

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th July 2005

AUTHOR/S: Director of Development Services

S/0711/05/F - Sawston

Erection of Buildings 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: 12th July 2005 (Major Application)

Site and Proposal

1. The application relates to a 0.45 hectares/1.1 acre site that forms part of a 2.2 hectares/5.5 acres site on the Dales Manor Business Park (now called the South Cambridge Business Park) on which planning permission has been given and is being implemented for B1 development, plus the adjacent storage yard. The site is currently covered by hardstandings or hardcore and is being used as a compound and for parking by the contractors working on the South Cambridge Business Park. It is bounded by the blank (save for solid doors) rear elevations of existing industrial units to the northeast and northwest, a hedge with a public footpath and fields beyond to the southeast and the South Cambridge Business Park to the southwest.
2. This full application, registered on the 12th April 2005, proposes the erection of 2 B1 buildings comprising 7 units with a total floor space of 1382 square metres. The buildings would be 8.4 metres high and would match the design of, and materials used for, the newly erected industrial units on the South Cambridge Business Park.

Relevant Planning History

3. The following applications relate to the South Cambridge Business Park
4. Outline planning permission for B1 development 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.
5. 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**).
6. 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**).
7. A reserved matters application for B1 development was approved in 2004 (**S/1711/03/RM**).

8. 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**).
9. An application to remove condition 14 of permission S/0945/99/O, which required the provision of a bus shelter, was approved in May 2005 (**S/0582/05/F**).
10. Permission for the erection of a building for Business Use (Classes B1a (Offices), B1b (Research & Development) and B1c (Light Industry)) was approved in June 2005 (**S/0710/05/F**).

Planning Policy

11. Structure Plan 2003 **Policy P2/2** relates to the general location of employment.
12. 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.
13. Local Plan 2004 **Policy EM3** sets out the 'local user' limitations on the occupancy of new premises in the District.
14. Local Plan 2004 **Policy TP1** states that the District Council will promote more sustainable transport choices including by requiring Green Travel Plans in appropriate circumstances.

Consultation

15. **Sawston Parish Council** recommends approval subject to operational time restrictions of Monday to Friday 0800-1800 hours, Saturdays 0800-1200 and closed on Sundays.
16. **Landscape Design Officer** has no objections subject to full landscaping conditions.
17. **Local Highway Authority's** final comments in relation to the application, including the submitted Traffic Impact Assessment, were awaited at the time this report was compiled.
18. **Cambs Fire & Rescue Service** asks that adequate provision be made for fire hydrants by way of Section 106 Agreement or planning condition.
19. **County Archaeology** confirms that no archaeological investigation is considered necessary.

Representations

20. None received.

Planning Comments - Key Issues

21. The key issues in relation to this application are:

- Traffic; and
 - The character and appearance of the area.
22. Outline planning permission was granted for 8000m² gross external floor area of B1 development on part of the Dales Manor Business Park, including part of the application site, 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. Including the floor space proposed as part of this application, the total floor area of development on the existing South Cambridge Business Park and this site would be 8600m² gross external floor area. The Traffic Impact Assessment submitted as part of this application purports to demonstrate that the traffic that will be generated by the approved units on the South Cambridge Business Park and Sindall House is less than was envisaged when application S/0945/99/O was being considered and, even with the additional vehicular movements that would be generated by the additional floor space now proposed, the level of traffic generated would be less than the level considered acceptable at the time application S/0945/99/O was approved. At the time this report was compiled, the final comments of the Local Highway Authority were still awaited. Subject to the Local Highway Authority raising no objections, the proposed development is considered to be acceptable in terms of traffic generation.
23. The proposed buildings would be in keeping with the design and appearance of the newly constructed adjacent buildings and, subject to appropriate landscaping, would not detract from the character or appearance of the area. Adequate vehicle and secure cycle parking would be provided.
24. 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.

Recommendation

25. Subject to the Local Highway Authority raising no objections, approval subject to the following conditions:
1. Standard time condition A (Reason - A)
 2. Standard matching materials condition 19 (replace 'existing building' with 'Units 13–18 on drawing no. 1536 13') (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 buildings 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 these Class B1 buildings (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 buildings hereby permitted shall not be occupied until the associated car parking areas shown upon drawing no. 1536 13 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 13 shall be provided in accordance with details which shall previously have been approved in writing by the Local Planning Authority before the buildings are 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 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. Standard fire hydrant condition and reason.
15. The buildings hereby permitted shall not be occupied until a Green Travel to Work Plan has been submitted to and approved in writing by the Local Planning Authority; implementation of the Plan shall be carried out in accordance with the approved details of the Plan (Reason: To encourage car sharing and the use of alternative means of travel to the site other than by car.)

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), EM6 (New Employment at Rural Growth Settlements) and TP1 (Planning for More Sustainable Travel)
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.

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

- County Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning file Refs: S/0945/99/O, S/1764/00/F, S/0701/03/O, S/1711/03/RM, S/1961/04/F, S/0582/05/F, S/0710/05/F and S/0711/05/F.

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