

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2017

AUTHOR/S: Head of Development Management

Application Number / type of application:	S/2367/16/OL / Outline planning application
Parish(es):	Gamlingay
Proposal:	Outline application for the development of up to 29 dwellings, including open space with access applied for in detail
Recommendation:	Delegated Approval subject to the completion of a section 106 agreement regarding infrastructure contributions, affordable housing and ecological enhancement, management and monitoring.
Material considerations:	Principle of development, density, housing mix, local character, heritage impact, travel and access, services and facilities, ecology, noise and other environmental impacts, residential amenity and S106 contributions.
Site address:	Land south of West Road and west of Mill Street, Gamlingay
Applicant(s):	Mr Robert Phillips (of Endurance Estates Strategic Land Ltd)
Date on which application received:	01 September 2016
Site Visit:	31 January 2017
Conservation Area:	Adjacent to it
Departure Application:	Yes
Presenting Officer:	Lydia Pravin, Senior Planning Officer
Application brought to Committee because:	The recommendation of officers conflicts with that of the Parish Council and approval would represent a departure from the Local Plan
Date by which decision due:	01 February 2017 (Extension of time)

A. Update to the report

The height of the land relative to the road is a material consideration necessary to assess the proposed development as detailed in paragraph 202 of the report. This can be assessed through the submitted block plan (C,1,830) showing the topography of the site and a site visit by members of the Planning Committee.

If members resolve to grant outline planning permission it will be in accordance with the Building Height Parameter Plan (SZ258000027-202 Rev B) which shows the dwellings restricted to 1-1.5 storeys at the east end of the site adjacent to Mill Street. The dwellings along Mill Street will be set back by 8m from the back edge of the existing footway as detailed on the Development Framework Parameter Plan (SZ258000027-201 Rev B) and as will be secured by condition. The Parameter Plans together with the use of suitably worded conditions (including those set out below) enables a proper assessment (appropriate to the outline nature of the application) of the proposed development and its impact on the character of the village, open countryside and setting of the listed buildings and Conservation Area.

It has been noted the separation distance of the development to the edge of the footway is 7.7m, as shown on Illustrative Section H-HH is marginally less than 8m referred to above and which will be required were planning permission to be granted. The amended Illustrative Sections and Elevations are not for formal determination at the outline stage and will not be conditioned as part of any approval. Notwithstanding that the separation distance shown on this illustrative material is marginally less than 8 metres which would by condition be required to be provided if outline permission is granted, the illustrative sections and elevations are nonetheless not without value as they provide a general illustration of how the development may come forward at reserved matters stage.

As recommended above, it would be reasonable to add a condition to ensure no built development for a distance extending 8m from the western edge of the existing footway along the application site adjacent to Mill Street to secure an acceptable relationship with the setting of the Grade II listed buildings and Conservation Area, in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007. The additional condition provides certainty of the set back distance of 8m from the western edge of the existing footway along Mill Street.

The 8m set back from the existing footway allows the retention of the Mill Street frontage hedge. A condition is also proposed – condition (e), as amended – to secure retention of, and a scheme for the management and maintenance of this hedge but also for the provision of two pedestrian openings to serve the new development. The provision of two pedestrian openings is considered reasonable and indeed beneficial in terms of achieving an acceptable assimilation of the new development with the existing village. Officers have also been made aware of some recent damage to the hedge along Mill Street. The Council does not know how this damage arose. However, condition (e) as amended will ensure the retention of the hedgerow along Mill Street and replanting where suitable through a scheme of management and maintenance.

The Building Height Parameter Plan shows the height of the dwellings will be restricted to 1-1.5 storeys along the eastern boundary of the site. How the buildings will be manifested through their exact height will depend on the height of the land which is clearly demonstrated through the block plan and is also controlled through condition (f) which ensures that finished floor levels are approved.

With regard to the number of houses fronting Mill Street the application is seeking to gain permission for (i) the principle of up to 29 houses and (ii) the details of the access as submitted. The number of houses along Mill Street is something that will form part of the assessment at reserved matters stage, when the detailed proposals for the Mill Street frontage will be considered together with, and in the context of, proposed layout and other details of the development as a whole. As such, it is not considered that to control by condition the number of dwellings along the Mill Street frontage is necessary at this stage. However, should Members of the Planning Committee consider that it is necessary, at this stage, to limit to two dwellings aligning Mill Street, this matter can be made the subject of a condition attached to the outline planning permission.

As outlined in paragraph 204 of the Planning Committee report the layout and design cannot be considered in this outline application and will be subject to assessment at reserved matters stage as will landscaping.

If the planning committee are minded to approve the application the houses along Mill Street will be 1-1.5 storeys in accordance with the Building Height Parameter Plan (SZ25800027-202 Rev B). The houses will be required to be set back by 8m from the back edge of the footway along Mill Street in accordance with an additional condition ensuring this is applied through any reserved matters application.

Officers consider due to the outline nature of the application that the information which is before members of the Planning Committee is sufficient to assess and determine the application.

The last sentence of paragraph 8 is amended to say “there is considered to be less than substantial harm to the setting of the Conservation Area and Grade II listed buildings.”

Paragraph 205 in the main report is substituted with the following –

The development is considered to lead to less than substantial harm to the significance of the Grade II listed buildings and Conservation Area in line with paragraph 134 of the NPPF 2012. This harm, to which considerable importance and weight should be attached, should be balanced against the public benefits of the proposal. It is considered the development will provide a significant contribution to the lack of 5 year housing land supply and chronic shortage of affordable housing as well as providing significant economic benefits which will secure the optimum viable use of the site. It is therefore considered the present application overcomes the previous reasons for refusal under S/1338/15/OL which was the harm to the setting of the Listed Buildings and Conservation Area as well as the impact on the character of the village and open countryside.

C. Conclusion

No change to the conclusion in the main body of the report

D. Recommendation

Officers recommend that the Committee grants planning permission, subject to the following:

Section 106 agreement

Completion of an agreement confirming payment of the items outlined in Appendix 1 with an amendment to the trigger for ref CC4, Libraries and Lifelong Learning to 50% prior to occupation and 50% prior to occupation of the 14th dwelling to reflect the new agreed triggers;

and

The draft conditions listed in paragraph 255 of the main report with an amendment to condition (e) and an additional condition as follows:

Amendment to Condition (e)

The existing hedgerow along the eastern boundary of the application land adjoining Mill Street shall be retained within the approved development. The submission of reserved matters in accordance with the details required in condition (a) shall include a scheme:

- a) for the provision and maintenance of a maximum of two pedestrian access points into the existing Mill Street retained hedgerow; and
- b) for the protection of the hedgerow during construction; and
- c) for the on-going maintenance and management of the hedgerow (including provision for replacement of any parts of the hedgerow which have or may become damaged or diseased).

No development shall take place until this scheme has been approved in writing by the Council. The development shall thereafter take place in accordance with the approved scheme.

(Reason – To ensure the development provides good accessibility and retains the hedgerow in accordance with policy DP/3 and NE/6 of the adopted Local Development Framework 2007.)

ADDITIONAL CONDITION

Notwithstanding the approved plans identified in condition (d) no development shall take place within that part of the site extending 8m from the western edge of the existing footway along Mill Street.

(Reason: To ensure there is not significant harm to the setting of the Grade II listed building and Conservation Area in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

Contact Officer: Lydia Pravin – Senior Planning Officer
Telephone: (01954) 713020