



## SOUTH AREA COMMITTEE

Chair: Councillor Andy Blackhurst  
Labour Spokesperson: Councillor Russ McPherson



### City Councillors for

**Cherry Hinton** (Russell McPherson, Stuart Newbold)

**Queen Edith's** (Alan Baker, Viki Sanders)

**Trumpington** (Andy Blackhurst, Sheila Stuart)

(1 Councillor for each of the above wards to be elected on 1 May)

### Co-opted non-voting members:

**County Councillors:** Christine Carter (Cherry Hinton), Geoffrey Heathcock (Queen Edith's), Anne Kent (Trumpington)

*(Despatched and place on public deposit – Tuesday 29 April 2008)*

**Committee Manager:** Glenn Burgess Tel: 01223 457169 or email [Glenn.Burgess@cambridge.gov.uk](mailto:Glenn.Burgess@cambridge.gov.uk) or write c/o Room 11, The Guildhall, Cambridge CB2 3QJ)

**Date:** Thursday 8 May 2008

**Time:** 7.30pm

**Place:** CPDC (Cambridge Professional Development Centre), Foster Road, Cambridge, CB2 2JW.

**Next scheduled meeting:** 3 July at Queen Edith's Chapel, Wulfstan Way, Cambridge CB1 8QN.

## INFORMATION ON PUBLIC SPEAKING

**Open Forum:** Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

**Committee reports by Council officers:** It would be helpful if you wish to speak to inform a Council officer before the meeting starts, alternatively raise your hand and the Chair will call you to speak. You will have up to three minutes to speak. The Chair has discretion over these rules.

**Applications for planning permission:** public speaking rules are different and are shown under the agenda heading.

## AGENDA

### 1 Minutes

[www.cambridge.gov.uk/meetings](http://www.cambridge.gov.uk/meetings)

To confirm the minutes of the meeting on 13 March 2008.

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## 2 Apologies for Absence

## 3 Declarations of Interest

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt the advice of the Head of Legal Services should be sought before the meeting.

## 4 Matters Arising from the Minutes

## 5 Open Forum

## 6 Safer Neighbourhoods (Contact: Paul Griffin 01223 457045)

To follow

## 7 Planning Applications

The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site. Detailed plans relating to the applications will be displayed at the meeting.

**Public Speaking Rules Relating To Planning Applications:** Anyone wishing to speak about any application, may do so provided that they have made a representation in writing within the consultation period and have notified the Area Committee Manager shown above **by 12 Noon on the day before the meeting** of the Area Committee.

- 7.1** 08/0257/REM 3 Rayleigh Close Cambridge CB2 8AZ  
Reserved Matters application for the erection of 3 residential units.  
Recommendation: Approve subject to conditions

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- 7.2** 08/0107/FUL 150 Cherry Hinton Road Cambridge CB1 7AJ  
Redevelopment of 5 studio student apartments.  
Recommendation: Approve subject to satisfactory completion of the s106 agreement and conditions:

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## REPRESENTATIONS ON PLANNING APPLICATIONS

Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment and Planning Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision making.

At the meeting public speakers at Committee will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

### **Dates and venues of Meetings for 2008-2009**

**2008:** 3 July (Queen Edith's Chapel), 28 August (The Royal British Legion, Cherry Hinton), 23 October (CPDC) and 18 December (Queen Edith's Chapel)

**2009:** 12 February (The Royal British Legion) and 2 April (CPDC)

### **Addresses of Venues**

CPDC (Cambridge Professional Development Centre), Foster Road, Cambridge, CB2 2JW.

Queen Edith's Chapel, Wulfstan Way, Cambridge CB1 8QN

The Royal British Legion, Fisher's Lane, Cherry Hinton, Cambridge CB1 9HR

### **To all members of the Public**

Any comments that you want to make about the way the Council is running Area Committees are very welcome. Please contact the Committee Manager listed at the top of this agenda or complete the forms supplied at the meeting.

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**South Area Committee**  
**(City Councillors representing Cherry Hinton,**  
**Queen Edith's, Trumpington Wards)**

13<sup>th</sup> March 2008  
7.30pm – 9.27pm



## **Minutes & Actions**

**Present:** **City Councillors**  
**Cherry Hinton:** (Stuart Newbold, Russ McPherson)  
**Queen Edith's:** (Alan Baker, Amanda Taylor)  
**Trumpington:** (Andy Blackhurst, Philippa Slatter, Sheila Stuart)  
**County Councillor:** Anne Kent

### **08/09 Minutes**

The minutes of the meeting on 10 January 2008 were signed as a correct record.

### **08/10 Apologies for Absence**

Apologies were received from City Councillors Robert Dryden and Vikki Sanders, and County Councillors Christine Carter and Geoffrey Heathcock.

