



Application details 25/01496/FUL – 12-34 Fanshawe Road, Cambridge

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Coleridge

Proposal: Temporary use of the approved Plot 3, block W3 into a sales office for a temporary period of 3 years. Sales office to be converted back at the end of this period to residential. Installation of temporary parking for 5 parking spaces including 1 no disabled parking space, EV chargers, bollard lighting, soft landscaping and cycle parking.

Applicant: Hill Residential Limited

Presenting officer: Aaron Coe

Reason presented to committee: 'Minor' application relating to the Council's own land.

Member site visit date: Not required.

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1 The application seeks planning permission for the temporary use of the approved plot 3 (under full planning application reference 23/04686/FUL) for a 3 year period as a sales office. The sales office is proposed to be converted back at the end of this period to the house type as originally approved under application reference 23/04686/FUL.
- 1.2 Officers consider that the proposal would have little impact on the character and appearance of the street scene and surrounding area. The proposed location of the sales office and marketing suite within the application site is an appropriate location for the temporary use proposed. The proposal adequately respects the residential amenity of existing and future neighbours and the constraints of the site.
- 1.3 The application has been brought before planning committee as it is a minor application which relates to the Council's own land.
- 1.4 Officers recommend that the Planning Committee approves the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Number
Landscape officer	No objection	6.3
Cambridgeshire County Council (Highways Development Management)	No objection	6.1
Environmental Health	No objection	6.2

2. Site description and context

- 2.1 The application site is land at 12-34 Fanshawe Road. This planning application proposes the conversion of the consented plot 3 to a sales and marketing suite for a temporary period and associated works including access, landscaping and parking.
- 2.2 The work relates to the full planning permission which was granted for the erection of 84 homes on 12th November 2024 (application reference 23/04686/FUL). The sales marketing suite is proposed be located on the western half of the development. Vehicular access would be gained via the approved western vehicular access.

3. The Proposal

- 3.1 The application proposal relates to the temporary use of the consented plot 3 as a sales and marketing suite, the installation of 5 temporary car parking spaces which include a disabled car parking bay, EV charging spaces, hard and soft landscaping. Visitor cycle parking is also proposed to be included by front entrance of the marketing suite.
- 3.2 The temporary sales and marketing suite is proposed to include a reception area, meeting rooms and a small kitchen. The external materials are proposed to consist of brickwork, composite windows, doors and slate roof tiles.

- 3.3 In addition to the sales and marketing suite building, the scheme proposes car parking spaces for 5 cars (1 disabled car parking space, 4 car parking spaces, 3 Sheffield stand visitor cycle parking hoops and soft landscaping.

4. Relevant site history

Reference	Description	Outcome
23/04686/FUL	Demolition of the existing buildings, garages and hardstanding and the erection of 84 residential units, car parking, landscaping and associated works.	Approved.

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2021

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 31: Integrated water management and the water cycle
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

- 5.3 Supplementary Planning Documents (SPD)
Sustainable Design and Construction SPD – Adopted January 2020

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – N

Press Notice – N

Cambridgeshire County Council (Highways Development Management)- No Objection

6.1 No objection- no adverse impact upon the Public Highway.

Environmental Health- No objection.

6.2 Environmental health officers have reviewed the application and have raised no objection.

Landscape Officer

6.3 No objection.

6.4 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. Third party representations

7.1 No third-party representations have been received.

8. Assessment

8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Highways matters/ parking

- Residential amenity
- Other matters

9. Principle of Development

- 9.1 The proposed development relates to the approved residential development at 12-34 Fanshawe Road. There are no objections in principle to the proposed development.

