



WEST/CENTRAL AREA COMMITTEE

Chair: Councillor John Hipkin



City Councillors for

Castle (John Hipkin, Marie-Louise Holland, Simon Kightley),

Market (Mike Dixon, Colin Rosenstiel, Joye Rosenstiel),

Newnham (Rod Cantrill, Julie Smith, Sian Reid),

Co-opted non-voting members: County Councillors White (Castle), Griffiths (Market) and A Reid (Newnham).

Committee Manager: Liz Whitcher (01223 457015 or liz.whitcher@cambridge.gov.uk or write c/o Room 11, The Guildhall, Cambridge CB2 3QJ)

Published and placed on public deposit: 7 March 2007.

Date: Thursday 15 March 2007

Time: 7.15pm for 7.30pm start

Place: The Pavilion Room, Cambridge University Sports Ground, Wilberforce Road, Cambridge CB3 0EQ

SECOND CIRCULATION

8 APPLICATIONS FOR PLANNING PERMISSION

*Report by Director of Environment and Planning
(Pages 1 - 17)*

The following report was published on 8 March 2007.

The Chair will be asked to rule under 100B(4)(b) of the Local Government Act 1972 that the item be considered despite not being made publicly available five clear days prior to the meeting. The reason is that the determination of this application cannot wait until the next meeting of the area committee in 8 weeks time.

7	
Site	15 Adams Road (Newnham)
Proposal	Erection of replacement of 2.5 storey dwelling and detached swimming pool.
Officer Recommendation	APPROVE subject to conditions and informatives
Application No	06/1373/FUL
Applicant	Dr And Mrs B Sanghera 215A Huntingdon Road Cambridge Cambridgeshire CB3 0DL
Case Officer	Neville Doe
Contact No	01223-457126

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Application Number	06/1373/FUL	Agenda Item	8.7
Date Received	9th January 2007	Officer	Mr Neville Doe
Target Date	6th March 2007		
Ward	Newnham		
Site	15 Adams Road Cambridge Cambridgeshire CB3 9AD		
Proposal	Erection of replacement of 2.5 storey dwelling and detached swimming pool.		
Applicant	Dr And Mrs B Sanghera 215A Huntingdon Road Cambridge Cambridgeshire CB3 0DL		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a residential plot containing a single detached dwellinghouse measuring approximately 2940 square metres. The plot has a well-established garden with some good tree specimens and other extensive planting. The site is accessed from the north side of Adams Road along a 60 metre long driveway between numbers 14 and 17 Adams Road.
- 1.2 The site is bordered to the north by a bird sanctuary and to the east by number 16 Adams Road, a detached dwelling. The large residential plots on Adams Road and Wilberforce Road wrap around the application site to the south and west in an L shape.
- 1.3 The site falls within Conservation Area No.2 (West).
- 1.4 The site lies outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application seeks full planning permission for a replacement 2½ storey, 5 bed dwelling with linked pool house. It is also proposed that the existing disused open-air swimming pool be filled.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
 2. Arboricultural Assessment

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
80/1373/FUL	Erection of conservatory to existing dwelling	A/C

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 PPS1 Delivering Sustainable Development (2005): **Paragraphs 7 and 8** state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 Planning Policy Statement 3 (PPS 3) Housing : Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

5.4 PPS9: Biodiversity and Geological Conservation (2005): Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions,

local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.