### **08/11 Declarations of Interest**

Personal Code of Conduct interests were declared as follows:

<b>Councillor</b>	<b>Minute Number</b>	<b>Nature of Interest</b>
Slatter	08/15 Anstey Way Events	Involved in the organising committee for these events.
Taylor	08/15 Cambridge University Press Pensioners' Club	As a member of the Cambridge University Press Pension Scheme.

Prejudicial Code of Conduct interests in Planning Applications were declared as follows. The Councillor indicated took no part in the discussion and did not vote on the application referred to.

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
McPherson	07/1427/FUL	Had written to the Planning Officer during the consultation period stating his objections to the application.

### **08/12 Matters Arising**

There were no matters arising

## **08/13 Open Forum**

A member of the public asked what could be done about verge parking particularly in Topcliffe Way which has become the overflow parking area for Addenbrooke's. There is a notice on lamp posts that mentions a £100 fine for illegal verge parking. He had approached the council about this and had been told that unless the person driving the car on to the verge was seen that no action could be taken. Who was to be informed if someone was seen and was it not too late by the time they arrived the person would be long gone.

Cllr Baker said he shared the resident's concerns. There were two ways to protect grass verges. The first was to extend the byelaw for which Fendon Road and Mowbray Road had been the pilot to other parts of the city. The problem with this was that it was expensive and that the resident was quite correct in saying that the person had to be observed driving their car on to the verge. The second way was to put double yellow lines in place in consultation with the County Council. Double yellow lines applied to the verges and the pavement as well as the road. In that situation, the people to contact are LAPE (Local Authority Parking Enforcement) by phoning Cambridge 458500. They are able to issue fixed penalty fines.

## **08/14 City Centre Management - consultation on proposals**

The Head of Tourism and City Centre Management, Emma Thornton, gave a short presentation. She said that City Centre Management nationally had been gaining momentum over the past 10-15 years and that Cambridge had been one of the first schemes to get established. The activities (which include managing the street markets, licensing café tables on the pavement, street entertainment and street trading) were very visible and there was a good record of partnership working with private sector on a wide range of projects. Marketing the attractions of the city centre and working to provide good transport links and access were also vital roles. The challenges of doing this would increase with the provision of 45,000 new homes on the city fringes over the next 20 years.

Emma commented that it was essential to cherish the range of small independent shops as well as the larger brand such as John Lewis and those occupying the new Grand Arcade. National trends showed that fewer people were visiting city centre shops and that there was a significant increase year on year in on-line shopping. Therefore, providing a cohesive city centre community which could respond proactively to these challenges was very important.

Responding to the current and future challenges could not be done by the public sector alone so a strengthened public/private partnership was needed. Important in developing this would be the need to give the private sector more of a say in governance when they were providing vital funds. Such a partnership needed to be proactive rather than reactive. One example of such an initiative was CMBAC (Cambridge Businesses Against Crime) which was a partnership between

businesses, the police, and the Council.

So consultation was taking place now to seek views from residents before a decision is taken later in the summer about the future structure and role of a public/private sector partnership for City Centre Management and Tourism.

**Councillors and the public raised the following:**

Cllr Stuart: A shop keeper in King's Parade had expressed concern about the opening of the Grand Arcade and had asked if there were plans for signage to and publicity about other shops and when these might be put in place.

Emma: A Shopping and Access Guide was designed last year which gave guidance about 17 different shopping areas in the city. These are available at the Park & Ride sites and in the city centre. This will be updated annually and there are plans to extend it. I have been working with the County Council and other stakeholders on a wayfinding system for Cambridge which will seek to improve pedestrian signage in the city centre. A research project has been undertaken which identifies where people tend to stop to orientate themselves which will help in the location of signs. There will be a mix of tablets style signs with a map and supporting information and finger posts. The plan will be to replace existing signs as new ones are installed so key in this project is the need to declutter. John Lewis and the Grand Arcade recognise the importance of the independent shops in attracting people to continue to come and shop here.

Cllr Slatter asked whether there were plans to increase the number of stops made by the City Shuttle bus, whether additional vehicles were planned and whether the leaflet mentioned was available on the bus.

Emma said that the Shuttle Bus was the City's best kept secret. She was working with Stagecoach to reconsider the route of the Shuttle as well as additional stops and she confirmed that leaflets were available on it.

Cllr Kent asked whether the University of Cambridge and the Colleges were part of the partnership as people had commented on the levels of rent charged by them for the retail outlets owned by them. She asked also whether the city might be laid out in such a way that people were encouraged to explore eg public art could provide such a focus (the Fisher Square sculpture had transformed that area) and could commuted sums from developments be used for this.

Emma said that historically the links had been made through the Bursars' Committee. Her strategy was to forge stronger links with the colleges having key property holdings in the city centre such as Gonville & Caius. As a result she was planning to give a presentation to those bursars to try and get them really engaged. The survey of people's walking habits would also help in relation to the role of public art.

