

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 March 2016

AUTHOR/S: Planning and New Communities Director

Application Number: S/2108/15/FL

Parish: West Wickham

Proposal: Change of use of stables to a single dwelling, small connecting link, reopening of access

Site address: The Meadow, Streetly End, West Wickham, Cambridge, Cambridgeshire CB21 4RP

Applicant: Mr William Stone

Recommendation: Approve, subject to conditions.

Key material considerations: Principle of development
Impact of Heritage Assets
Open Space
Residential Amenity
Highway Safety

Committee Site Visit: 1 March 2016

Departure Application: No

Presenting Officer: Chris Morgan, Senior Planning Officer

Application brought to Committee because: The officer recommendation is contrary to the views of the Parish Council

Date by which decision due: 9 November 2015

Executive Summary

1. Whilst the proposal lies just outside the Development Framework boundary, due to the outdated policies in relation to the 5 year supply of housing across the District, the conversion, small extension and redevelopment of this brownfield site so close to the existing settlement is considered a sustainable development in this location and acceptable in principle. The proposal would not cause any significant harm to the adjacent Conservation Area, the adjacent Grade II Listed Building, Highway Safety or the residential amenities of neighbouring occupants.

Planning History

2. S/0293/10/FL - Erection of Two Stables and Tack/Feed Room - Approved.

S/0158/05/FL –Stables - Approved.

S/0213/03/FL – Vehicular Access – Approved

S/1613/02/RM – Agricultural Dwelling and Garage - Approved.

S/0247/02/O – Agricultural Dwelling – Approved

S/0041/00/F – Barn and Two Bulk Feed Stores - Approved

Planning Policies

3. *National Planning Policy Framework
Planning Policy Guidance*

Local Development Framework

Core Strategy DPD

ST/7 Infill Villages

Development Control Policies DPD

DP/1 Sustainable Development

DP/2 Design of New Development

DP/3 Development Criteria

DP/7 Development Frameworks

TR/2 Car and Cycle Parking Standards

CH/5 Conservation Areas

SF/10 Outdoor Playspace, Informal Open Space and New Developments

SF/11 Open Space Standards

Supplementary Planning Documents

District Design Guide SPD – adopted 2010

Draft Local Plan

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in Favour of Sustainable Development

S/11 Infill Villages

HQ/1 Design Principles

TI/3 Parking Provision

Consultations

4. **West Wickham Parish Council -**

Recommends 'Refuse' with the following comments:

'It was agreed that the Council object to the application on the grounds that it is outside the development framework for the village. In addition it was agreed that, if the application is approved, access should be for the new development only. In order to ensure that this condition is adhered to, it was recommended that the site should be physically separated to prevent through access to the adjoining farm.'

5. **Local Highway Authority** - No objections subject to conditions requiring;

- The internal track to the farm buildings at the rear is removed.
- Pedestrian visibility splays be provided.
- Construction of the access to prevent drainage onto the adopted public highway.
- Driveway to be constructed of a bound material.
- Gates to be set back a minimum of 5 metres from the near edge of the highway boundary.

6. **Environmental Health Officer** - No objections subject to conditions requiring:

- No burning of waste or other materials on site.
- No construction site machinery, plant operation, noisy works or deliveries outside sociable hours.

Representations

7. One letter of representation has been received from the occupant of Michaelmas Cottage at 32 Streetly End raising the following material planning objections;

- If the access is reopened it will be possible for farm traffic to drive from the barns to the main road which would be dangerous due to the number of access points in close proximity.
- The site would affect the setting of a listed building and the adjacent Conservation Area.

8. A written comment has been received via the Council's website from a local resident raising the following objection;

- The proposed character and design of the stable conversion is not in keeping with other houses in Streetly End.

Planning Assessment

Principle of development

9. The NPPF requires councils to boost significantly the supply of housing to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
10. On the 25 June 2014 two appeal decisions in Waterbeach found that the Council only had either a 3.51 or 3.9 year housing supply (each appeal was judged on its own evidence and slightly different conclusions reached). The Council's housing supply policies in adopted and emerging plans upon writing this report still remain out-of-date.
11. It is appropriate for the conclusions reached within these appeal decisions to be taken into account in the Council's decision making where they are relevant. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to advice in the NPPF, which states that adopted policies which are "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. Where this is the case, paragraph 14 of the NPPF states there is a presumption in favour of sustainable development. It goes on to say that planning permission should be granted for development unless the adverse impacts

of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted.

12. This site lies outside, but immediately adjacent to, the development framework boundary of West Wickham which runs along the side (south western) and front (south eastern) boundaries of the site. Given the above, in assessing the principle of residential development, this boundary must effectively be disregarded. However, as the site lies so close to the policy boundary some regard should be had to policy ST/7 of the Core Strategy in relation to residential development in Infill Villages as a measure of the suitability of the location for sustainable residential development. Under this policy residential development of less than 2 dwellings is considered acceptable in principle where it involves the conversion of a non-residential building which would not result in a loss of local employment.
13. The loss of stables used in connection with the existing farm could potentially lead to some loss of employment, however as the current policy relates to the supply of housing it must be considered out of date and as there is a clearly identified need for housing across the district it is not considered to outweigh the presumption in favour of sustainable development required by the NPPG.