- 5.5 PPG13 Transport (2001): This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.6 PPG15 Planning and the Historic Environment (1994): This guidance provides advice on the identification and protection of historic buildings, conservation areas and other elements of the historic environment.
- 5.7 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

- P1/2 Environmental restrictions on development
- P1/3 Sustainable development in built development
- P7/1 Sites of Natural and Heritage interest
- P7/6 Historic Built Environment
- P8/1 Sustainable development – links between land use and transport

5.9 **Cambridge Local Plan 2006**

- 3/1 Sustainable development
- 3/4 Responding to context
- 3/7 Creating successful places
- 3/11 The design of external spaces
- 3/12 The design of new buildings
- 4/4 Trees
- 4/7 Species Protection
- 4/11 Conservation Areas
- 4/13 Pollution and amenity
- 4/16 Development and flooding
- 5/1 Housing provision
- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking

5.10 Material Considerations

Cambridge City Council (2003) – Sustainable Development Guidelines:

Highlights issues that should be considered when drawing up policies and development briefs, appraising sites and development proposals. The Guidelines identify opportunities for mitigation of the impacts of development and for delivering environmental enhancement, giving examples of how this has been achieved in successful projects. The Guidelines include practical ways of implementing the principles of sustainable development at all stages of the development process. Applicants for major developments will be asked to complete and submit a Sustainable Development Checklist and a Sustainability Statement to accompany their planning application, setting out the key sustainable development issues relevant to the development, and describing how they have complied with the Guidelines.

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) -

This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

Cambridge City Nature Conservation Strategy – Enhancing Biodiversity (2006): and Cambridge City Wildlife Sites Register

(2005): Give guidance on which habitats should be conserved and enhanced, how this should be carried out and how it relates to Biodiversity Action Plans.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Objection:

Head of Environmental Services

6.2 No objection

Environment Agency

6.3 No objection subject to standard conditions regarding foul and surface water drainage.

6.4 **The Wildlife Trust**

Objection. There has been insufficient consideration of the protection of the Great Crested Newt population that has been identified on the site, the extent of which has not been fully recognized in the initial survey carried out by the ecology consultant. We do not disagree with the consultant's recommendations for mitigation measures, and believe that a detailed mitigation procedure must be agreed and implemented before the development commences.

6.5 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/occupiers of the following addresses have made representations: 7a, 14, 16 Adams Road, 11 Clarkson Road, 7 Herschel Road, West Cambridge Preservation Society.

7.2 The representations can be summarised as follows:

The proposed dwelling will be larger and have a greater footprint than that of the existing one.

The proposal will have a harmful impact on the existing trees and garden area.

Overlooking.

Impact on Great Crested Newts

Inadequate visitor parking

7.3 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. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Trees
8. Protected species
9. Third party representations

Principle of Development

8.2 This proposal is for a one-for-one replacement of an existing dwelling, within an established residential area. Therefore the principle of residential development is, in my view, firmly established, and there can be no objection to the proposal in broad policy terms.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1

Context of site, design and external spaces

- 8.4 The proposed dwelling is almost three times larger in area (235 square metres, excluding pool house) than the existing dwelling, and is sited in a similar position on the site in a north/south orientation. The proposed dwelling therefore covers more of the plot than the existing and projects slightly further forward than the neighbouring properties. However the plot has an area of approximately 1470 square metres, which is generously sized and in my view very capable of accommodating a dwelling of this size. Although the proposed dwelling is larger than most of the other nearby and neighbouring dwellings, I do not think that it would be out of character as it follows the general character of development in the area, of detached dwellings set in large curtilages. Furthermore the site is set back from the road by some 65 metres and is screened on all sides by other residential plots and mature landscaping, and is therefore not readily visible to the general public. The design of the proposed dwelling takes the form of a 'Queen Anne Revival' mansion, which seeks to reflect a style of architecture that is prevalent in this particular area of the City, and quite characteristic of the conservation area. In my view this is an acceptable approach and provided that the detailing, quality of the materials and workmanship is of a high standard, then the building should suit the site and the wider environs well. In my view the scale and spatial relationship with adjacent dwellings is such that there would be no harm to the visual amenity of the area or to residential amenity of adjoining occupiers.
- 8.5 The proposed dwelling although larger than the existing dwelling which it will replace will be afforded fairly extensive screening from neighbouring properties and planting which enclose the site from any immediate public views. There may be distant glimpses of the proposed dwelling when passing the driveway on the north side of Adams Road and possible partial distant views of the roof from Wilberforce Road and from the adjacent bird sanctuary, which would be at least 40 metres from the dwelling. However in my opinion the extent to which the proposed building could be publicly viewed would be minimal and this, in combination with the design of the dwelling, ensures that there is no harmful impact upon the character and appearance of the conservation area. In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P1/2 and P1/3, Cambridge Local Plan (2006) policies

