm to ecology and protected species within the site. Conditions in regard to details of ecological enhancement, provision of bird nest boxes, details of lighting for the car park and no removal of trees during bird breeding seasons shall be added to any consent granted.

Conclusions

40. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

41. Approval as amended by plans stamped 08/09/2015

Conditions

- (a) Time Limit
- (b) Approved Plans
- (c) Materials
- (d) Landscape Scheme
- (e) Landscape Implementation
- (f) Contamination
- (g) Contamination
- (h) Pollution Control
- (l) Lighting
- (j) Noise during Construction
- (k) Archaeological Work
- (l) Ecology-Bird Breeding Season
- (m) Ecological Enhancement

- (n) Ecology-Bird Nest Boxes
- (o) Travel Plan
- (p) Extension of Footway & Bus Stop Improvements

Informatives

1. Highway Improvements
2. Surface Water Drainage
3. Foul Water Drainage
4. Pollution Prevention Issues
5. General Informatives: Flood Water Management, Anglian Water Advice, Foul Sewerage Network, Trade Effluent and Bat Habitats

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 DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Draft Local Plan 2013
- National Planning Policy Framework 2012

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