

Application Number	20/01967/FUL	Agenda Item	
Date Received	27/05/2020	Officer	Saffron Loasby
Target Date	22/7/2020		
Ward	Trumpington		
Site	6 Chaucer Road		
Proposal	Change of use of the site to use Class D1 (Education); alterations to existing greenhouse to facilitate use as a classroom, erection of a single storey teaching/toilet block, and alterations to boundary treatment.		
Applicant	St Marys Junior School, c/o Barton Wilmore		

SUMMARY	The development accords with the Development Plan for the following reasons: - The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area or Conservation Area; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development would not have an adverse impact on Highway Safety.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located to the south of the city centre on the north side of Chaucer Road in the Southacre Conservation Area. The wider site comprises an existing educational building and facilities and is surrounded by predominantly

residential properties. St Marys School is for girls from the ages of 4-11. The overall premises of the Junior School are leased from the freeholder on a long term basis, however, the land that the site of the new classroom sits on is leased by St Mary's School on a short term lease of only 5 years. This has played a large part in the design process of this application proposal as the land could be requested back within a relatively short period.

- 1.2 The application site comprises an existing greenhouse building and a small triangular area of land immediately to the northeast of the building. Access to this building is from Chaucer Road and parking facilities are located to the south of the existing greenhouse. There is a group TPO located to the front and rear of the wider site, neither of which are near the proposal site.
- 1.3 There are no listed buildings within proximity of the application site.

2.0 THE PROPOSAL

- 2.1 The proposed development involves the recladding of the existing greenhouse structure to make it a useable space for teaching. It is also proposed to add a single storey building to the north of this to house toilet/staff facilities. The area of land to the northeast of the building will be included and resurfaced to be used as part of the wider changes. The boundary treatment will be altered slightly to 'square-off' the space thus linking the green house building with the new single storey building.
- 2.2 The application is accompanied by the following supporting information:
 1. Design and Access Statement;
 2. Heritage statement
 3. Flood Risk Form
 4. Plans

3.0 SITE HISTORY

- 3.1 The planning history for this site is quite extensive, the most relevant application in relation to the application building is under planning reference 10/0816/CLUED which includes the

wider school site (outlined in blue). A certificate of lawful use was produced that recognised that the premises had been used as a D1 class continuously for over 10 years. This was drawn up in August 2010 and it referred to the use of the buildings by the University as an educational institution that had occurred for around 30 years. However, the certificate omitted to include the greenhouse and surrounding land in the site area. This application therefore seeks to regularise this as well as to carry out the additional works referenced in paragraph 2.1

4.0 PUBLICITY

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

5.0 POLICY

5.1 Cambridge Local Plan 2018

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 28 29 31 32 35 55 56 57 58 61 62 70 71 74 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Previous	Greater Cambridge Sustainable Design and

Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)
	Southacre Conservation Area Appraisal (2013)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No adverse impact on Highway Safety

Environmental Health

6.2 Acceptable subject to conditions covering construction hours and piling.

City Council Conservation team

6.3 No objections

National Grid - Cadent

- 6.4 Recognises there are connections that run close to the development site and requests contact is made prior to development commencing.

7.0 REPRESENTATIONS

- 7.1 One letter of objection was received from a local resident, 5 Chaucer Road. Concern is raised regarding the increase in potential school capacity as a result of the new classroom and the impact this would have on the residents in terms of intensification of traffic and highway safety, notably during drop-off and collection times.
- 7.2 In response to this representation the agent has responded with a Statement of Clarification informing that the school has no intention of increasing pupil numbers as a result of this application should it be approved.

8.0 ASSESSMENT

Given the responses detailed above the main areas for assessment are as follows:

Principle of Development

- 8.1 Policy 1 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.
- 8.2 Policy 74 of the Cambridge Local Plan (2018) seeks to ensure all new or enhanced education facilities are permitted where
- a. the scale, range, quality and accessibility of education facilities are improved;
 - b. they are located in the area they are expected to serve;
 - c. they mitigate the impact of any associated residential development; and
 - d. they comply with the strategic objectives of the Children's Services Authority.

The Council will work with the Children's Services Authority to provide high quality and convenient local education services in

all parts of Cambridge, but particularly in areas of population growth.

- 8.3 Whilst St Mary's Junior School is an independent prep school the principle of the proposal is still considered to meet the requirements of the above policies.

Context of site, design and external spaces (and impact on heritage assets)

- 8.4 The application site consists of an existing single storey green house and it is in close proximity to both No 5 and 6 Chaucer Road that are listed as 'Buildings of Local Interest' in the Southacre Conservation Area Appraisal 2013.
- 8.5 In relation to the impact of the development on the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Area. Paragraph 193 of the National Planning Policy Framework states that, when considering the impact of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Para 196 goes on to state that, where a proposal will lead to less than substantial harm to the significance of an asset, this harm should be weighed against the public benefits of the proposal.
- 8.6 Given the building footprint and elevations are planned to remain predominantly the same from an external visual aspect, it is considered by officers that the impact of the proposal to convert the existing greenhouse will not result in detrimental harm to the appearance or character of the Conservation Area. The proposed development when viewed from Chaucer Road will be minimal. The City Council Conservation team has reviewed this revision and consider the external appearance to be satisfactory.
- 8.7 The proposal fails in part to provide full details of the proposed staff room and toilets, which are to be located to the north of the greenhouse. Whilst the visual impact of this building will be minimal from the road given the proposed dimensions and location within the site, there are no elevations provided with the

application. A proposed floor plan and section advise of size and layout but elevations detailing materials, openings and finish all need to be included. A condition has been added to ensure the finished building is in keeping with the surrounding area.

- 8.8 The form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57,61 and 62.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The main area to be assessed in terms of neighbour impact is the potential intensification of the site by introducing new pupils. Neither the use of the building as a classroom nor the new staff room/toilet block will result in overlooking, overbearing or noise problems to surrounding residents, however there are concerns raised by a local resident that specifically refer to the additional vehicle movements and the resultant noise and disturbance this will cause to local residents. The agent has provided a Statement of Clarification confirming this is not the desire of the school and this proposal will not result in an increase in student numbers. At present there are no specific planning restrictions on the number of pupils able to attend the school and restricting future numbers as part of this application would not meet the relevant planning tests.

Highway Safety

- 8.10 The neighbour concern regarding potential highway intensification has been responded to by the agent and the consultation response from the LHA has confirmed the development is acceptable as submitted with no significant adverse impact on the highway. Officers are satisfied that the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car Parking

- 8.11 Policy 82 of the Cambridge Local Plan (2018) relates to parking management. This states that car free developments will be accepted where they have easy access by walking or cycling to the city centre, there is high public transport accessibility and where the car-free status can be realistically enforced for example through on-street car parking controls. The site lies outside of the CPZ, with a parking scheme proposed in the future (according to the Councils website). No additional spaces are proposed as a result of this development and it is considered that the proposal meets with the criteria and would satisfy policy 82.

9.0 CONCLUSION

- 9.1 The proposed development would not result in an adverse impact upon neighbouring properties, it would have minimal impact on the Conservation Area and Highway Safety and would also provide an acceptable level of amenity for neighbouring resident occupiers.

10.0 RECOMMENDATION: APPROVE

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 91 of the Town and Country Planning Act 1990 (as amended by 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. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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 2018 policy 35)

4. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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 2018 policy 35)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2018 policy 35)

6. No development shall take place above ground level until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridges City Council Local Plan 2018 policy 55 and 61).

7. No development shall take place above ground level until full scale plans and drawings of the proposed single storey building have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridges City Council Local Plan 2018 policy 55 and 61).