

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee
AUTHOR/S: Director of Development Services

1st June 2005

S/0416/05F, S/0417/05/O, S/0418/05/F - Bourn

(1) Demolition of Barns 1 and 2 and Erection of Two Storey Artists Studio Block (Including 2 Work/Live Units). Erection of Reception Building, Addition of Canopy to Existing Studio Building, Alterations to Existing Access and Enlargement of Car Park - Phase 1.

(2) Erection of Studio Block Including 4 Artists Work/Live Units, a 2 Artists Studios, Extension to Existing Gallery Including Open Access Studio, Erection of Orientation Pavilion and Associated Landscaping - Phase 2.

(3) Erection of Single Storey Building to Provide Artists Studios and Gardeners' Store. Fox Road for Wysing Arts

Recommendation: Approval
Date of Determination: 28th April 2005

Departure Applications and Applications affecting the setting of a Listed Building

Site and Proposal

1. Wysing Arts is situated on the southern side of the B1046 approximately ½ mile from Bourn. The 4.45ha (11acres) site consists of a Grade 2 listed former farmhouse used for residential accommodation, a group of agricultural buildings converted to studios, a reception, an educational room, a café and a purpose built gallery. There is a car park to the south-west of the main building complex, an outdoor kiln and ceramics area, and to the rear of the site a sculpture studio in a former tractor shed. The former composting scheme at the rear of the site has now ceased.
2. The two full applications, received on 3rd March 2005, concern the first phase of the redevelopment of the site. This involves the demolition of the two large barns on the frontage of the site and their replacement with a two storey purpose built studio block including two live/work units, measuring 25m x 11m. The flat roofed building is under 1.0m higher than the existing barns (ie 7.5m) and set back a further 12m from the front of the listed house, allowing it a more spacious setting and creating a new outdoor display area at the front of the site. The building would be clad in timber with timber windows. Access to the studios is via a hardwood deck structure on the southern elevation.
3. A new single storey reception building, again with timber clad walls and a black profiled metal roof is proposed at 40° to the gallery, south-west of the studios, measuring 12.8m x 9.4m with a ridge height of 5.4m. A 3m wide open canopy projects to the front of the building. In addition to a reception area, the building contains an office, kitchen, store and toilets.
4. The existing stables building which currently houses the reception, café, meeting room and studios will be refurbished to create more studios and education,

administration and ceramics open access studio rooms. This will also involve an open canopy being added to three sides of the building.

5. As part of the Phase 1 works the existing car park and its access would be remodelled to provide an access with a lower gradient and car parking for 50 cars. The main site access would also be slightly modified to improve visibility. A coach drop-off point and disabled parking spaces would also be provided.
6. In order that the studios can continue to function during the demolition of the existing provision in the barns a new building is proposed at the rear of the site. Measuring 17m x 10m x 4.8m high, the building would house six studios and a gardeners' store. Essentially a metal framed agricultural building, it would be roofed in profile steel with straw bale walls rendered on the outer surfaces.
7. The outline application, also received on 3rd March 2005, is the longer term Phase 2 proposal which has yet to be worked up in detail. It would involve an additional studio block of similar dimensions to the Phase 1 building, set to the rear of the stables building and cut into the slope. The gallery would be extended to include an open access studio and an "orientation pavilion" provided to the rear of the access studio. New circulation informal paths would be created throughout the site, ie gravel or mown grass. Siting and means of access are included in the application. Design and landscaping are reserved for further consideration.
8. Amended plans, submitted on 9th May 2005 involve revisions to the siting of the car park and the enabling studios to accommodate additional boundary landscaping and include "broadbrush" landscaping proposals.
9. Accompanying the applications are **Planning and Transport Statements**.
10. The **Planning Statement** describes Wysing Arts as a thriving rural arts centre, providing a wide range of services to the local community, including the provision of artists studios, exhibitions and workshops. It has attained a regional, national and international reputation and is recognised by the Arts Council as a centre of regional importance. Construction work is necessary on the site to replace dilapidated existing buildings in order that the centre can maintain and improve its current programme.
11. A brief resume of the site's history covers its acquisition in 1988 to provide cheap artist studio space for use by individual artists principally producing arts and crafts. Wysing Arts itself opened in 1992 as an amateur organisation providing 7 artists studios and a limited summer programme. In 1994 it became a registered charity and since late 1996 it has been professionally managed year round programme. The charity is governed by a Board of Trustees that includes the original owners as well as other professional people. The company operates on a not-for-profit basis.
12. Wysing Arts core aim is to encourage new artistic work and enable the wider public to experience and participate in the visual and applied arts. This is achieved through provision of artists' studios, a programme of arts workshops, residencies, courses and exhibitions. A wide programme of activities is organised for people of all ages and levels of ability. They also design special projects which target certain sections of the community - older people, people with learning difficulties and people with mental health needs, families on low incomes and young people. Wysing Arts is the only professional arts centre in South Cambridgeshire; consequently a high proportion of visitors are from the immediate area (approx 13,000 per year). The

