



Application details: 25/02452/FUL– 137-143 Histon Road, Cambridge, Cambridgeshire CB4 3HZ.

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Arbury

Proposal: Conversion of the approved Plot 42 (under application reference 25/01354/FUL) into a sales office and marketing suite for a temporary 3 year period and the installation of 3 temporary car parking spaces to the rear of the sales suite which will include a disabled parking bay, EV chargers, bollard lighting and soft landscaping. Cycle parking to be provided by the front entrance of the sales office.

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 42 (under full planning application reference 24/01354//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.
- 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.

Consultee	Object / No objection / No comment	Paragraph Number
Cambridgeshire County Council (Highways Development Management)	No objection	6.1
Environmental Health	No objection	6.2
Landscape officer	<u>As originally submitted</u> The temporary parking bays proposed encroach slightly into the root protection zone (RPZ) of the existing trees along the western boundary. Officers recommend that the paving surface for the temporary parking is revised from asphalt to a permeable surface and a method statement for excavation and paving works in the tree RPZ is provided before determination.	6.3
	<u>As amended</u> No objection. Additional information has been submitted showing the Arboricultural method statement, tree protection and permeable paving on a cellweb supported sub base in the car parking bays for the sales and marketing area.	6.4

Conservation officer	No objection	6.5
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Table 2 Consultee summary

2. Site description and context

2.1 The application site is land at 137-143 Histon Road which is located within the Arbury ward. This planning application proposes the conversion of the consented plot 42 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 70 homes on 10th April 2024 (application reference 24/01354/FUL). The sales office and marketing suite is proposed be located close to the entrance of the application site. Vehicular access would be gained via the approved vehicular access along Histon Road.

3. The Proposal

3.1 The application proposal relates to the temporary use of the consented plot 42 as a sales and marketing suite, the installation of 3 temporary car parking spaces, which includes a disabled car parking bay, EV charging spaces, hard and soft landscaping. Visitor cycle parking is also proposed to be included close to the front entrance of the marketing suite.

3.2 The temporary sales and marketing suite is proposed to include a reception area, meeting rooms, an accessible toilet 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 3 cars (1 disabled car parking space, 2 car parking spaces, 3 Sheffield stand visitor cycle parking hoops and soft landscaping.

4. Relevant site history

Reference	Description	Outcome
24/01354/FUL	Erection of 70 dwellings including access, car parking, cycle storage, 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
Cambridgeshire and Peterborough Flood and Water
Greater Cambridge Biodiversity – Adopted February 2022

6. Consultations

Publicity

Neighbour letters – Y
Site Notice – Y
Press Notice – Y

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 As originally submitted- The temporary parking bays proposed encroach slightly into the root protection zone (RPZ) of the existing trees along the western boundary. Officers recommend that the paving surface for the temporary parking is revised from asphalt to a permeable surface and a method statement for excavation and paving works in the tree RPZ is provided before determination.

- 6.4 As amended- revised information has been submitted showing the Arboricultural method statement, tree protection and permeable paving on cellweb supported sub base in the car parking bays for the sales and marketing area. Our previous comments have been addressed and so we have no objection to the application.

Conservation Officer

- 6.5 No objection- the proposal would not give rise to any harm to any heritage assets.
- 6.6 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 representation

- 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 137-143 Histon 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 42 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 (24/01354/FUL). The proposal is compliant with Cambridge Local Plan (2018) policies 55, 57 and 59.
- 10.3 Plot 42 is located on the southern side of the spine road within the development and is proposed to be accessed via the approved access along Histon 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 3 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 existing residential properties to the site are located along the Histon 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. The closest existing property is approximately 45m from the proposed location of the marketing suite. Given the proposed separation distance there would be no significant adverse impacts on the residential amenity of existing neighbouring properties.
- 13.2 The proposal adequately respects the residential amenity of future neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018).

14. Other Matters

- 14.1 The approved surface water and foul water drainage strategy (as approved under 24/01354/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 24/01354/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