Cllr Stuart commented in her role as Chair of the Public Art Steering Group and said that a Public Art Strategy was being drawn up. There was also a Public Art Initiative

Fund (PAIF). The Steering Group had commissioned a well known artist to identify sites in the city where art could be use to best effect. It was also hoped that changes could be made to the S106 criteria such that more money could be put into the PAIF.

Member of the public: Are there any plans to extend the number of Park & Ride sites?

Helen Green (Partnership Project Officer for City Centre Management and Tourism) said that when the Guided Bus came into operation, there would be new Park and Ride sites at St Ives and Fenstanton.

Simon Payne, Director of Environment & Planning, said that the Long Term Transport Strategy was key to how transport was linked to the new growth. Currently a new Park and Ride site was being built at Milton.

Cllr Baker raised the question of the night time economy and whether the partnership had any plans to develop this and to develop further the links with the police to manage the city centre at night.

Emma said that CAMBAC (Cambridge Business Against Crime) which was set up by City Centre Management last year was a beginning. The new CAMBAC Manager has a range of projects to tackle the night time economy. An award scheme was to be launched to reward and recognise licensed premises for best practice in managing licensed premises. In Brighton they have developed a night time Ranger initiative which is an initiative which could be explored for Cambridge if appropriate in the future.

## **08/15 Community Development and Leisure Grants 2007/08 and 2008/09**

The Grants Officer introduced the report. She alerted the Committee to a mistake in the table for 2008-09 on page 15 of the agenda by amending the 2008-09 chart on page 15 of 31 to "Leisure should read "allocated £0, remaining £3420", as opposed to "allocated £3420 and remaining £0" which were the figures in the report.

The Committee considered first the expenditure of funds for the 07-08 financial year which would end on 31 March.

Having clarified that the £671 not spent in the 2007-08 budget under Community Development grants would be devolved back to the central grants budget, the Committee agreed unanimously to award £671 to the Royal British Legion to contribute to the funds for the repair of the roof of their premises. This was deemed to be the organisation in greatest need which had not had the full amount of their request granted previously.

The Committee then considered the applications for 2008-09.

Members questioned the request from the Cambridge University Press Pensioner's Club on matters of principle. Concerns were raised about public money being used to fund a closed club and about whether only residents of south area would benefit. Cllr Slatter asked whether they might be advised to ask other grant givers such as



Cambridge Water.

Cllr Slatter also raised concerns about the application from Romsey Mill for the Cherry Hinton Football Project and Queen Edith's/Cherry Hinton detached youth work. She said it was looking more like core funding rather than pump priming.

The Chair pointed out that getting a grant from South Area Committee helped Romsey Mill to obtain grants from other sources.

Cllr Kent suggested that funds from central council budgets would be more appropriate.

The Grants Officer said that Romsey Mill did receive core funding from the central grants budget.

Cllr Stuart as the portfolio holder for Community Development and Health said that she would look into the issues raised for future allocations to Romsey Mill.

Cllr Baker suggested that if the grant were awarded, that a letter be attached indicating that this level of funding from South Area Committee would not be on-going.

The Committee resolved to award the following grants:

To Anstey Way events ( by 7 votes to 0)	£1250
To Cherry Hinton Festival (unanimously)	£1370
To Romsey Mill Cherry Hinton Football Project (unanimously)	£4044
To Romsey Mill Queen Edith's/Cherry Hinton detached youth work (unanimously)	£2811

The Committee resolved by 6 votes to 0 with Cllr Taylor abstaining not to make any award to Cambridge University Press Pensioner's Club.

## **08/16 Applications for Planning Permission**

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those, which the committee delegated to the Head of Development Control to draw up.

These minutes should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown.

**1** 07/1427/FUL  
**Site** 49-51 High Street, Cherry Hinton  
**Proposal** Change of use of ground floor from A1 (retail) to A2 (Financial Services) for use as a licensed betting shop.  
**Recommendation** Approve with conditions  
**Applicant** Joe Jennings Bookmakers  
**Public Speakers** Mr Martin Sanders (objector) Mr Richard Peett (agent) Cllr McPherson spoke as ward councillor from the floor, but did not take part in the debate or vote as he had made objection to the application during the consultation stage.  
**Decision** **APPROVED** (by 5 votes to 1) with conditions

The meeting finished at 9.27pm

**CHAIR**

<b>Application Number</b>	08/0257/REM	<b>Agenda Item</b>	7.1
<b>Date Received</b>	22nd February 2008	<b>Officer</b>	Mr Neville Doe
<b>Target Date</b>			
<b>Ward</b>	Trumpington		
<b>Site</b>	3 Rayleigh Close Cambridge Cambridgeshire CB2 8AZ		
<b>Proposal</b>	Reserved Matters application for the erection of 3 residential units.		
<b>Applicant</b>	Mr & Mrs Nicholson 3 Rayleigh Close Cambridge Cambridgeshire CB2 8AZ		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is a residential plot in the north-western corner of Rayleigh Close – a leafy cul-de-sac of large detached dwellings set within generous curtilages. The site has an area of 1744 square metres (0.1744 hectares) and is presently occupied by a single, detached dwelling and garage. There are similar dwellings to the east and south of the site and school playing fields to the north. To the west is Meadowcroft, a former nursing home/hotel site which has recently been redeveloped to provide 19 dwellings.
- 1.2 There is a Tree Preservation Order covering trees in the vicinity of the site. The site falls outside of the Controlled Parking Zone.