current total annual attendances are over 15,000 per year. In a typical year, the programme involves over 200 families, 1,500 children, 2,000 adults and 25 schools.

13. Currently facilities and programmes on site include the following:
 - 1) 25 studios.
 - 2) A year round programme of exhibitions.
 - 3) A year round programme of workshops for adults and children.
 - 4) School holiday workshops for children.
 - 5) An artist residency programme providing residencies from 2 months to 1 year.
 - 6) Public access workspace in ceramics, metalwork and sculpture.
 - 7) 11 acres of grounds which currently has 8 outdoor exhibits.
 - 8) Café.
 - 9) An outdoor ceramics area with an anagama kiln, one of only a few in Britain.
 - 10) Education and work experience for up to 16 local people with learning difficulties.
 - 11) Education for up to 10 students on an Arts reading NVQ.
 - 12) Arts workshops for local schools both on-site and in schools.
14. Wysing Arts currently employs 4 full-time and 8 part-time staff plus up to 10 volunteers.
15. With regards to the existing site, Wysing Arts holds the lease to the 3.8ha site on Fox Road, and a short lease on the neighbouring farmhouse and its land fronting Fox Road. Since acquisition 7,000 trees have been planted and hedges reinstated. To date in excess of £2million pounds of private and public money have been invested in the site. The most recent investment was the complete refurbishment of the listed farmhouse involving the removal of an inappropriate flat roofed extension.
16. The success of Wysing Arts programme has exposed deficiencies in the site and its buildings. Access for families, disabled and older people, both on-site and in some of the buildings is difficult. The two cow barns to be replaced are of particular concern as they are unheated, uninsulated, have no water supply or drainage, lack natural light and sloping floors. They are also in poor condition.
17. In 2002 Wysing successfully applied to the Arts Council National lottery funded capital programme and £905,000 was offered towards the cost of the project. South Cambs District Council has also produced financial support for the project, with an initial offer of £205,000 over a 3 year period by separate annual applications. To date £130,000 has been approved.
18. The development of the scheme has been monitored both by CABE (Commission for Architecture and the Built Environment) and the Arts Council.
19. Wysing is not planning for attendance figures to increase rapidly in the future and foresee a small increase in the numbers employed in the near future.
20. The Masterplan for the redevelopment places the new accommodation around the existing stableblock, taking advantage of the shelter provided by the rising land to the south. The new buildings are primarily concentrated in the vicinity of the existing farm buildings reducing the visual impact of the development and avoiding the use of the Greenfield part of the site. The accommodation is located so as to provide 3 distinct external courtyards. A new pedestrian circulation "axis" is created which bisects the courtyards and leads ultimately via a ramp to the open landscape beyond.

A pavilion on the axis at the upper level is proposed to provide information on the artist exhibits located within the grounds.

