

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 6th July 2005
AUTHOR/S: Director of Development Services

**S/0990/05/O - Histon
Five bungalows at land off Muncey Walk
for Brook Trading Ltd.**

**Recommendation: Approval
Date for Determination: 14th July 2005**

Site and Proposal

1. This area of former garden land measures 0.14 hectares. It is relatively flat and contains a number of trees. It adjoins the rear gardens of houses on Narrow Lane and Old Farm Close. The site fronts a shared surface drive serving dwellings on Muncey Walk.
2. This outline planning application proposes the erection of five bungalows at a density of 35.7 dwellings per hectare (dph). An illustrative plan suggests four 2-bedroomed units and one 3-bedroomed unit. Access will be in the form of a private drive and will be taken from off the turning head at Muncey Walk. All matters other than the access are to be reserved.

Planning History

3. Planning application **S/0838/96/O** for four houses was refused and subsequent appeal dismissed on grounds the village was an infill only village at that time.
4. **S/0356/97/O** sought planning permission for four bungalows. This was refused and an appeal dismissed on grounds that the proposal, together with the existing Muncey Walk development exceeded group development allowed by Policies of the Local Plan 1993. The Inspector did, however, conclude that the proposal would have little effect on the character of the area or on local amenities.
5. Planning permission was granted in 1998 for one bungalow on the site (ref. **S/1434/98/F**).

Planning Policy

6. **Policy SE2 'Rural Growth Settlements'** of the South Cambridgeshire Local Plan 2004 ("Local Plan") defines Histon as a Rural Growth Settlement in which residential development will be permitted on unallocated land providing the development meets with the criteria of this and other polices included within the Local Plan.
7. **Policy HG10 'Housing Mix and Design'** of the Local Plan requires developments to include a mix of housing types and sizes, with the design and layout being informed by the wider area.

8. **Policy TP1 'Planning for More Sustainable Travel'** of the Local Plan seeks to promote sustainable travel and as such planning permission will only be granted where small-scale increases in travel demands will result, unless satisfactory measures to increase accessibility are included. Standards for maximum car parking levels and requirements for cycle storage are found in Appendices 7/1 and 7/2.
9. **Policy P1/3 'Sustainable Design in Built Development'** of the Cambridge and Peterborough Structure Plan, 2003 states that a high standard of design and sustainability should be adopted for all new forms of development.

Consultations

10. **Histon Parish Council** recommends this application be refused. It lists as its concerns:
 - Muncey Walk is an unadopted road
 - Over-development.
 - The narrow entrance and access road together with potential traffic generation.
 - Parking arrangements proposed could be inadequate resulting in obstruction of the estate road.
 - Surface water drainage and potential flooding of properties in Narrow Lane (this is an historic problem).
 - Potential loss of mature trees adjacent to the site.
11. The **Chief Environmental Health Officer** recommends conditions relating to the hours of use for power operated machinery during construction and pile driven foundations.
12. The comments of the **Trees and Landscape Officer** and the **Cambridgeshire Fire and Rescue Service** are awaited and will be reported verbally to the Committee.

Representations

13. Three letters of objection have been received from residents of No's. 3 and 4 Muncey Walk and 59 Narrow Lane. The issues raised are:
 - Density is too high for the area;
 - Traffic increase out of proportion to the area, leading to highway safety issues.
 - Muncey Walk is a shared drive, which limits how many cars can park or pass, potential to block the road through careless parking;
 - Emergency vehicle access;
 - Preservation of existing trees;
 - The strip of land adjacent to Muncey Walk is within no. 4's ownership, any trees required for removal must be agreed to and ownership established before works start on site.
 - Surface water drainage.

Planning Comments - Key Issues

14. The key planning issues in relation to this outline proposal are density and access, all other matters including surface water drainage, will be considered at the reserved matters stage or can be conditioned. The site is not within the flood plain.

Density

15. The density of the proposed development accords with policy. There are no strong design grounds for requiring a lower density. A development of bungalows will not unduly impact upon surrounding residential properties and is in keeping with the existing built form in the area, which is characterised by high-density estate development of 25-30 dph; other than to the south east, where there are larger plots fronting Narrow Lane.

Access

16. The site is accessed via a shared drive. The private drive will be 6 metres wide at the junction with the shared surface. It exceeds highways standards in terms of the access width, which is proposed to be 5 metres wide. Bins can be sited for collection within 30 metres of the road. The dwellings are all within 45 metres of the road, thereby affording acceptable access for fire vehicles. The ownership of the strip of land adjacent to Muncey Walk has been raised and confirmation is being sought from the agent with regards to the extent of the land owned by the applicants. It would appear that no. 4 Muncey Walk owns the strip of land between the site and the private drive.

Recommendation

17. Subject to no objections being received from the Trees and Landscape Officer or Fire and Rescue and receipt of satisfactory details in relation to the ownership of land over which access will be required, it is recommended that the application be approved subject to the following conditions:
 1. Standard Condition B - Time limited permission (Reason A);
 2. SC1 a, b and d - Reserved matters (Rc1);
 3. Sc5a - Details of materials for external walls and roofs (Rc5a);
 4. Sc5b - Surface water drainage (Rc5b);
 5. Sc5c - Foul water drainage (Rc5c);
 6. SC5d - Refuse storage accommodation (Rc5d);
 7. Sc5f - Materials for hardsurfaced areas (Rc5f);
 8. Sc5j - Car parking provision (Rc5j);
 9. The permanent space to be reserved on the site for:
 - a. turning
 - b. parkingshall be provided before the use commences and thereafter maintained.
(Reason: In the interests of Highway safety);
 10. Sc52 - Implementation of landscaping (Rc52);
 11. Sc60 - Details of boundary treatment (Rc60);
 12. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise and disturbance to nearby residential dwellings).

Informatives

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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);
 - **South Cambridgeshire Local Plan 2004: SE2** (Development in Rural Growth Settlements), **HG10** (Housing Mix and Design) 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:
 - Density
 - Access
 - Surface water drainage
 - Impact on trees

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 files Ref. S/0990/05/O, S/1434/98/F, S/0356/97/O and S/0838/96/O

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