## **2.0 THE PROPOSAL**

- 2.1 This is a Reserved Matters submission, following the earlier grant of outline planning permission for 3 two-storey dwellings. The Outline Permission approved the siting, number of dwellings and access to the site.

2.2 The Reserved Matters is submitted to address the design and external appearance of the dwellings and landscaping.

2.3 The application is accompanied by the following supporting information:

1. Design Statement

### 3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
77/0473/FUL	Erection of detached dwellinghouse	A/C
88/0471/FUL	Erection of granny annexe	W/D
06/0259/OUT	Outline application for the erection of 3 residential units	A/C

### 4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

### 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 **PPS25 Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning

process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.

**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 Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

**5.9 Cambridgeshire and Peterborough Structure Plan 2003**

P1/3 Sustainable development in built development

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

**5.10 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

4/13 Pollution and amenity

4/16 Development and flooding

5/1 Housing provision

5/10 Dwelling mix

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

8/18 Water, sewerage and drainage infrastructure  
10/1 Infrastructure improvements

#### Planning Obligation Related Policies

3/7 Creating successful places (*public art/public realm*)  
3/8 Open space and recreation provision through new development  
5/14 Provision of community facilities through new development  
8/3 Mitigating measures (*transport*)  
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

### 5.11 Supplementary Planning Documents

**Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

**Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.

### 5.12 Material Considerations

**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 Council (2004) – Planning Obligation Strategy:** Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

**Cambridge City Council (2006) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 No significant adverse effect upon the public highway should result from this proposal, should it gain benefit of Planning Permission.

### **Head of Environmental Services**

- 6.2 No objection subject to conditions to control working hours and noise during construction.
- 6.3 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:

2, 4 and 5 Rayleigh Close

- 7.2 The representations can be summarised as follows:

Overdevelopment/out of character with the area.  
Proposal will lead to increased traffic in the locality.  
Houses are too tall.



The development will result in overshadowing/loss of light to neighbouring dwellings.

- 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. Trees
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

### **Principle of Development**

- 8.2 This application is for the consideration of the Reserved Matters of design and external appearance and landscaping, required by condition of the outline planning permission (06/0259/OUT). The application for the outline permission was considered and approved by South Area Committee in May 2006; in granting permission for the erection of three dwellings, including siting and access, the principle of the proposed development was established.

### **Context of site, design and external spaces**

- 8.3 The existing context of the development site is characterised by large, family dwellings, predominantly of two-storey height, set in generous gardens, many of which have established planting and trees. Rayleigh Close has an informal layout, which has a apparent random quality about it, due to the irregular sizes and shapes of the individual plots and building footprints, as well as the siting and relationships of the different houses, one to

another. There are no strongly defined building lines or patterns to suggest particular precedents for new development.

- 8.4 The proposed development has an informal site layout with the three proposed dwellings forming the points of a triangle and the shared access coming into the site from the south-east corner through what could be described as a small landscaped “corridor”. On entering the site, the access opens out into a shared turning area/front courtyard with landscaping, and the dwellings sited either side, and immediately ahead of this open area. The siting and layout of the development have already been approved through the outline consent.
- 8.5 The existing two-storey houses in Rayleigh Close are of the later C20 with pitched roofs and fairly simple functional design. Constructed in light coloured brick with some areas of contrasting timber cladding and brown/grey tiles these buildings are typically ‘of their time’.
- 8.6 The proposed dwellings all have irregular plan forms, which reflects that found in neighbouring dwellings, and the pitched roofs and simple unadorned elevations here proposed, in my view reflect the character and style of these existing houses. Subject to agreeing the use of appropriate building materials, I am satisfied that in terms of design and appearance, the proposed dwellings are acceptable and in accordance with policies 3/4, 3/7, 3/11 and 3/12 of the Cambridge Local Plan 2006.

### **Trees**

- 8.7 The application site and its surroundings are endowed with a number of mature trees, which are a defining part of the local character. A total of 10 trees (6 mature and 4 of less significance) will have to be removed to allow the proposed redevelopment of the site, and the applicant proposes replacement trees as indicated on drawing 06:1089/005. The Principal Arboricultural Officer for the Council does not object to the removal of these trees. While it has also been confirmed by the Principal Arboriculturalist Officer that none of the remaining trees are likely to constitute a constraint to the development of this site, it is desirable to retain the existing trees, and therefore care must be exercised during construction in order to ensure their long-term survival, as well as protection of these trees in

accordance with the recommendations of BS5837 'Trees in relation to Construction'. This can be secured by way of a condition requiring the developer to submit details of tree protection measures prior to the commencement of works on site and their implementation during construction.

