

Application Number	14/2028/FUL	Agenda Item	
Date Received	22nd December 2014	Officer	Miss Catherine Linford
Target Date	16th February 2015		
Ward	Romsey		
Site	St Stephens Church And Church Hall 24 Brooks Road Cambridge		
Proposal	Relocation of approved sub-station position and increase of approved height of external plant terrace. Application reference - 11/1200/FUL		
Applicant	Mr Nigel Corrigan New Cambridge House Bassingbourn Road Littington CB1 9AJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal would not have a detrimental visual impact; <input type="checkbox"/> In relation to planning matters the proposal would not have a significant detrimental impact on neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is located on the junction of Brooks Road and Coldhams Lane at the western end of the roundabout. The site is triangular in shape and tapers to the rear, between houses on Coldham’s Grove and Brooks Road. The site does not fall within a Conservation Area, nor is it listed or classed as a Building of Local Interest. There are 5 Tree Protection Orders on trees located to the front of the site, on the roundabout and these provide a visually important tree belt.

1.2 Planning permission has been granted for a replacement Church on the site and this is currently under construction.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a substation, which would stand adjacent to the common boundary with 26 Brooks Road. The substation would measure 3m x 3m x 2.4m in height.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0425/FUL	Erection of 2 2 bed flats and 10 1 bed flats	REF and dismissed at appeal.
10/0145/FUL	Alterations and extensions for assembly and leisure use	WDN
10/0875/FUL	Construction of a replacement Church with ancillary offices, meeting rooms and cafeteria (following demolition of existing Church)	REF
11/1200/FUL	Erection of Church and associated facilities together with car and bicycle parking, refuse storage and landscaping following demolition of existing Church and The Parsonage.	A/C

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/12

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p>
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5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that are of relevance

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal if it gains the benefit of Planning Permission.

Head of Refuse and Environment

- 6.2 No objection, subject to conditions related to construction hours and noise insulation.
- 6.3 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupier of the following address has made a representation:
- 26 Brooks Road
 - Linda S Russell, Solicitors and Planning Consultants, 57 North Hill, Colchester, Essex (on behalf of 26 Brooks Road)
- 7.2 The representations can be summarised as follows:
- Concern about health risks
 - Noise and disturbance
 - The substation is too big and too high
 - Lack of information regarding the size of the substation
 - The substation could be situated elsewhere on the site
 - Due to its utilitarian design the substation would have a detrimental visual impact
 - If the application is approved it is requested that a condition is added requiring additional boundary landscaping
 - Fire risk
- 7.3 A petition has been submitted which contains 86 signatures.
- 7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Background
2. Context of site, design and external spaces
3. Residential amenity
4. Third party representations

Background

8.2 In 2011 planning permission was granted for a replacement Church on the site (11/1200/FUL). This did not include the provision of a substation. During the technical design stage process, which took place after planning permission was granted, it was found that a substation would be required for the Church. It is proposed that the substation is located 1m from the southern boundary with 26 Brooks Road. The applicant has explained that this is the only location on the site where a substation could be located. UK Power Networks require the substation to be accessible by a vehicle at all times. The proposed location is easily accessible and would be in front of the gate that would secure the site. Situating the substation further into the car park would not enable it to be accessed as UK Power Networks require. Situating the substation further into the car park would also impact on the tree roots of protected trees. A storm water attenuation tank is being installed under the car park which also influences the location of the substation.

Context of site, design and external spaces

8.3 The proposed substation would be set back 23.4m from the street frontage and would not be a prominent feature when seen from the street. The structure would have a low pitched roof and would be a maximum of 2.4m in height. Considering the landscaping proposed along the boundary it is my view that the proposed substation would also not be a prominent feature when viewed from the neighbouring property, 26 Brooks Road. I consider it to be visually acceptable, subject to a condition

requiring further details of the landscaping to ensure that it is appropriate and adequate (4).

- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

- 8.5 The only neighbouring property that may be directly impacted on by the proposals is 26 Brooks Road. Environmental Health have been consulted on the application and have raised no objection. In order to ensure that the noise level remains acceptable it is recommended that a noise assessment and insulation scheme is required by condition (5). This would include details of the equipment, and the sound reducing qualities of the enclosure, and would include consideration of low frequency noise.
- 8.6 The proposed substation would stand 1m from the common boundary with 26 Brooks Road, to the north of this neighbour. Due to the orientation it is my view that it would not overshadow 26 Brooks Road to an unacceptable degree and due to its height it is my opinion that it would not dominate or enclose this neighbour to an unacceptable degree.
- 8.7 Concern has been raised regarding the impact the substation could have on health and fire risk. This is not a planning consideration and cannot be taken into consideration.
- 8.8 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Third Party Representations

- 8.9 The issues raised have been addressed above.

9.0 CONCLUSION

- 9.1 In my opinion there is no planning reason to refuse the application and I therefore recommend that it is approved subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

4. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. Before the substation is installed a scheme for the insulation of the substation in order to minimise the level of noise emanating from the substation shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the substation is in use. The scheme shall include the consideration of low frequency noise.

Reason: to protect the amenity of neighbouring properties.
(Cambridge Local Plan 2006, policy 4/13)