21. The Phase 1 works will result in slight reduction of gross internal floor area on-site (from 1754 sq m to 1692 sq m approx) because of the demolition of the two barns. The new volume will also be considerably less, reducing the apparent massing of the buildings. The proposal for phase 2 adds a further 480 sq m of accommodation, taking the total scheme to just over 25% more than the current accommodation.
22. The design of the front elevation of the studio block with its full height glazed and timber panels, employs a strong vertical emphasis which complements the timber framing of the farmhouse. Window proportions are also comparable. Ventilation is provided via hatches to avoid transoms in the windows. With regards to materials, softwood windows and panels to the north and south facades are to be stained dark brown/black. The East and West elevations are to be clad in dark brown/black resin coated ply. These materials are chosen to provide a contemporary interpretation of stained weatherboarding familiar in Cambridgeshire
23. The reception block is angled to the gallery to provide an entrance façade to visitors to allow direct circulation to and from the car park. The building has a simple barn-like quality reflecting the former agricultural use of the site. In order to harmonise with the studio block, dark brown/black timber materials are used with a black corrugated metal roof.
24. The **Transport Statement** concludes that existing traffic generated by the site is very low and the majority of all journeys to the Centre are made outside of peak hours. The various workshops for members of the public are principally held during the evenings and at weekends.
25. Although the B1046 Fox Road is rural in nature and has limited forward visibility in places due to the topography of the road, there have not been any personal injury accidents in the vicinity of the site over the last 5 years.
26. The proposed scheme is not aimed at increasing visitor levels and therefore there should not be any noticeable increase in the volume of traffic to the site following the completion of the development proposals. The proposals will not result in any changes to the type of vehicles arriving or departing from the site, as the site will continue to operate in the same manner in the future.
27. While there is no overriding safety reason to consider changes to the site entrance arrangements, the development proposals include improvements to the site access and parking areas to provide a better environment for both disabled visitors and for coaches and large vehicles.

Planning History

28. The following is a summary of the main permission granted:
 - In 1989 the substantive planning permission was granted to change the use of the site to craft and arts studios.
 - Alterations and extensions to the former agricultural buildings were granted in 1990.

- In 1995 permission was granted to change the farmhouse to self-catering residential accommodation.
- In 2001 a café was permitted retrospectively in the stables building.
- In 2002 planning permission and listed building consent were granted to extend the former farmhouse.

Planning Policy

29. The site is within the countryside and includes a listed house.
30. Structure Plan 2003 **Policy P1/2** states that development in the countryside will be restricted unless proposals can be demonstrated to be essential in a particular rural location.
31. **Policy P1/3** states that a high standard of design and sustainability will be required for all new development.
32. **Policy P2/6** states small-scale employment development in rural areas will be facilitated where it contributes to rural diversification.
33. **Policy P4/1** states new or improved recreation and leisure development should protect or improve the local economy and landscape.
34. **Policy P7/4** states development must relate sensitively to the local environment and contribute to the sense of place, identity and diversity of the distinct landscape character areas.
35. **Policy P7/6** states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
36. Local Plan 2004 **Policy RT1** states that in considering applications for the development of recreation facilities, the Council will resist any proposal which would, inter alia:
 - (i) By reason of its scale, form, design and material of the proposal would create an intrusive feature in the landscape or surrounding area;
 - (ii) Result in the loss of ecological, wildlife and archaeological interests;
 - (iii) Generate significant motorised traffic movements;
 - (iv) Have inadequate provision for parking and manoeuvring of cars and service vehicles;
 - (v) Not provide appropriate provision for screening and to minimise visual intrusion into the countryside.
37. **Policy SE8** states residential development outside village frameworks will not normally be permitted.
38. **Policy EN28** states the Council will resist applications which:

- (i) Would dominate the Listed Building or its curtilage buildings in scale, form, massing or appearance;
- (ii) Would damage the setting, well-being or attractiveness of a listed building;
- (iii) Would harm the visual relationship between the building and its formal or natural landscape surroundings.

Consultations

- 39. **Bourn Parish Council** approves the applications “Phase 1 involves a distinctive building which will be an improvement over what is already there. The Parish Council support village amenity, similarly, Phase 2 will be a great improvement on the existing buildings. The need for the replacement studios and gardener’s store is accepted.”
- 40. **The Local Highway Authority** requests a speed survey to assess whether the visibility splay dimensions are adequate. Preference is stated for the disabled parking spaces to be relocated within the site.
- 41. The applicant’s query the need for a speed survey given visitor numbers are unlikely to increase substantially. They are also reluctant to resite the disabled parking to a position where they will be less evident to users.
- 42. Ongoing discussions are taking place between the two parties and a verbal report will be made.
- 43. **The Environment Agency** initially objected to the applications but on the basis of additional information and calculations supplied by the Applicant’s agent approve the application subject to safeguarding conditions concerning foul and surface water drainage.
- 44. **The Conservation Manager** comments:
 - 1. The Conservation Manager and myself had a pre-application discussion on these proposals, at a relatively late stage in the preparation of the proposals, by when substantial commitment had already been given to the design approach.
 - 2. The proposal is to demolish the existing converted agricultural sheds, to replace them with a group of purpose built arts units, including a reception centre. While the existing buildings are of no architectural merit and do not particularly enhance the rural area, they do appear appropriate to the landscape by reason of their functional appearance.
 - 3. I note the support of CABI for the scheme and acknowledge that this project has the potential to create a piece of good contemporary architecture within South Cambridgeshire. My main concern is that the scheme does not fully consider the impact of a dynamic and vibrant design on the setting of the adjacent listed building.
 - 4. It is clear that the proposed arts centre development must also be able to demonstrate that it is visually appropriate to the rural, agricultural setting, including showing due architectural deference to the listed farmhouse. The siting of the proposed new unit will partially accommodate this need, but it will

