

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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

6th July 2005

S/0771/05/F - Fulbourn Erection of 10 Houses and Garages, Land Off The Chantry for Meldire Ltd

**Recommendation: Approval
Date for Determination: 22nd July 2005 (Major Development)**

Partly within Conservation Area

Site and Proposal

1. Site of 0.37ha/0.9 acres off The Chantry, a cul-de-sac off Church Lane in the centre of the village. To the south is a house (No. 5) and a bungalow (No. 6) in Northfield, to the west rear gardens of houses and bungalows in Aphorpe Street, to the east houses in The Chantry and to the north, open agricultural land. The site extends by 6.0m into the arable field.
2. The full application, received 18th April proposes the extension of the roadway off Northfield and The Chantry to serve ten houses comprising:-

2 x 2-bed. semi-detached houses
2 x 3-bed. semi-detached houses
4 x 3-bed. linked detached houses
1 x 4-bed. detached house
1 x 5-bed. detached house

The density equates to 27dpha. Excluding the 6.0m wide planting belt on the northern boundary realises a density of 33 dpha.

Planning History

3. In April 1993, a scheme for 4 houses and 4 bungalows was refused as the site, at that time, lay within the Green Belt. There were also concerns about the additional traffic using the access onto Church Lane and the likely loss of amenity to properties in Northfield.
4. In the former village plan the site lay within the village framework and also the Green Belt. Following successful representations to the last Deposit Local Plan, the land was taken **out** of the Green Belt.
5. At the December 2003 Committee, Item 13, delegated approval was granted to a scheme of 8 houses. Permission was dated 26th February 2004. (**Ref S/2060/03/F**).

Planning Policy

Structure Plan 2003:

6. **P1/3 - Sustainable Design in Built Environment** requires a high standard of design and sustainability for all new development.
7. **P5/3 - Density** - aims to achieve densities of at least 30 dph, but also the highest densities possible which is compatible with maintaining local character.
8. **P6/1 - Development related provision.** A contribution towards secondary school provision is sought.
9. **P7/6 - Historic Built Environment** looks to preserve sites of archaeological interest.
10. **P9/2a - Green Belt** seeks to protect and maintain the openness of the Green Belt.

Local Plan 2004

11. **SE2 List of Rural Growth Settlements** supports the development of unallocated land within village frameworks providing inter alia, that the development would be sensitive to the character of the village. Development should achieve a mix of development and a minimum density of 30 dph unless there are strong design grounds for not doing so.
12. **GB1 and GB2 Green Belt** seek to protect the character and openness of the Green Belt.
13. **HG7 Affordable Housing** requires 30% affordable housing for developments of 11+ dwellings in villages such as Fulbourn with a population over 3,000.
14. **HG10 Housing Mix and Design** requires a mix of house types and sizes, making the best use of the site.
15. **CSI Planning Obligations/Community Infrastructure** seeks where necessary, relevant contributions.
16. **CS10 Educational Contributions.** Cambridgeshire County Council has asked for 2 x secondary school places.
17. **EN5 The Landscaping of New Development** requires adequate landscaping to be provided and maintained.

Consultations

18. **Fulbourn Parish Council** objects to the application, stating:

“The part of the site that is in the Green Belt should not be allowed to be part of gardens. All Green Belt land should be landscaped and not used for anything else on the site.

We object to the increase in the number of bedrooms in this application which leads to overdevelopment of the site that is not in keeping with a village environment.

There is insufficient room for vehicles on the site.

The access to Church Lane is extremely dangerous and unsuitable for an increased volume in traffic.”

19. **The Local Highway Agency** does not object to the number of dwellings proposed but has concerns regarding one or two points of detail. Revised plans have been submitted and a verbal report will be made.
20. **The Environment Agency** has no objections in principle.
21. **The County Archaeologist** requests the imposition of a negative condition requiring a programme of archaeological investigation to be undertaken by the Developer prior to work commencing.
22. **The Chief Environmental Health Officer** asks for a condition limiting machinery hours during construction and informatics relating to details of pile driven foundations and no bonfires without consent.
23. **Cambridgeshire Fire and Rescue Service** does not require the provision of additional fire hydrants.

Representations

24. Seven letters of objection have been received, six from residents of Northfield/The Chantry, and one from a resident of Apthorpe Street.

