AGENDA ITEM NO.

DEVELOPMENT MANAGEMENT PANEL 18 OCT 10

APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT PANEL
(Report by Planning Service Manager)

Case No: **1001170FUL (FULL PLANNING APPLICATION)**

Proposal: **ERECTION OF FOUR DWELLINGS ON THE SITE OF AN OLD WAREHOUSE**

Location: **LAND AT AND INCLUDING 86 HIGH STREET**

Applicant: **CITY RENOVATIONS**

Grid Ref: **528869 285114**

Date of Registration: **11.08.2010**

Parish: **RAMSEY**

RECOMMENDATION - APPROVAL

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This site is located close to the centre of the town, and was formerly occupied by a shop/warehouse. This building has been demolished, and the land has been partly cleared. Development in the area is very mixed with a wide range of building styles and ages, although the principal buildings tend to be along the High Street with the secondary or subsidiary buildings facing Little Whyte. Land uses are also mixed but residential properties tend to be in the majority along Little Whyte.

1.2 The proposal is to erect four, 2 storey, dwellings. The entire structure will be made up of five parts - two principal sections will provide the bulk of the accommodation and three other sections will give additional bedroom accommodation at first floor with an open car port on the ground floor. A further bedroom will be incorporated in the roof space. The entire building will be 31m long and 8m deep. The maximum ridge height will be 8.7m and the eaves height will be 5.5m. The two principal sections will be of brick and tile construction, whilst the other three sections will be timber clad with the same roof tiles. Each property will have a small rear garden and a single parking space.

1.3 The site is in the defined town centre and in the conservation area. There are a number of listed buildings along the High Street.

2. NATIONAL GUIDANCE

2.1 **PPS1 – Delivering Sustainable Development (2005)** contains advice on the operation of the plan-led system.

2.2 **PPS3 – "Housing" (2010)** sets out how the planning system supports the growth of housing completions needed in England.

2.3 **PPS5: Planning for the Historic Environment (2010)** sets out the Government's planning policies on the conservation of the historic environment.

For full details visit the government website http://www.communities.gov.uk and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: http://www.communities.gov.uk then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 Cambridgeshire and Peterborough Structure Plan (2003) Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at http://www.cambridgeshire.gov.uk follow the links to environment, planning, planning policy and Structure Plan 2003.

- None relevant

3.2 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **H11**: "Market Town Policy" – In Ramsey Town Centre, the re-introduction of special needs housing only will be considered within the town centre inset map.

- **H31**: "Residential privacy and amenity standards" – indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.

- **En2**: "Character and setting of Listed Buildings" – indicates that any development affecting a building of architectural or historic merit will need to have proper regard to the scale, form, design and setting of the building.

- **En5**: "Conservation area character" - development within or directly affecting Conservation Areas will be required to preserve or enhance their character or appearance.

- **En6**: "design standards in conservation areas" – in conservation areas, the District Council will require high standards of design with careful consideration being given to the scale and form of development in the area and to the use of sympathetic materials of appropriate colour and texture.

- **En25**: "General Design Criteria" – indicates that the District Council will expect new development to respect the scale, form,

materials and design of established buildings in the locality and make provision for landscaping and amenity areas.

3.3 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002)

- **HL5** – Quality and density of development – sets out the criteria to take into account in assessing whether a proposal represents a good design and layout.

3.4 Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at http://www.huntsdc.gov.uk click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1**: "Sustainable development in Huntingdonshire" – all development will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered, including design, implementation and function of development.

- **CS3**: "The Settlement Hierarchy" – Identifies Huntingdon, St Neots, St Ives and Ramsey and Bury as Market Towns in which development schemes of all scales may be appropriate in built up areas.

3.5 Policies from the Development Management DPD: Proposed Submission 2010 are relevant:-

- **E1**: "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.

- **E2**: "Built-up Areas" – development will be limited to within the built-up areas of the settlements identified in Core Strategy policy C3, in order to protect the surrounding countryside and to promote wider sustainability objectives.

- **E3**: "Heritage Assets" – proposals which affect the District's heritage assets or their setting should demonstrate how these assets will be protected, conserved and where appropriate enhanced.

- **E10**: "Parking Provision" – car and cycle parking should accord with the levels and layout requirements set out in Appendix 1 'Parking Provision'. Adequate vehicle and cycle parking facilities shall be provided to serve the needs of the development.

- **H1**: "Efficient Use of Housing Land" – housing developments will optimise density taking account of the nature of the development site; character of its surroundings and need to accommodate other uses and residential amenities such as open space and parking areas. In order to help reduce the need to travel,

proposals will be supported which include higher densities in locations in close proximity to concentrations of services and facilities and integrate commercial and community uses amongst new homes of a scale and nature appropriate to their location.

- **H7**: "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.6 The SPD Design Guide and the Ramsey Conservation Area Character Statement are material considerations.