also be important to carefully detail the colour, texture and rhythm of the elevations. Consequently, further details should be required for agreement prior to commencement on site.

5. The importance of the location is such that the streetscape approach to the building group should, in my opinion, remain informal and modest. Consequently, accommodating the needs of the bus parking etc. should be minimal, together with any associated signage and planting. The character of the rural road and farmyard entrance should not be compromised by introduced *design* elements that might create comparisons with the imagery of a business park.
6. I note also that the proposals include for certain enabling works, to allow for relocating artists while the new works are undertaken. These studios are to be sited in a location some distance from the main grouping of buildings, on a slight ridge, and will therefore impact on the surrounding open landscape. These units, while perhaps innovative in structural and thermal performance will contrast with the proposed building group by their adoption of a rather functional built form. I understand that the visual impact of these units is to be tempered by landscape screening and that they are to be 'temporary' units. If the suitability of the location and form relies on the landscape screen, then details should be required prior to granting of any consent.
7. However, no indication is given in the application as to the timescale over which these temporary facilities will be required. If they are required to house artists while the main new facility is constructed then it might be appropriate to regard it as a temporary facility and give it, say, a 5 year life.
8. I would also suggest that further details are required of the integration of the car park into the landscape. The strength of the boundary treatment, particularly to the road will be essential to avoid visual domination of the site by the car park.
9. The scheme also includes schematic details of a further development to the rear, Phase II (which is subject of an outline application). I note that this element of the scheme is to be cut into the rising ground. In principle I welcome this design approach, since it will limit the sprawl of the development into the rising countryside to the rear of the arts centre, though I would suggest that the opportunity to further integrate the building into the landscape should be fully explored, possibly by grading of the roof form into the bank and the adopting a grass/green roof etc.
10. The objective should be, in my opinion, to enable the landscape to envelop the building group, rather than be merely the setting for the group. Given our reservations regarding further extension of the centre, I would suggest that the applicants are advised to further explore the architectural form of Phase II prior to any design commitment to this element.

Conclusion/Recommendation (of the Conservation Manager)

45. The concept of the development as a major new arts facility for the region is in general supported. The success of the development will of course lie in the careful attention to the details and elevation rhythms created by the use of materials, together with colours and textures, appropriate to its rural setting.

46. Consequently, whilst not wishing to oppose these proposals, I would recommend the following:
- a) Detailed conditions are applied to control the details, colours and materials for the new buildings, so that the impact on the adjacent listed building may be controlled and, if necessary, moderated.
 - b) Detailed and viable proposals for the landscaping of the 'enabling facility' are submitted and agreed with our landscape officer *prior* to any grant of consent for these units and that this element is time limited.
 - c) Details of the landscaping of the car parking and entrance are submitted and agreed with our landscape officer *prior* to the granting of any consent.
 - d) With regard to Phase II, the applicants should be advised that the indicative proposals supplied with the outline application should not be taken as the agreed form, and that the detailed design development of this part of the scheme will be expected to maximise the integration of this element into the landscape.
47. **The Landscape Officer** initially had concerns about the extent of screening proposed to Fox Road for the new car park and a similar problem at the rear of the site with the separation between the proposed budget studios and the hedge line. Following a site meeting amended plans have been submitted resiting these two elements to allow for two additional parking belts.
48. A remaining concern is the landscaping of the grass island at the front of the site, where the disabled parking is proposed. Landscaping conditions are required.
49. The **Arts Development Officer** comments:
49. "This application is part of a larger scheme to improve arts facilities for users of Wysing Arts. Plans show a detailed level of consideration both of the aesthetic and environmental impact of the improvements.
50. The organisation has been awarded £205,000 from this Council towards the development.
51. A programme of temporary and permanent artworks on the open space adjacent to the main entrance will fulfil the terms of the Council's public art policy. I look forward to receiving a programme of activity prior to commencement of works".