- 8.8 In my view the proposal takes adequate account of the trees which are on and around the application site and therefore is in accordance with policy 4/4 of the Cambridge Local Plan 2006.

### **Residential Amenity**

- 8.9 House1 – is sited immediately 7 metres to the north of the existing neighbouring dwelling (4 Rayleigh Close and, therefore, there will be no overshadowing or loss of daylight. There are no first floor windows in the south elevation, which faces 4 Rayleigh Close, therefore the privacy of the adjoining occupiers will not be compromised.
- 8.10 House 2 – lies to the north of house 1, its single-storey garage separating the two dwellings, and to the west of house 3. House 2 is oriented so that it faces away from house 1 and with the exception of a single bedroom window in the south elevation that is some 17.5 metres from the boundary with house 1, all other first floor windows are in the north and west elevations. This will ensure that there will be no overlooking and loss of privacy to proposed houses 1 and 3.
- 8.11 House 3 – Lies directly to the east of proposed house 2 and to the north-west of the existing neighbouring dwelling (2 Rayleigh Close). There are no principal windows in the east elevation of house 2 therefore any overshadowing and loss of early morning light caused by house 3, is unlikely in my view to have any significant consequence for the residential amenity of the occupiers. House 3 projects beyond the rear building line of its neighbour (2 Rayleigh Close), it is 1.6 metres from the common boundary, and 2 Rayleigh Close is approximately 5 metres from the common boundary. It is the case that there may be a some shadow cast across part of the rear garden of number 2 in the latter part of the day; however given the combined distance between the two dwellings and the relative size of the existing neighbouring plot, I am satisfied that there would be no overbearing or material impact from house 3 upon its neighbour. The first floor windows to house 3 are sited in the

north and south elevations, which means that that there will be no direct views into neighbouring garden or windows.

- 8.12 In my opinion the layout and design of the proposed development responds to its context and site constraints in a way that adequately respects the residential amenity of its neighbours I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

### **Refuse Arrangements**

- 8.13 The submitted application drawings indicate that each of the proposed dwellings has a covered area for the storage of bins and recycling containers tucked behind each garage/car lodge, which can be wheeled through to the front on collection days.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

- 8.15 The Local Highway Authority has been consulted on this proposal with regard to highway safety and engineering matters. It raises no objection to the proposal. While there will of course be a small increase in the amount of traffic using Rayleigh Close, in my view it would not be of a level that would cause danger to other road users or harm to residential amenity.
- 8.16 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**

- 8.17 The proposed development makes provision for two off-street car parking spaces per dwelling. This is in accordance with the Local Plan Car and Cycle Parking Standards, which set a maximum of 2 car parking spaces per dwelling where there are 3 or more bedrooms.
- 8.18 The proposal drawings show a covered area to the rear of each garage or car lodge indicating that it is intended for storage of cycles along with waste bins, as is common practice in many

new developments. While the drawings appear to show parking for 4 cycles per dwelling, it is also possible that cycles could be stored in garages or car lodges, which means that the requirement as set out in the adopted Car and Cycle Parking Standards of 1 cycle space per bedroom would be met.

- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

### **Third Party Representations**

- 8.20 Those issues raised by third parties have been addressed in the main body of the committee report

### **Planning Obligation Strategy**

- 8.21 The Planning Obligation Strategy (July 2004) provides a framework for expenditure of financial contributions collected through planning obligations. In accordance with the adopted strategy, the proposed development triggers the requirement for open space and community development. The applicant completed and submitted a Section 106 Agreement as part of the outline planning application, which will be triggered on implementation of the Reserved Matters. This was calculated on a formula basis as the number of bedrooms was unknown at the time. The details through the Reserved Matters submission are for a total of 16 bedrooms. Taking into account the existing 4 bedroom dwelling that will be removed to make way for the proposed development, it is possible to calculate the amount that is required based on a net increase of 12 bedrooms. Therefore the following contributions will be due:

Formal open space	£4320
Informal open space	£3672
Children's Play Space	£4788
Community facilities	£19500
<b>Total</b>	<b>£32,280</b>

## **9.0 CONCLUSION**

- 9.1 In my view the proposed dwellings are designed such that they respond to their context in an appropriate fashion that is

acceptable and in accordance with the relevant policies of the Development Plan.

## **10.0 RECOMMENDATION**

### **APPROVE subject to the following conditions:**

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

2. 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)

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday to Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: To protect the amenity of nearby residential properties.

4. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228 Noise and Vibration Control On Construction and Open Sites, especially Part 1: 1997 Code Of Practice (COP) for basic information and procedures for noise and vibration control, Part 2: Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance and Part 4: COP for noise and vibration control applicable to piling operations, (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

Reason: To protect the residential amenity of neighbouring residents (Cambridge Local Plan 2006 policy 3/4)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place 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 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 Part 4: COP for noise and vibration control applicable to piling operations, 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 residential amenity of neighbouring residents (Cambridge Local Plan 2006 policy 3/4)

6. 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)

7. Before the development hereby permitted is commenced, including any works of demolition, details of proposed wheel washing and other mitigation measures in relation to dust suppression shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved details.

Reason: In the interest of residential amenity (Cambridge Local Plan 2006 policy 3/4).

8. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until:
  - 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;

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"

Reason: To ensure the retention of existing trees on site.  
(Cambridge Local Plan 2006 policy 4/4)

9. 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:** This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

### **Reasons for Approval**

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), 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: P1/3, P6/1, P98, P9/9

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/4, 4/13, 4/16, 5/1, 5/10, 8/2, 8/4, 8/6, 8/10, 8/18, 10/1

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.

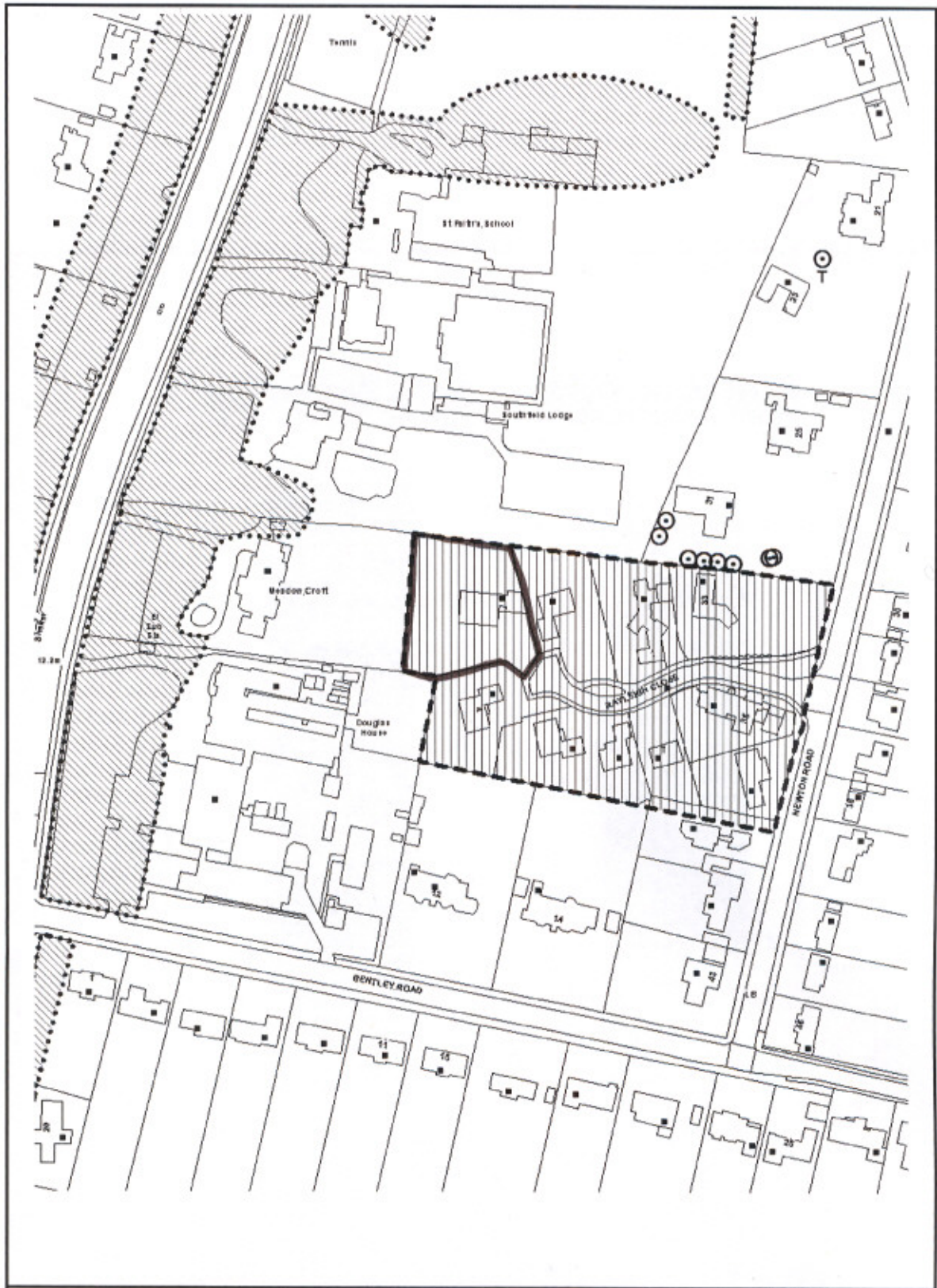
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

