

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 September 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0822/15/FL

Parish(es): Great Shelford

Proposal: Change of use from ancillary residential building to form two short-term holiday let units and associated internal and external alterations.

Site address: 197 Hinton Way, Great Shelford

Applicant(s): Mr R J Bird

Recommendation: Approve

Key material considerations: Principle
Impact on the Green Belt
Highway safety

Committee Site Visit: 1 September 2015

Departure Application: No

Presenting Officer: Andrew Fillmore

Application brought to Committee because: The officer recommendation is contrary to the representation from the Parish Council.

Date by which decision due: 5 June 2015

Planning History

1. No relevant planning history. The ancillary residential building proposed to be converted was erected under permitted development rights.

Planning Policies

2. **National Planning Policy Framework**
National Planning Policy Framework (NPPF)
Planning Practice Guidance
3. **South Cambridgeshire Local Development Framework Core Strategy 2007**
ST/1 – Green Belt
ST/4 – Rural Centres

4. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**

- DP/1 Sustainable Development
- DP/2 Design of New Development
- DP/3 Development Criteria
- ET/10 Tourist facilities and Visitor Accommodation
- GB/1 Development in the Green Belt
- GB/2 Mitigating the impact of development in the Green Belt
- TR/1 Planning for More Sustainable Travel
- TR/2 Car and Cycle Parking Standards
- TR/3 Mitigating Travel Impact

5. **Proposed Local Plan July 2013**

- S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in Favour of Sustainable Development
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- E/20 Tourist Accommodation

Consultations

6. **Great Shelford Parish Council** – Recommends refusal. The proposed use is inappropriate to the setting or use of the existing house and would set a precedent for similar developments to the detriment of the character of the green belt.
7. **Local Highway Authority** – Following the provision of visibility splays has no objection and recommends conditions relating to width of the access, provision of pedestrian visibility splays and driveway construction.

Representations

8. No third party representation received.

Planning Comments

9. The application site comprises an existing ancillary building located to the western corner of the residential dwelling 197 Hinton Way, Great Shelford. This building has an unusual roof form, arising from its construction under the permitted development rights, but in other respects is of a barn like appearance being timber clad with a low brick plinth and partially tiled roof.
10. The host property, 197 Hinton Way, is a large detached dwelling set on expansive grounds outside and to the north of the village of Great Shelford. A number of mature trees can be found within the grounds and immediately outside the perimeter. The dwelling is served by two points of vehicular access, which lead off Hinton Road.
11. The sited is located outside the village boundary and within the Green Belt.
12. Full planning consent is sought to change use of the ancillary residential accommodation to two short term holiday lets and associated internal and external alterations.

Principle of development

13. The NPPF advises that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In order to promote a strong rural economy it is advised that sustainable rural tourism should be supported in appropriate locations where this respects the character of the countryside.
14. Adopted policy ET/10 relates to the provision of tourist facilities and visitor accommodation and advises that outside of development frameworks, development to provide overnight visitor accommodation and holiday accommodation will only be permitted through, amongst other criteria, change of use/conversion, with such development restricted to short term holiday lets controlled through condition. Emerging Local plan policy E/20 proposes a similar approach, encouraging small scale tourist accommodation appropriate to local circumstances.
15. The site is located a short distance from the village of Great Shelford, with the city of Cambridge nearby where a range of services and facilities can be found which are likely to appeal to visitors. Both settlements are within walking/cycling distance by public footpaths/highway, and as such the location of the site is considered suitable, subject to other land use considerations.

Green Belt

16. The NPPF advises the fundamental purpose of the Green Belt is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of the Green Belt being their openness and permanence. Paragraph 88 advises that when considering planning applications, local planning authorities should ensure substantial weight is given to any harm to the green belt. Paragraph 89 advises that certain forms of development are appropriate in the green belt including *'extensions and alterations of a building provided it does not result in disproportionate additions, over and above the size of the original building'*.
17. The extent of changes proposed to the building's exterior is limited to the insertion of new or replacement doors and windows, and no enlargement or other alterations are sought. Furthermore, the perimeter boundary to 197 Hinton Road is screened by a circa 2m high close board fence, with extensive vegetation to three sides and the development is not visible from Hinton Road. For these reasons, officers are of the view that, by definition, the development will not amount to inappropriate development in the Green Belt. In addition, no actual harm is likely to be caused to the openness of the Green Belt
18. The Parish Council concerns relating to the development setting a precedent within the Green Belt are understood, however officers are of the view the limited works proposed do not result in identified harm. Any subsequent application would be considered on its own merits.

Transport

19. The site is served by two points of vehicular access, with the application proposing to use the existing southern access, with the access to the north retained to serve the dwelling. County Highways do not raise any objections subject to the imposition of conditions relating to access width, construction and visibility.
20. Ample parking provision can be accommodated within the site, although it is necessary to secure this via condition.

Other considerations

21. In addition to the concerns relating to the Green Belt, the Parish Council expressed concerns that the use is inappropriate to the setting of the existing house. Having visited the site, officers are of the view the relationship between the development site and host dwelling, which are separated by a walled garden, is such that no material harm would arise to the amenity of either occupiers.
22. The accommodation is proposed as 'holiday lets' and as such it is necessary to control the future use of the building through condition to prevent the building being used as an independent dwelling .

Conclusion

23. The site is well located to the settlements of Cambridge and Great Shelford, where a range of services and facilities can be found and where the provision of new holiday accommodation would support economic growth in tourism. The minor nature of the external works and screening offered by the boundary treatment ensures no harm to the openness of the Green Belt.

Recommendation

24. Approve subject to:

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 following approved plans: Location Plan and 'Elevations. Holiday Lets.' Drawing number 'P3089-HL01PRELIM'**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (c) **The accommodation hereby permitted shall be occupied for holiday purposes only for a maximum period of 28 days per calendar year per person, and shall not be occupied as a person's sole or main place of residence. The operator shall maintain a register of the occupants' and their main place of residence, with this available for inspection by the Local Planning Authority.**
(Reason: The use of the premises as an independent residence has not been assessed as part of this application and could lead to an unsatisfactory form of development)
- (d) **Prior to the first occupation of the development hereby permitted the access shall be constructed to a minimum width of 5m, for a minimum distance of 5m measured back from the near edge of the highway boundary. The access shall be maintained to this standard in perpetuity.**
(Reason: In the interests of highway safety)

- (e) **Prior to the first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the local planning authority which provides sufficient space on site to enable vehicles to:**

- i) enter, turn and leave in a forward gear
- ii) park clear of the public highway

The approved parking and turning area shall be constructed in accordance with the agreed details and brought into use before the development hereby permitted is first occupied and retained thereafter in perpetuity.

(Reason: In the interest of highway safety)

- (f) **Pedestrian visibility splays of 2m x 2m shall be provided within the curtilage of the new accommodation and shall be kept clear of planting, fencing, walls and the like exceeding a height of 600mm.**

(Reason: In the interest of Highway safety)

- (g) **The driveway shall be constructed such that its falls and levels are such that no surface water shall drain across or onto the adopted public highway.**

(Reason: In the interest of highway safety)

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.

- 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.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scambs.gov.uk/localplan>
- Planning File Ref: S/0036/15/FL

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