

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

6th July 2005

**S/1024/05/F - Gamlingay
Additional Residents Parking Area, Robinson Court, Grays Road, for
South Cambridgeshire District Council**

**Recommendation: Delegated Approval subject to trees
Determination date: 19th July 2005**

Site and Proposal

1. The site is located in Northeast Gamlingay, inside the village framework and outside of the Conservation Area. The site is an open amenity space, laid to grass.
2. The application received 24th May 2005 proposes 7 additional residents parking spaces, four placed in front of an existing row of maisonettes/flats and a further 3 located on the open amenity land that is surrounded by Robinson Court.

Planning History

3. None relevant to this application

Planning Policy

4. **Policy P1/3** of the Cambridgeshire and Peterborough Structure Plan 2003 stresses the need for a high standard of design and a sense of place, which responds to the local character of the built environment amongst a whole host of sustainability considerations

Consultation

5. **Gamlingay Parish Council** recommends refusal and suggest the 3 parking spaces proposed for the middle of the Court should be placed elsewhere. It suggests an additional consultation process with all residents in the area to find a satisfactory solution.
6. **Trees and Landscape Officer's** comments will be reported verbally.

Representations

7. None received

Planning Comments - Key Issues

8. The key issues for this application is whether the 3 parking spaces located in the centre of Robinson Court could be better located, the impact the hard standing would have on the nearby tree and whether the location of the spaces adversely affects the street scene.

Better location

9. Robinson Court is a cul de sac off Grays Road, and off road parking is not available for the majority of the occupiers of these dwellings. It would seem there is some garaging and parking near the turning head of Robinson Court. However the number is restricted and there is a clear need for further off road parking. I am of the view there are no other locations in this area for further parking to be accommodated, however I have passed on the information from the Parish Council to Shire Homes to assess the issue further.

Impact on the tree

10. The loss of this tree would have an adverse impact on the quality of the amenity area that has been designated for the 3 additional parking spaces. The distance between the hard standing and the root spread may mean the number of parking spaces has to be reduced or the hard standing may be required to move. This is dependant on the comments received from the Trees and Landscape officer.

Street Scene

11. The street scene will, in my view, only be adversely affected if it would result in the loss of the tree on the grassed amenity land.

Recommendations

12. I am of the view that the number and proposed siting of the additional residents parking can be approved under delegated powers subject to the comments received from the Trees and Landscape officer and subject to the following conditions:
 1. **The development hereby permitted shall be begun before the expiration of 5 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 would not have been acted upon.)
 2. **No development shall commence until details of materials to be used for hard surfaced car-parking area 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**
(Reason - To minimise the disturbance to adjoining residents)

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: P1/3**
(Sustainable design in built development);
2. The proposal is not considered to be significantly detrimental to the following material planning considerations, which have been raised during the consultation exercise:
 - Visual impact on the locality

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

- Cambridgeshire and Peterborough Structure Plan 2003
- File reference S/1024/05/F

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