## **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.



08/0257/REM

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<b>Application Number</b>	08/0107/FUL	<b>Agenda Item</b>	7.2
<b>Date Received</b>	23rd January 2008	<b>Officer</b>	Mr James D'Arcy
<b>Target Date</b>	20th March 2008		
<b>Ward</b>	Coleridge		
<b>Site</b>	150 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AJ		
<b>Proposal</b>	Redevelopment of 5 studio student apartments.		
<b>Applicant</b>	Compass Direct Ltd C/O 6 Sedley Taylor Road Cambridge		

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## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site contains Cherry Hinton Court, a development of 8 flats, and 150 Cherry Hinton Road. Cherry Hinton Court is a four storey, flat roofed building which contains south facing openings on all levels which will have a view upon the application area. There is also a large two storey rear extension to 150 Cherry Hinton Road, which is of more traditional appearance.
- 1.2 To the rear of the above buildings is a shared garden area, and a set of single storey garages. There appears to have been an informal area of parking to the south of these at the rear of the site.
- 1.3 On the eastern boundary there are residential properties, the closest of which is number 152 Cherry Hinton Road, and on the western boundary stands 146 Cherry Hinton Road. The application site shares a boundary at the rear with the Friends Meeting House (91-93 Hartington Grove).
- 2.1 The application site is not located within a designated Conservation Area, nor is it in close proximity to any Listed Buildings. There are a number of established trees in relatively

close proximity to the proposed development which may be affected by works, and the a Walnut Tree adjacent to the rear boundary of the site is subject to a Tree Preservation order.

## **2.2 THE PROPOSAL**

2.3 The application seeks permission to alter the internal layout of the Student Accommodation Unit approved under Planning Permission Ref: C/03/0446/FP, which was originally recommended for approval by officers, overturned at committee, and then successful at appeal. The Application seeks to replace the existing single storey block of garages with a two storey (accom. At roof level) block consisting of 5 studio flats for use by students. Currently there is no information upon an association with any particular educational establishment although this information has been requested from the agent. The footprint is exactly as that approved, and follows the area established by the garages.

2.4 The applicant has sought to mitigate against prior concerns of neighbours relating to noise and disturbance, by relocating communal/living areas to the ground floor, and the creation of separate units to reduce this potential further. There are 4 existing parking spaces at the west of the site, and these are proposed to be retained. Secure Cycle and bin storage is located within the south eastern corner of the site.

2.5 The application also alters the design of the building, although not to a significant extent. The north facing element is still completely blank in outlook, which is nearly identical to the permitted scheme; the south facing element now features additional rooflights and 4 additional doors to allow for the self contained units. The roof structure is also slightly amended and now features a longer ridge length to provided extra room space on the mezzanine level.

2.4 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans & Elevations

### 3.0 SITE HISTORY

Reference	Description	A/C, W/D	REF,
C/03/0446/FP	Replace existing garages and store with single storey unit comprising 6no student bedrooms (en-suite) at ground floor and common room/kitchen dining room at first floor in loft.	A/C	(@appeal)
C/02/0560	Erection of new two storey building to provide car parking and cycle storage on ground floor, and 4no 1 bed flats at first floor.	REF	

### 4.0 PUBLICITY

4.1	Advertisement:	Yes	No
	Adjoining Owners:	Yes	No
	Site Notice Displayed:	Yes	No
	Public Meeting/Exhibition (meeting of):	Yes	No
	DC Forum (meeting of):	Yes	No

### 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 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.

**5.4 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.

**5.5 Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

**5.6 Cambridgeshire and Peterborough Structure Plan 2003**

P1/3 Sustainable development in built development

**5.7 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

4/13 Pollution and amenity

5/1 Housing provision

7/10 Speculative student hostel accommodation

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places (*public art/public realm*)

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development



## 5.8 Supplementary Planning Documents

**Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

## 5.9 Material Considerations

**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 Council (2004) – Planning Obligation Strategy:** Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

**Cambridge City Council (2006) - Open Space and Recreation Strategy:** Gives guidance on the provision of open space and recreation facilities through development.

## 6.0 CONSULTATIONS

**Cambridgeshire County Council (Engineering)**

### 6.1 No Objection

## **Cambridgeshire County Council (Transport)**

6.2 No objection

### **Head of Environmental Services**

6.3 No objection; conditions and informatives recommended.

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.

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations:

Flat 4 Cherry Hinton Court  
77 Hartington Grove

7.2 The representations can be summarised as follows:

Concerns raised regarding: Quality of Design, Disabled Access, Regulation of Occupants, Car Parking, Noise & Disturbance during works, and Noise & Disturbance following implementation.