Residential Amenity

- 8.6 The proposed dwelling is carefully sited to ensure that there is minimal impact on the adjoining dwellings. The dwelling is sited approximately 9 metres from the western, common boundary with a building-to-building distance of some 60 plus metres. It is sited approximately 11 metres from the eastern, common boundary, with a building-to-building distance of 20 metres. The proposed dwelling is sited 20 metres from the southern, common boundary where there is a building-to-building distance of at least 50 metres. In my view the proposed dwelling is sited appropriately so as to ensure that there would be no significant overbearing impact upon the outlook of neighbours, and overshadowing of windows and gardens of adjoining properties.

- 8.7 There are 3 windows in the east flank elevations and 3 windows in the west flank elevation at first floor level, which would directly overlook adjoining properties. Two of the windows on each flank are to bathrooms and are shown on the plan as being obscure glazed. The other windows are bedrooms windows, but as they would be secondary windows in both instances should also be obscure glazed by way of a planning condition. The windows in the north and south elevations would be 40 and 20 metres away from the common boundary, which in my view is sufficient distance to negate any potential for overlooking and loss of privacy.
- 8.8 In my opinion the proposal adequately respects the residential amenity of its neighbours and constraints of the site and as such consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.9 An area for the storage of bins and recycling boxes is shown on the submitted plan, in the south-east area of the site. Further details of the refuse storage will be required through a standard planning condition.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.11 This proposal makes use of the existing access and driveway. The Local Highway Authority has been consulted on this application and raises no objection on highway safety grounds.
- 8.12 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policy P8/1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.13 The proposal shows provision of two, off-street parking spaces with a turning head. This level of provision is in accordance with the Council's adopted Car and Cycle Parking Standards 2006 which recommends a maximum of 2 spaces.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Trees

- 8.15 The site is well endowed with a wide variety of trees. They range from exotic ornamental conifers and native deciduous trees which will mature into sizeable plants to a medley of orchard trees, ornamental cherries and sorbus. For the most part the trees are hidden from public view but are very important to neighbours and local residents.

- 8.16 The Council's Arboricultural Officer has visited the site and in her opinion the most important trees are the silver birches. There are two mature specimens in the rear garden and two younger specimens closer to the existing house, one of which is to be lost, although no objection is raised. The Arboricultural Officer also recommends that the hedges be retained and incorporated into the garden design.
- 8.17 Conditions are recommended requiring detailed tree protection plan and method statement to ensure the survival of those trees that are to be retained on site.

Protected Species

- 8.18 It is recognized that the rear garden is a habitat for Great Crested Newts, a species that enjoys statutory protection under the Wildlife and Countryside Act 1981 and Conservation (Natural Habitats) Regulation 1994.
- 8.19 Policy 4/7 (Species Protection) of the Cambridge Local Plan 2006, states that where development is allowed, planning conditions and /or planning obligations will be imposed to facilitate the survival of individual members of the species, reduce disturbance to a minimum and to provide adequate alternative habitats to sustain at least the current levels of population of the species.
- 8.20 The applicant has recognized the presence of Great Crested Newts on the site and commissioned a survey by a specialist consultant (Applied Ecology Limited). Specimens were found and identified leading the consultant to conclude that it is likely that the whole garden (along with neighbouring properties) is used by Great Crested Newts in their terrestrial life stages. The consultant continues in his report by saying that the whilst the partially drained pool is unlikely to be a valuable breeding ground, paving stones, cracked concrete and other habitat features such as shrubs, long grass and ivy are all likely to be used by Newts and would need to be very carefully cleared prior to the commencement of development works. This would need to be carried out under Government licence granted by the Rural Development Service, which could only be granted following the award of full planning permission. Having confirmed the presence of Great Crested Newts on site, the consultant is of the view that no further survey work is necessary, until planning permission has been granted and appropriate planning conditions are imposed requiring details of a programme of mitigation measures.
- 8.21 The Wildlife Trust have objected to this proposal on the grounds of that there has been insufficient consideration given to the Great Crested Newts on the site. However they are supportive of the mitigation measures that the consultant who is working on behalf of the applicant, has suggested and state that if permission is to be granted for this development, that a detailed mitigation procedure to ensure the protection of the Great Crested Newts, must be submitted to and agreed in writing by the local planning authority prior to any works commencing on site.

