

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1278/15/FL

Parish(es): Great Shelford

Proposal: Erection of fence and shed (Retrospective)

Site address: 11, High Green, Great Shelford

Applicant(s): M Elkins

Recommendation: Approval

Key material considerations: Conservation Area Impact
Parking

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Katie Christodoulides

Application brought to Committee because: The view of Great Shelford Parish Council is contrary to that of the Officers' recommendation of approval.

Date by which decision due: 11 August 2015

Planning History

1. S/1776/10 - Change of use from engineering workshop to: storage of one wedding car; maintenance & valeting of three wedding cars; sale of vintage & classic cars; & valeting of up to ten other cars per day. Alterations to building including removal of roof lights to front of building, and replacement of roofing and insertion of roof lights to rear. Erection of gates and fencing – Approved

Planning Policies

2. **National Planning Policy Framework**
3. **National Planning Policy Guidance**
4. **Local Development Framework, Development Control Policies (Adopted July 2007)**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria

CH/5 Conservation Areas

5. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide - Adopted March 2010
Development Affecting Conservation Areas – Adopted January 2009
6. **Proposed South Cambridgeshire Local Plan**
S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in favour of sustainable development
HQ/1 Design Principles
NH/14 Heritage Assets

Consultations

7. **Great Shelford Parish Council** - Recommends refusal. No objections to the proposed shed. No.11 High Green provides a positive contribution to the character and appearance of the Conservation Area. The proposed fence is visually intrusive to the street scene and harms the appearance of the building. The area to the front of the site is designated for visitor parking under application S/1776/10/FL. Requests that there is adequate visitor parking on the site to avoid customers taking up nearby parking spaces.
8. **Local Highway Authority** - Raises no objections and requests two 2.0 by 2.0 pedestrian visibility splays are provided with the splays being within the curtilage of the access and not within the public highway. The area shall be kept clear of planting, fencing, walls and the like exceeding 600mm high. The Local Highway Authority would not object to the fence being replaced with railings if the applicant was concerned regarding safety.
9. **Contaminated Land Officer**- Due to the low sensitivity of the redevelopment there are no requirements in terms of potential contamination.

Representations

10. **No.18 High Green** - Original consent S/1776/10 requires parking spaces to be marked out on site and retained thereafter. The proposal will result in the loss of two car parking spaces and a turning area within the site.

Planning Comments

11. No.11 High Green forms a two storey, detached cottage and a garage workshop and car sales forecourt. The site lies within the Great Shelford Village Framework and Conservation Area. The site is potentially contaminated due to its previous use as a blacksmith.
12. The application seeks consent for the retention of a timber close boarded fence with trellis around the cottage, separating it from the workshop and forecourt and a shed within the car forecourt.
13. The proposed close boarded fence with part trellis on the front is not considered to result in significant harm to the visual amenity of the area and would not result in harm to the character and appearance of the Conservation Area.
14. The proposal would not result in any harm to the adjacent neighbouring properties.

15. The proposed shed is considered to be simple in its design, although the proposed materials of corrugated metal are not characteristic of traditional materials used within a Conservation Area. Nonetheless, the proposed siting of the shed would be between the front of the garage and rear of the dwelling and would not be evident in street scene views. Given the nature of the site, the proposal is not considered to result in significant harm to the Conservation Area to warrant a recommendation of refusal.
16. The proposal is not considered to result in any harm to highway safety subject to the provision of two 2.0 by 2.0 metre pedestrian visibility splays being provided within the curtilage of the access and not within the public highway.
17. The Parish Council has raised concern regarding loss of car parking within the yard area. Additional car parking spaces have been created further into the site than originally proposed on the approved documents for application S/1776/10/FL. The proposal is therefore considered acceptable in terms of parking provision.

Conclusions

18. 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

19. Approve subject to:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: 920-01B.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework, Core Strategy (Adopted January 2007)
South Cambridgeshire Local Development Framework, Development Control Policies (Adopted July 2007)
- National Planning Policy Framework
- National Planning Policy Guidance
- S/1776/10/FL

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