Points made are:-

- The density of both Northfield and The Chantry are low so traffic levels are tolerable.
- Dangerous corner opposite the Church, blind when approaching from the Wilbraham direction.
- Increase in traffic in the Conservation Area.
- Layout crowded but better thought out than previous scheme.
- That section of Church Lane, leading to Northfield and The Chantry, only has a footpath on one side.
- Replacement boundary fencing required.
- Is the site within the Conservation Area? (NB: Only a small parcel in the south west corner of the site and the eastern boundary).
- Adjacent houses, No. 5 and 6 Northfield, are not accurately shown.
- The Local Highway Authority has previously expressed concern at the possible increase in traffic onto Church Lane.
- Density too high and out of keeping, giving the impression of being “squeezed in”.
- The houses are higher than previously.
- The house/garden at No. 5 Northfield will be overlooked, the new houses are too close.
- The previous 6.0m wide landscaping strip, which is in the Green Belt, has been merged into the development.

- Concern at further expansion up to the railway line.
- Increase in parking in the High Street and elsewhere in the village.
- Inadequate infrastructure.

Planning Comments - Key Issues

25. As can be seen from HISTORY above, the site has the benefit of an extant consent for eight houses. The issues raised in this application are, density, traffic/access, effect on neighbours, encroachment into Green Belt and impact on the Conservation Area.

- Density.** The previous scheme for 8 houses had a density of 20 dpha, that now proposed is 27 dpha or, excluding the planting belt, 33 dpha. I recognise that this is greater than the previous consent, and also those of The Chantry and Northfield, but accords more closely to the policies of both the Structure Plan and Local Plan. The additional two houses makes no greater impact on the character of this part of the village.
- Traffic/Access.** This has always been a cause of concern locally. The applicants agents had prior discussions with the Local Highway Authority which has raised no objections in principle - comments are awaited on the revised plans. The Parish Council has objected as "there is insufficient room for vehicles on site"; however, the scheme is over-provided as the 5-bed. house has four spaces with all others having single garages and parking on the driveways. Three houses have space for two cars on the driveway, in addition to the garage whilst Plot 8, with a curved driveway, has room probably for three.

Without highway support, objections cannot be substantiated.

- Effect on Neighbours**

There are two properties, Nos. 5 and 6 Northfield, which are adjacent to the new development. Previously the proposed houses were between 4.5m-8.0m away from the boundary with No. 6, - this has now been increased to 11.0m. although I recognise the houses are higher. There will be some overlooking from rooflights in the rear elevation of Plot 6 to the rear garden of No. 6 Northfield.

The houses to the north of No. 5 Northfield have been turned through 90° and are now "side on". The house on Plot 8 is 4.4m off the boundary with a single garage to the side, leaving a 1.0m wide path to the rear garden. A landing window has been changed to reduce any overlooking. The house type on Plot 9 has two bedrooms, plus a bathroom, windows in the rear elevation which will overlook the rear garden of No. 5 Northfield from a distance of 6.0m and 8.0m. This is unacceptable but it would appear possible to re-design these two bedroom windows into either gable - discussions are on-going with the architect in this respect and a verbal report will be made.

- Green Belt**

The previous, approved, scheme had a 6.0m wide planting belt immediately outside the village framework and within the Green Belt.

As originally submitted, the current application had part of the garden of Plot 10 within this belt, together with a small turning head.

The scheme has been revised whereby the house on Plot 10 has been moved to the south and the landscape belt re-instated although the small turning head remains. The character of the Green Belt is, therefore, maintained and will be infinitely better than the row of tall leylandii that defined the edge of the countryside.

(v) **Conservation Area**

Although the proposed house on Plot 9 would extend further into the Conservation Area than dwellings in the approved scheme, the character and appearance of the Conservation Area would not, in my opinion, be materially harmed.

Recommendation

26. Subject to the receipt of satisfactory amendments for the house type for Plot 9, the agreement of the Local Highway Authority to the revised access plan and the completion of a Section 106 Agreement for the Educational contribution, delegated approval is recommended.

Informatics

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)
P5/3 (Density)
P6/1 (Development Related Provision)
P7/6 (Historic Built Environment)
P9/2a (Green Belt)
 - **South Cambridgeshire Local Plan 2004:**
SE2 (List of Rural Growth Settlements)
GB1 & 2 (Green Belt)
HG7 (Affordable Housing)
HG10 (Housing Mix and Design)
CS1 (Planning Obligations/Community Infrastructure)
CS10 (Educational Contributions)
EN5 (The Landscaping of New Development)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Highway Safety
 - Traffic
 - Density

- Neighbour Amenity
- Green Belt
- Impact on the Conservation Area

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning File References: S/2060/03/F and S/0771/05/F

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