- 8.22 I am satisfied that the significance of the Great Crested Newts has been recognized and acknowledged by the applicant, and that their protection can be managed through appropriate planning conditions and other national legislation and control mechanisms. In my view it is possible to carry out the proposed development without destroying or adversely affecting the protected species and its habitat, and that the proposal is in accordance with policy 4/7 of the Cambridge Local Plan 2006.

Third Party Representations

- 8.23 Those concerns and issues raised by third parties have been addressed in the assessment above.

Planning Obligation Strategy

- 8.24 The Council's Planning Obligation Strategy is triggered when a proposal would result in the development of new additional dwelling units. As this proposal is for a one-for-one replacement of an existing dwelling and there is no increase in the net number of dwellings, there is no requirement of the applicant to enter into a section 106 planning obligation.

9.0 CONCLUSION

- 9.1 This proposal for a one-for-one replacement dwelling, in my view is in accordance with the relevant policies of the development plan and adequately addresses all other material planning considerations, and I see no reason to withhold planning permission.

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. Prior to the commencement of development the choice of brick, bond, mortar mix design and pointing technique shall be submitted to the local planning authority by means of sample panels prepared on site. The approved panel is to be retained on site for the duration of the works for comparative purposes, and the development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11)

3. Prior to the commencement of development samples and large scale drawings (no Less than 1:20 scale) showing details of all natural stone walling details [including columns, strings, quoins, lintels, sills, copings, plinths, kneelers.] and type [including source, colour, texture, coursing, mortar mix design, joint type & thickness, pointing technique, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

4. Notwithstanding the approved drawings, prior to the commencement of development, large scale drawings (not less than 1:20 scale) of the construction of chimneys, cambered window heads, rubbed brick flat arches, decorative eaves & verge courses and other brickwork/stonework details shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

5. Prior to the commencement of development full details of the roofing materials including the type, source, ridge, eaves & hip covering [if appropriate] shall be submitted to the local planning authority as samples and approved in writing. The development shall be implemented in accordance with the approved drawings.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

6. Prior to the commencement of development full details, drawn to a large scale, (no less than 1:20 scale) showing the construction, materials [including cheeks, gables, etc.], rainwater disposal and joinery [including glazing bars, mouldings, etc.] of all dormers shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

7. Prior to the commencement of development full details of proprietary rooflights shall be submitted to and approved in writing by the local planning authority, [types which stand proud of the plane of the roof (velux) are unlikely to be approved; conservation types may be appropriate]. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

8. Prior to the commencement of development large scale drawings (no less than 1:20 scale) showing the means of rainwater collection and disposal shall be submitted to and approved in writing by the local planning authority [this may include the submission of materials samples as well as large-scale drawings]. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

9. All joinery [including door and window frames,..] shall be recessed at least 50 / 75mm back from the face of the wall / façade. Details showing the means of finishing of the `reveal' shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

10. Prior to the commencement of development large scale drawings (no less than 1:20 scale) of all external new joinery [doors and surrounds, windows and frames, sills, porch posts and balustrades, etc.] shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

11. Prior to the commencement of development details of the means of providing egress for boiler flues / soil pipes / waste pipes / air extract trunking from the new / altered bathroom / kitchen shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

12. Prior to the commencement of development full details of all new metalwork [stairs, balustrades, grilles, railings, brackets, etc.] shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

13. Prior to the commencement of development full details of the link between the house and the swimming pool enclosure shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006, policies 3/4, 3/12 and 4/11).