10. Design, layout, scale and landscaping

- 10.1 The proposal involves the temporary use of the approved plot 3 as a sales and marketing suite building. There are no objections to raise in relation to the size or appearance of the building.
- 10.2 Soft landscaping is proposed to the east and south of the marketing suite which helps to soften the appearance of the marketing suite building. The hedging and planting details proposed successfully reflect the character and design of the approved permanent application (23/04686/FUL). The proposal is compliant with Cambridge Local Plan (2018) policies 55, 57 and 59.
- 10.3 Plot 3 is located on the western side of the development and is proposed to be accessed via the new access along Fanshawe Road. The proposed plot to be used as the marketing suite/ sales office would be easily accessible and visible from the public realm which is important from a sales/ marketing perspective. The proposed location of the temporary sales and marketing suite is considered acceptable.

11. Highways Safety and Transport Impacts

- 11.1 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.2 The Highway Authority has reviewed the application and raised no objections. Officers are satisfied that the proposal is compliant with Cambridge City Local Plan 2018 and paragraph 116 of the NPPF.

12. Car and Cycle Parking provision

- 12.1 The scheme includes visitor cycle parking for 6 cycles (3 Sheffield stand hoops) and 5 cars, 1 of which would be for disabled parking. The use is Sui

Generis and there are no standard number of spaces that apply in the Local Plan car parking standards. Officers consider the number of parking spaces proposed to be appropriate for the sales and marketing suite use. The proposal is considered to be compliant with the Cambridge Local Plan 2018 policy 82 and Appendix L.

13. Amenity

- 13.1 The nearest residential properties along Fanshawe Road to the application site are No's 32 and 34 Fanshawe Road. Policy 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 13.2 The proposal involves the redevelopment of the rear garden spaces of nos.32 and 34 Fanshawe Road, which become part of the approved terrace block W3 (as approved under 23/04686/FUL). The front elevation of no.32 Fanshawe Road faces east towards the open space, and diagonally across from the proposed temporary marketing suite within block W3. It is acknowledged that the positioning of the proposed terrace properties introduces windows which are adjacent to the front elevation of number 32 Fanshawe Road. However, the views between these properties would be very oblique and at such a tight angle it is not considered to be detrimental to the amenity of existing or future occupants in terms of loss of privacy. Moreover, inter-looking between front elevations of properties is not considered to be as sensitive as views into the rear elevations of residential units. Furthermore, there is an existing public footpath which passes the front elevations of this property and views into the ground floor windows are already possible from the public realm as existing. The relationship between the temporary marketing suite and number 32 Fanshawe Road is considered acceptable.
- 13.3 Two first floor windows are proposed on the west elevation to serve a meeting room and kitchenette as part of the temporary proposals. The kitchenette window would be obscure glazed and the meeting room window is positioned in a location which ensures any potential views would be oblique and the impact on the residential amenity of number 32 and 34 Fanshawe Road is considered acceptable.

14. Other Matters

- 14.1 The approved surface water and foul water drainage strategy (as approved under 23/04686/FUL) will be implemented and is proposed to serve the temporary marketing suite and show homes. Given the small scale and

temporary nature of the development proposed this is considered acceptable.

- 14.2 The proposed temporary change of use of the approved dwelling to a marketing suite is exempt from mandatory biodiversity net gain as the proposals do not impact priority habitats and affect less than 25m of on-site habitat or 5 metres of on-site linear habitats.

15. Conclusion/ Planning Balance

- 15.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 15.2 There are no sustainable planning objections to raise to this temporary development.
- 15.3 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

16. Recommendation

Approve subject to:

-The planning conditions as set out below.

17. Planning conditions

1. Temporary Permission

The use hereby permitted shall cease within 3 years of the date of this decision notice. On discontinuation of the use hereby permitted, all temporary structures shall be removed and the land shall be remediated and the development shall be completed in accordance with the plans approved under full planning application reference 23/04686/FUL.

Reason: The marketing suite is considered an inappropriate use of development for more than the temporary period proposed, Cambridge Local Plan 2018, Policies 55, 56 and 57.

2. Approved Plans

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. Construction Hours

No construction shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

Background papers:

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.

- Cambridge Local Plan 2018