Location of the Site and Access to Services/Facilities

14. The settlement of Streetly End itself is a separate part of the main village centre of West Wickham which lies just over a 1 km to the north. It lies the same distance from the centre of the slightly larger infill village of Horseheath to the South. The Group Village of Balsham is 2.8 miles by road and the Minor Rural centre of Linton approximately 4 miles away.
15. The site lies 1.1 km (0.7 miles) from a bus stop in West Wickham which is served by 5 or 6 buses daily to Haverhill (Mon-Fri) and whilst there is only a weekly bus service to Cambridge from West Wickham, the nearest bus stop in Horseheath is the same distance from the site and is served by a half hourly service (Mon-Sat) and hourly Sunday service to both Cambridge and Haverhill.
16. West Wickham is served by a Post Office, Village Hall and a monthly Mobile Library, whilst Horseheath offers the same services as well as a Public House and a Hotel.
17. For the reasons above the site is considered to be a sustainable location for a single dwelling supported by the range of local services available to the existing dwellings within Streetly End which lie immediately adjacent to this site.

Heritage Assets

18. The site lies immediately adjacent to the Conservation Area, the edge of which borders the site to the south west and along the front of the site where it borders the main road through Streetly End.
19. There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The proposal would not significantly alter the appearance of the building and relates to an existing single storey timber clad structure. The site itself is heavily screened from the road and the Conservation Area to the South by well established trees and hedgerow. For these reasons the conversion of the stables would not have any significant impact upon the appearance or character of the adjacent Conservation Area in accordance with policy CH/5 of the Local Development Framework 2007..

20. For applications affecting a listed building or its setting, there is a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The stables are separated from the neighbouring Grade II listed building (Michaelmas Cottage) at 32 Streetly End by approximately 30 metres at the nearest point. A large detached garage which serves number 32 lies between the site and the Listed Building and an access drive to a stable block separates the two sites. Given this degree of physical and visual separation it is not considered that this proposal would lead to any significant adverse impact upon the Listed Building or its setting.

Open Space

21. According to the Council's Open Space and Recreation Study 2013 West Wickham is well served for space for sports and allotments and has a slight deficit of play space and informal open space based upon population size. However, this proposal would provide for a large garden area of up to 150 square metres which would reduce the need for reliance upon public open space and is therefore considered acceptable.

Residential Amenity

22. The converted stables would have no undue adverse neighbour impacts as a consequence of the building being sited away from the existing dwelling on the site – The Meadow – and there being no other dwellings in the vicinity near enough to be affected. The restrictions recommended by the Environmental Health Officer should be included as requested

Parking, Access and Highway Considerations

23. The proposed development would provide ample on site parking space to serve a 4 bedroom dwelling and is considered to accord with policy TR/2 of the Local Development Framework.
24. The access to the proposed dwelling originally formed the main entrance to the farm at the Meadow and was closed up following the granting of permission for a new access to the farm buildings and the new agricultural dwelling immediately to the north east. The original gateway and dropped kerb remains as well as an internal access drive which leads on to the farm buildings to the rear.
25. Whilst Highways officers have raised concerns regarding the suitability of the existing access to serve a residential dwelling, they do not object to the proposal subject to the imposition of a number of conditions including those to ensure that the access onto Streetly End be upgraded, the gateway set back at least 5 metres from the carriageway and a condition to ensure that the internal access drive to the farm buildings be removed.
26. These conditions are considered reasonable and sufficient to make the proposal acceptable in planning terms and on this basis the proposal is considered to be acceptable in terms of highway safety and accord with policy DP/3 of the Local Development Framework.

Recommendation

27. Approval, subject to the following:

Conditions

- a) The development hereby permitted shall be begun before the expiration of 3 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 have not been acted upon.)

- b) The development hereby permitted shall be carried out in accordance with the following approved plans: 10775/P/01, 10775/P/02, KCC2046/04a 09/15lm and KCC2046/01 08/15lm (All as received and date stamped 14th August 2015)

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- c) No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- d) During the period of demolition and construction, no power operated machinery shall be operated on the site and no construction related deliveries taken or despatched from the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- e) The existing hedge on the front boundary of the site shall be retained except at the point of access; and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

(Reason - To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

- f) Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along the highway boundary

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- g) The proposed driveway shall be constructed so that the falls and levels are such that no private water from the site drains across of onto the adopted public

highway. The use of permeable paving does not provide sufficient long term surety of drainage and as such the Highway Authority will require positive measures to prevent private water entering the adopted public highway.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- h) The internal track shown on the approved drawing number KCC2046/01 08/15lm leading between the proposed access and the existing internal link shall be removed permanently to separate the re-opened residential access.

(Reason: In the interest of highway safety in accordance with policy DP/3 of the Local Development Framework 2007)

- i) The proposed driveway shall be constructed using a bound material for the first five metres from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

There shall be no burning of any waste or other materials on the site, without prior consent from the Environmental Health Officer.

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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