14. Prior to the commencement of development (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, positioning of site huts) the following details shall be submitted to and approved in writing by the local planning authority,

a) A Tree Protection Plan, as defined in BS 5837:2005 Trees in Relation to Construction Recommendations, containing the following Arboricultural Method Statements/specifications has first been submitted and agreed to, in writing, by the Council's Principal Arboricultural Officer:

Arboricultural method statements for the precise location and erection of tree protection barriers and ground protection for all trees retained on, and adjacent to, the site, in order to establish Root Protection Areas and construction exclusion zones;

Arboricultural method statements for any special engineering operations within Root Protection Areas;

Arboricultural method statements for root pruning and root barrier installation; including specifications for root-barrier material; and root-soil back-fill;

Arboricultural method statements for the amelioration of the rhizosphere within the Root Protection Areas comprising of de-compaction (Terravention) and soil inoculation with spore derived mycorrhizae and bio-activators; soil tilthing utilising air-spade technology; irrigation; and mulching where appropriate;

Arboricultural method statement for any development facilitation pruning.

and,

b) that there has been:

A pre-construction site meeting between the site agent, the developers chosen arboriculturalist, and the Council's delegated Arboricultural Officer.

All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.

All tree protection barriers and ground protection measures have been installed to the satisfaction of the Council's delegated Arboricultural Officer.

All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

All tree protection barriers and ground protection must be in accord with BS 5837:2005 clause 9 - "The construction exclusion zone: barriers and ground protection"

The developer shall appoint a competent arboriculturalist to oversee the project. The arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

The development shall be implemented in accordance with the approved details.

Reason: To protect the visual amenity of the area and to ensure the retention and protection of existing trees on site. Cambridge Local Plan 2006 policy 4/4.

15. Except with the prior written agreement of the local planning authority in writing 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)

16. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

17. Prior to the commencement of development, a method statement for demolition (including details of any proposed on-site concrete crushing) and details of dust suppression measures shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the details agreed.

Reason: to protect the amenity of adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 3/4)

18. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/7 and 3/12)

19. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

20. Those windows in the east and west elevations at first floor level shall be obscure glazed and fixed shut prior to occupation of the dwelling hereby approved, and shall be retained as such in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: To protect the residential amenity of the adjoining residential properties (Cambridge Local Plan 2006, policies 3/4 and 3/12)

21. Prior to the commencement of the development hereby permitted, a full Great Crested Newt mitigation strategy shall be produced by a suitably qualified wildlife/ecology consultant and submitted to and agreed in writing by the local planning authority. The strategy shall set out how the works shall take place without causing disturbance, injury or death to Great Crested Newts, and how their terrestrial habitat will not be impacted upon in the long term. The works shall take place under the provision of the appropriate licence. The works shall include provision for habitat enhancement for Great Crested Newts

Reason: To minimise disturbance to, and facilitate the survival of protected species which have been identified on the site (Cambridge Local Plan 2006 policy 4/7).

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: Discharge of the foregoing Conditions cannot be made by the unaccompanied submission of Working Drawings. Each submission shall be cross-referenced to the appropriate part of the appropriate drawing or sample and related to the numbered Condition as described in the Notice of Decision.

The Conditions apply equally to all subsidiary buildings/outbuildings, etc. as to the main building herewith granted consent.

INFORMATIVE: The applicant/developer is advised of the statutory requirement to obtain a Government (Rural Development Services) licence prior to implementing works which are part of an approved mitigation strategy in relation to the protected species.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3, P7/6, P8/1;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/4, 4/7, 4/11, 4/13, 4/16, 5/1, 8/2, 8/6, 8/10;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



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