Representations

52. None has been received.

Planning Comments - Key Issues

53. - Impact of the new buildings and redevelopment of the site as a whole on the rural character of the area
- Impact on the setting of the listed farmhouse
- Highway safety

54. For a number of years Wysing Arts has been in discussion with the Council, both at officer and Member level, concerning a major investment in the future of the site involving the replacement and upgrading of existing buildings and other infrastructural improvement.
55. Founded in the late 1980s and based on a farmhouse, its agricultural buildings and about 4.45ha of land, the charity has prospered, refurbishing the buildings where possible, most recently renovating the listed farmhouse. However, the inadequacies and limited lifespan of the former agricultural buildings, compounded by restricted public access to the site, is inhibiting the development of Wysing, and the decision was taken in 2002 to undertake a major redevelopment of the site.
56. Architects were appointed to carry out a feasibility study and a new design team appointed to carry the scheme forward in conjunction with CABE (Commission for Architecture and the Built Environment).
57. Funding has been secured from the Arts Council and this council and a fundraiser appointed to secure the balance.
58. Essentially the proposal is to improve facilities on the site and does not involve a large increase in the floorspace of buildings. It is not anticipated that there will be a large increase in attendance and hence traffic to the site.
59. The road frontage of the site is dominated by two utilitarian cow sheds, converted into studios, and the opportunity arises to replace these with a purpose-built 2 storey studio block set back deeper into the site to improve the relationship with, and to enhance the setting of, the adjacent listed building. The open area created in front of the new studio would be utilised for the display of artwork.
60. Much thought has been given to the design of the studio block. Wysing was keen to have a contemporary building which reflected its philosophy and the Architects have opted for a flat roofed timber clad building with full height glazing on the façade, which picks up the proportions of the timber studwork and glazing from the farmhouse. The detailing of the various timber elements will be critical to the success of the building. The Architects have a track record of award winning buildings, often in rural locations, including work for the Henry Moore Foundation in Hertfordshire. I am confident the building will be attractive in its own right, enhance the setting of the listed building and be appropriate in this rural location.
61. Included within the studio building are two live-work units. More information has been provided as to precisely what form these might take. Wysing states there is a long historical precedence for artists living in or close to their studios. This has sometimes been because of economic reasons, but it is more common for accommodation to be offered as part of a contract for an artist in residence. There are several organisations nationally offering this type of provision. The live-work artist studio is not meant to be a permanent long term place of residence, and the studios will be let on a 1 year renewable licence. It is envisaged 1 live-work studio will be designated for young and up and coming artists who want an economical place to live and work at the beginning of their careers. The second studio would be predominantly used as part of Wysing's residency programme and involves inviting up and coming or sometimes established international artists to live and work at Wysing for periods varying between 2 months and 1 year. The living accommodation is modest and subservient to the studio itself. On the basis of this elaboration of the live-work

concept I am satisfied no controlling conditions or legal agreement would be necessary.