4. PLANNING HISTORY

4.1 0503025FUL – erection of 6 flats and change of use of first floor of 86 High Street to form three flats. Approved 20th December 2007. This application related to both the current site and to number 86 High Street. The works to convert no 86 to residential accommodation, and to retain part of the building as a shop, have commenced. No work has taken place with regard to the erection of the flats other than that the building they are to replace has been demolished. Copies of the approved plans and elevations are attached as green papers.

4.2 0503026LBC – alterations and part demolition and conversion to form three flats at first floor. Consent granted 4th July 2008. This application accompanied the above proposal but related to no 86 High Street only.

5. CONSULTATIONS

5.1 **Ramsey Town Council – REFUSE**(copy attached)

5.2 **CCC Archaeology** – archaeological investigation required, to be secured by a negative condition.

5.3 **Environmental Health Officer** – contamination investigation required.

6. REPRESENTATIONS

6.1 Neighbours – None received.

7. SUMMARY OF ISSUES

7.1 The issues in this case concern the principle of the development, the design of the proposal and its impact on the character of the area, the effect on neighbours and the highway implications.

The principle of the development

7.2 The principle of the residential use of this site was accepted when planning permission was granted in 2007 for the replacement of the former shop/warehouse with a block of six flats. Ramsey is categorised as a market town in the settlement strategy and policy CS3 identifies the town as being a location where all scales of development may be appropriate in the built up area. The development will make efficient use of the land, and whilst the density

is high at 90 dwellings per hectare, it is not the overall density which is the issue, but rather the resulting built form and the consequential impact of the development on the character of the area. The density in terms of dwellings per hectare is lower than the approved scheme.

7.3 The introduction of residential units into the centre of Ramsey is subject to the provisions of policy H11. This will generally allow only special needs housing in the town centre and the policy was intended to protect the commercial role of the area by restricting the loss of retail units. The policy was formulated many years ago and it is considered that, due to changing circumstances in the pattern of retailing, and more up-to-date guidance, it does not carry the weight that it once did. There is now no justification to restrict the type of accommodation allowed in Ramsey town centre, and it would be very difficult to support a refusal on this ground on appeal. It should also be emphasised that the principle of the residential use of the site was approved in 2007.

7.4 It is considered that the residential use of this site is acceptable, and complies with policies CS3 and H1.

The design and impact on the character of the area

7.5 The scale and bulk of the development are sympathetic to the general form of development in the area and the overall design of the building will compliment the more historic building forms in this part of the town. The differing scales of the two components of the building will reduce its impact on the street scene, and the variety of materials will also help in this regard. The scale of the building is similar to the one already approved. The proposal will not have an adverse impact on the setting of the adjacent Listed Buildings.

7.6 It is considered that the proposal will sustain the heritage asset that is the Ramsey Conservation Area, and will comply with policies En2, En5, En6, En25, HL5, E1 and E3.

The impact on neighbours

7.7 The scale and bulk of the development are similar to the previously approved scheme, and it occupies the same position on the site frontage. In this respect, the effect on the amenities of the immediate neighbours in terms of loss of light and overshadowing will no greater than has already been approved. The number of first floor windows along the rear of the building has increased by three, to 12, but of these, eight will light bathrooms or en-suites and can be glazed with obscured glass. It is considered, overall, that overlooking will not be a serious issue and no worse than already approved.

7.8 It is considered that the proposal meets the requirements of policies H31 and H7.

The highway implications

7.9 Each dwelling is being provided with a single parking space with an access off Little Whyte. Policy E10 states that the maximum car parking provision in the centre of Ramsey should not exceed 2 spaces per dwelling.

7.10 It is considered the proposal is consistent with the provision of policy E10

Other issues

7.11 The comments received from the Environmental Health Officer and the County Archaeologist can be dealt with by condition.

7.12 The recommendation of the Town Council is noted but, if an objection on the grounds of overdevelopment is to be sustained, it has to be demonstrated that the overdevelopment will result in harm with regard to one or more material planning considerations. The consequences of the alleged overdevelopment have not been stated in this case.

Conclusions

7.13 The proposal is acceptable in that:-

1. The land use is acceptable and the development will make efficient use of a previously developed site.
2. The scale, bulk and design of the proposal are acceptable and it will maintain the character of the street scene and that of the Conservation area in general.
3. The development will not have a significant impact on the amenities of the immediate neighbours.
4. There are no overriding highway issues.
5. There are no other issues which would suggest that planning permission should not be granted.

7.14 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

8. RECOMMENDATION - APPROVE, subject to the following conditions.

02003	Time Limit (3yrs)
05001	Buildings
03022	Parking
Nonstand	Cycle store details
Nonstand	Archaeology
Nonstand	Contamination
06015	Boundary treatment
Nonstand	Door and window details

Nonstand Obscured glazing

BACKGROUND PAPERS:
East of England Plan - Revision to the Regional Spatial Strategy (May 2008)
Cambridgeshire and Peterborough Structure Plan, 2003
Huntingdonshire Local Plan, 1995
Huntingdonshire Local Plan Alterations (2002)
Adopted Huntingdonshire Local Development Framework Core Strategy 2009
Development Management DPD: Proposed Submission 2010

CONTACT OFFICER:
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