

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th July 2005

AUTHOR/S: Director of Development Services

**S/0789/05/F - Waterbeach
Siting of Mobile Home for Staff, Adj. "Travellers Rest" Public House,
School Lane, Chittering for Mr C Crickmore**

**Recommendation: Approval
Date for Determination: 15th June 2005**

Site and Proposal

1. Public House/Restaurant on the eastern side of the Ely Road/A10, on the corner of School Lane. To the north is a grass field consented for a touring caravan/camping site, to the east a small play area owned by the Parish Council, with houses to the south, and east along School Lane.
2. The full application, received on 20th April, proposes the siting of a mobile home for the use of staff employed in the public house/restaurant.
3. As originally submitted, the site chosen was in the south-eastern corner of the adjacent field, immediately adjacent to two houses in School Lane. Revised plans were submitted with letter of 25th May re-locating the mobile adjacent to the guest rooms (see History) and car-park.

Policy

4. Structure Plan **Policy P1/2** restricts new development in the countryside to that which is essential in a particular rural location.

History

5. Consent was granted in 1973 to use the field for camping and caravanning for 6 months each year. At Committee on 6th October 2004 (item 30) consent was granted to up-grade the site and use it for 8 months each year (11 months had been requested). This condition is the subject of an undetermined appeal at present.
6. At Committee on 4th August 2004 (item 4) consent was granted for 8 guest rooms to the rear of the public house/restaurant. Work is to commence on this in the next few weeks.

Consultations

7. **Waterbeach Parish Council** recommended Refusal to the application as first submitted as it was contrary to the conditions of the caravan/camping approval. Objections are maintained to the revised siting - plans misleading. If approved should be a single unit and all boundaries fenced.
8. **The Chief Environmental Health Officer** has no comments

9. **The Environmental Agency** has no objections but asks that both surface water and foul drainage are adequately catered for.
10. **The Waterbeach Level Internal Drainage Board** has similar comments

Representations - Applicant

11. Several kitchen and general staff, when interviewed for positions at the public house/restaurant, expressed the wish to live closer to the work for convenience and security. The first floor Manager's flat was not suitable. A letter from a Chef states that he has to leave Cambridge as early as 7.00am some days, not returning until 11.30pm via bus; public transport not always being available.

Representations - Neighbours

12. Seven letters were received from residents of School Lane in connection with the application as originally submitted. Objections raised included:
 - Confusion that the forms refer to 'staff for the public house' but the plans refer to 'staff for the caravan site'
 - Too far from public house
 - This is an attempt to achieve residential use of the tourist site
 - Why can't staff use the Manager's flat as guest bedrooms? No need for extra accommodation
 - Noise and disturbance to the mobile home being sited at the bottom of our garden - especially from staff on late shifts
 - Mobile should be on the pub premises not the touring caravan site
 - Why not rent accommodation in Chittering?
 - Precedent for other applications
 - Lack of consultations with neighbours
13. As only two residents were affected by the original siting, only they were consulted. It is clear from the above comments that the residents of Chittering still believe that there is a 'hidden agenda' with any application submitted on the site. For this reason thirty eight households were advised when the mobile home was re-sited adjacent the public house/restaurant.

Only two letters were received, comments made being:

- Precedent
- Having spoken to staff, they all have transport and accommodation
- This is a touring caravan site
- Whilst welcoming the revised siting, clarification is needed on the precise boundaries between the various uses on site
- Any consent should be temporary
- Why is the accommodation required when previous owners have not required same
- Either use guest rooms or rent locally
- Landscaping requested

Planning Comments

14. The application raises three issues, one of which is not a planning matter; the three are need, siting and the 'hidden agenda'.

- i) **Need.** Whilst the public house/restaurant is on a main road with a regular bus service to/from Cambridge and Ely, bus time-tables may not necessarily fit in with the hours of work/change of shifts for a public house/restaurant. For example, a chef may be on for late morning and lunchtime, with, perhaps, three hours off, before the evening shift. Such a request for on-site accommodation is not unusual in the restaurant industry. A similar case for a mobile home was recently approved at The Red House, Longstowe (ref. S/1578/04/F) Any consent would be temporary and limited to full time employees of the premises.
- ii) **Siting.** That originally chosen, behind the Old School House, was considered unacceptable and an alternative was suggested. This is adjacent the car-park and proposed guest bedrooms, and close to the public house/restaurant. It will be screened by fencing and/a hedging. (NB the Parish Council has mentioned that the plan submitted with the application is incorrect in that it shows access to the car-park from the caravan park entrance. Unfortunately the Agent has used an old plan but this does not affect the suitability of the site.)
- iii) **'Hidden Agenda'.** This is not a planning matter, but is something that the residents raise - that if consent is given for a staff mobile home, even on a temporary basis, the whole site will suddenly become a Mobile Home Park, or worse. Such is not the case and is irrelevant to the application under consideration.

Recommendation

15. Approval, as amended by letter dated 25th May 2005 and plan franked 1st June 2005:
 1. Standard Condition 69 Temporary 30th June 2007. (RC69a)
 2. This permission shall be for the siting of one mobile home only which shall not be occupied other than as a single unit. (RC -To ensure the site is not over-developed.)
 3. The mobile home shall not be occupied other than by member of staff working full-time at the 'Travellers Rest' Public House. RC 70.
 4. The site of the mobile home shall be fenced and hedged in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority, the work shall be completed in accordance with the approved details within 2 months of the date the mobile home is first occupied. RC 60.

Reasons for Approval

1. 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**
 - **South Cambridgeshire Local Plan 2004: None**

2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: **Need, siting, precedent and future use**

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. C/1446/73/D, S/1119/04/F, S/1217/04/F, S/0789/05/F and S/1578/04/F

Contact Officer: Jem Belcham – Area Planning Officer
Telephone: (01954) 713252