62. Following discussions the new single storey reception building which is now more prominently sited, is shown with a pitched rather than a flat roof. Timber clad, it will be more barn-like in appearance and is considered appropriate both in scale and positioning.
63. Phase 1 will also include much needed improvements to the car park provision. The car park, as amended, will be resited further from the Fox Road tree belt enabling more landscaping and reducing the gradient of the existing precipitous access. The opportunity also arises to improve visibility to the south-west and to provide disabled parking and a designated coach drop-off point. It has been stressed by the applicants that visits by coach parties are in the request.
64. The existing stables building to the rear of the new studio block will be refurbished and reconfigured internally. A canopy is proposed externally, but essentially the building will retain its current form.
65. Phase 2, the longer term proposal for the site, is submitted in outline only, and whilst indicating further studio provision, an extension to the gallery and a small pavilion, the overall increase in floorspace is relatively modest (480sq m). Taking Phases 1 and 2 together the increase in the existing floor area of the centre is about 25%.
66. The third application is for a single storey “enabling” building housing studio space and a gardeners’ store, sited towards the rear of the site. This single storey building would have the appearance of a modern agricultural barn and is required essentially to replace the studio accommodation lost when the existing barns at the front of the site are demolished and before the new studio block is completed. An innovative straw bale technology would be used for the walls, rendered on the outside for waterproofing. Although primarily required for a temporary period, it is likely the building will have at least a 20 year life-span. Following discussions, amended plans have been submitted siting the studios further from the hedge line to allow further planting, with additional planting shown to screen the front of the building to aid the assimilation into its setting.
67. As part of the masterplan for the site pedestrian circulation has been addressed and in place of the randomly sited existing buildings, a series of potentially attractive courtyards are proposed. Wider access throughout the site will be encouraged with informal network established. Wysing has planted 7,000 trees on the site during its tenure and more recreational use can be made of the attractive undulating site.
68. The Conservation Manager does not oppose the application, requiring more details of the materials to be used for the new buildings to be agreed. Samples have now been submitted and are considered satisfactory, consisting of a palette of browns and blacks. It would not be appropriate to “time limit” the “enabling studios at the rear of the site as it has a steel frame and a long lifespan”. Instead, the existing landscaping around it has been “beefed up”. Phase 2 can be conditioned as suggested by the Conservation Manager to exclude the sketch design as this application is in outline only.
69. The Landscapes Officer has met the applicants’ agent on-site and amended plans now show enhanced planting to the site’s boundaries in the vicinity of the proposed car park and the studio/gardeners store building to the rear of the site. A remaining concern is the landscaping of the grass “island” at the front of the site, where the

disabled parking is proposed. There are complications of visibility and ownership which may take time to resolve and the standard landscape conditions will give scope for more discussion to take place.

70. The Local Highway Authority requirement for a speed survey on Fox Road seems excessive given the comprehensive Transport Statement submitted with the application, the small predicted increase in the number of visitors and improvements proposed to visibility. There are also arguments for and against resiting the disabled car parking spaces within the site and I do not envisage the prominent position chosen by the applicants to be unduly dangerous given the likely levels of traffic within the site.
71. Although the applications are technically departures from the Development Plan involving new non-agricultural buildings in the countryside, I do not consider it necessary to refer them to the Secretary of State for consideration as the site has a long established use as an Arts Centre and the substantial demolition of existing buildings is involved, reducing the net gain in floorspace.

Recommendation

i) S/0416/05/F (Phase 1)

Approval, as amended by plans (Ref: PL-S-031A, PL-S-032A, PL-S-033A) franked 9th May 2005.

1. Standard Condition A - RCA.
2. The development hereby approved shall be carried out in accordance with the materials samples submitted to the Local Planning Authority on 6th April 2005. (RC5[aii])
3. Precise details of the external joinery, including windows and doors, shall be submitted for prior written approval of the Local Planning Authority. (RC To ensure the use of details appropriate to buildings affecting the setting of a listed building).
4. SC51 Landscaping (RC51).
5. SC52 Implementation of landscaping (RC52).
6. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To prevent the increased risk of pollution to the water environment).
7. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To ensure a satisfactory method of surface water drainage).

8. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC - To prevent the increased risk of pollution to the water environment).

Reasons for Approval

1. Although the proposal involves the erection of non-agricultural buildings in the countryside, they are considered to be essential in this particular location to support the long established use as an Arts Centre. Therefore the development is considered generally to accord with the Development Plan and particularly the following policies:

- **Cambridgeshire and Peterborough Structure Plan 2003:**
 - P1/2** - Environmental Restrictions on Development
 - P1/3** - Sustainable Design in Built Development
 - P2/6** - Rural Economy
 - P4/1** - Tourism, Recreation and Leisure Strategy
 - P7/4** - Landscape
 - P7/6** - Historic Built Environment
- **South Cambridgeshire Local Plan 2004:**
 - RT1** - Recreation and Tourism Development
 - SE8** - Village Frameworks
 - EN28** - Development within the Curtilage or Setting of a Listed Building

2. The proposal is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:

- Impact of the new buildings and redevelopment of the site as a whole on the rural character of the area
- Impact on the setting of the Listed farmhouse
- Highway safety

Informatives

The Environment Agency comments:

Surface Water Drainage:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Full details of final surface water drainage scheme will be required.

Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the

Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Foul Water Drainage:

An acceptable method of foul sewage treatment may be the provision of a private sewage treatment plant.

A Consent under Schedule 10 of the Water Resources Act 1991 will be required for each individual sewage treatment plant.

The applicant is advised of his responsibility to ensure that sufficient residual capacity exists within any recipient watercourse to accept a discharge from the proposed treatment plant without either causing or exacerbating flooding.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Pollution Control:

Permeable parking areas and roads do not generally require pollution prevention measures.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

ii) S/0417/05/0 (Phase 2)

Approval, as amended by plans (Ref PL-S0003A) franked 9th May 2005.

1. Standard Condition B - RCB
2. No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:
 - a) design and external appearance of buildings;
 - b) the landscaping of the site.(RC1)
3. Notwithstanding the above, the design and cross section of the proposed studio block shown on Drawing no HB710 PL-S-012 is specifically excluded from this permission. (RC Further discussion is required on the necessity to set the building further into the sloping site to reduce its visual impact.
4. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To prevent the increased risk of pollution to the water environment.)
5. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To ensure a satisfactory method of surface water drainage.)
6. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To prevent the increased risk of pollution to the water environment.)

Reasons for Approval

1. Although the proposal involves the erection of non-agricultural buildings in the countryside, they are considered to be essential in this particular location to support the long established use as an Arts Centre. Therefore the development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003**
 - P1/2** - Environmental Restrictions on Development
 - P1/3** - Sustainable Design in Built Development
 - P2/6** - Rural Economy
 - P4/1** - Tourism, Recreation and Leisure Strategy

P7/4 - Landscape
P7/6 - Historic Built Environment

- **South Cambridgeshire Local Plan 2004**
RT1 - Recreation and Tourism Development
SE8 - Village Frameworks
EN28 - Development within the Curtilage or Setting of a Listed Building

2. The proposal is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:

- Impact of the new buildings and redevelopment of the site as a whole on the rural character of the area
- Impact on the setting of the Listed farmhouse
- Highway safety

Informatives

The Environment Agency comments:

Surface Water Drainage:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Full details of final surface water drainage scheme will be required.

Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

Only clean, uncontaminated surface water, should be discharged to any soakaway, watercourse or surface water sewer.

Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Foul Water Drainage:

An acceptable method of foul sewage treatment may be the provision of a private sewage treatment plant.

A Consent under Schedule 10 of the Water Resources Act 1991 will be required for each individual sewage treatment plant.

The applicant is advised of his responsibility to ensure that sufficient residual capacity exists within any recipient watercourse to accept a discharge from the proposed treatment plant without either causing or exacerbating flooding.

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Pollution Control:

Permeable parking areas and roads do not generally require pollution prevention measures.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

iii) (S/0418/05/F (Artists' studios and gardeners' store))

Approval, as amended by plans (Ref PL-S0003A) franked 9th May 2005.

1. Standard Condition A - RCA
2. No development shall commence until details of the colour of the rendering to be used for the external walls and roofing material have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details. (RC5 a)ii)
3. SC51 Landscaping (RC51)
4. SC52 Implementation of Landscaping (RC52)
5. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To prevent the increased risk of pollution to the water environment.)
6. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed

in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To ensure a satisfactory method of surface water drainage.)

7. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. (RC To prevent the increased risk of pollution to the water environment.)

Reasons for Approval

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 - P1/2** - Environmental Restrictions on Development
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 - P7/4** - Landscape
 - P7/6** - Historic Built Environment
- **South Cambridgeshire Local Plan 2004**
 - RT1** - Recreation and Tourism Development
 - SE8** - Village Frameworks
 - EN28** - Development within the Curtilage or Setting of a Listed Building

2. The proposal is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:

- Impact of the new buildings and redevelopment of the site as a whole on the rural character of the area

Informatives

The Environment Agency comments:

The Environment Agency will be pleased to assist in the assessment of proposals submitted by the applicant to meet these conditions.

Surface Water Drainage:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Full details of final surface water drainage scheme will be required.

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Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

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 Ref. S/0416/05/F, S/0417/05/0, S/0418/05/F

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