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 the Development
2. Design
3. Parking & Access
4. Residential Amenity
5. Third Party representations

## **Principle of Development**

- 8.2 The application follows the approved submission ref: C/03/0446/FP, and seeks to mitigate further against the concerns of residents raised during the application process and subsequent appeal. The application seeks to make use of previously developed land, and also to reduce the parking provision and utilize local transportation, all of which accord with local and national policy.
- 8.3 I am satisfied that the principle of student development is established and in accordance with Cambridgeshire & Peterborough Structure Plan 2003 policies P1/2 and P1/3, and Cambridge Local Plan 2006 policies 3/1, 3/4, 3/7, 3/12, and 7/10. Speculative student hostel accommodation is however considered differently under the 2006 Local Plan and is only acceptable where occupation is limited to full time students at ARU or the University of Cambridge. This Local Plan was policy was challenged at the Local Plan Inquiry, but supported by the Inspector despite formal objection.

## **Context of site, design and external spaces**

- 8.4 The application utilizes essentially the same design as approved under the prior application, but redresses the internal layout to create individual units. The relocation of communal areas and living spaces will afford not only increased privacy and amenity to occupants, but will also assist in the prevention of disturbance to adjacent residents. By utilizing the roof level as residential bedroom space the potential for noise disturbance over the previous proposal is lessened, and this should result in a more acceptable design in terms of integration into the local environment.
- 8.5 I am satisfied that the proposal is in accordance with Cambridgeshire & Peterborough Structure Plan 2003 policies P1/2 and P1/3, and Cambridge Local Plan 2006 policies 3/1, 3/4, 3/7, 3/12, and 4/13

## **Parking & Access**

- 8.6 I have concerns over the proposed arrangements for vehicular storage, and this can be viewed in the same vein as the appeal decision. Provided that the managing body

(landlords/university) is happy to ensure no vehicular traffic (residential) is generated on a regular basis, in accordance with the requirements of the universities, then the potential for increased vehicular disturbance and pressure upon the local parking provision is removed. I have requested further details from the applicant on the proposed means of regulating the parking situation, but at the time of writing there has been no additional information received; logically a section 106 agreement should be the best mechanism.

- 8.7 There is adequate cycle storage (pending submission of further details which can be controlled via condition) in accordance with the existing permission, and the access will remain as existing.
- 8.8 I am satisfied that the proposal is in accordance with Cambridgeshire & Peterborough Structure Plan 2003 policies P1/2 and P1/3, and Cambridge Local Plan 2006 policies 3/1, 3/4, 3/7, 3/12, and 8/10

### **Residential Amenity**

- 8.9 The original application was subject to a number of concerns regarding the proposed impact which student accommodation would have upon the amenity of neighbouring properties, and the impact upon the residential outlook of nearby properties. In approving the application the Planning Inspector detailed that he was of the opinion that neither of the above concerns would be impacted to a degree which he felt would be detrimental. In light of this, I feel it would be unreasonable and inconsistent to suggest that the altered layout would introduce any further problems, nor result in an increased impact upon residents in relation to the previous concerns.
- 8.10 The amenity of residents has introduced the need, or the desire, to facilitate a new internal layout, and the applicant has stated that the proposals are a result of a process in which designs were considered to reduce the likelihood of neighbour disturbance. The resulting first floor/mezzanine bedroom accommodation although potentially creating an issue of overlooking, between the new accommodation and existing neighbours, is not in my view likely to have so acute an impact as to warrant refusal. A condition could require that the glazing in the proposed velux windows is not less than 1.8 metres above finished floor level, which will make it impossible for most

people to look out unless they use something to raise them up. Again in these circumstances I do not consider the proposal will impact unreasonably upon neighbours. Open windows could result in more noise, but if this does become a serious and regular issue there is other (Environmental Health) legislation which can address the issue.

- 8.11 I am satisfied that the proposal is in accordance with Cambridgeshire & Peterborough Structure Plan 2003 policies P1/2 and P1/3, and Cambridge Local Plan 2006 policies 3/1, 3/4, 3/7, 3/12, and 8/10

### **Third Party Representations**

- 8.12 The representations echo a number of concerns raised in the original application, although are considerably less in number.
- 8.13 **Regulation:** Following discussion with the applicant/agent, it has been stated that the units will be controlled by the landlord, although it is intended that the units will be associated with Anglia Ruskin University.
- 8.14 **Visual impact upon residents:** As discussed previously, the existing unit is somewhat uninspiring, and as such a new, considered design can be deemed as an improvement. Concerns have been raised detailing the blank wall to the northern elevation, but this is akin to the current approval, and would not be any less attractive than the current garage block.
- 8.15 **Car Parking:** It is detailed that there is to be no provision for vehicular parking with the development, which is in accordance with University car use schemes, and as such there is no need to introduce further parking provision. This also accords with the existing permission, and the approval reasons recommended by the Planning Inspector at appeal.
- 8.16 **Disturbance:** There are also concerns noted regarding the potential disturbance from both construction and from the use by students. I am satisfied that subject to conditions and informatives the disturbance generated by the building period can be mitigated, and that the regulated environment proposed by the applicant will result in minimized disruption to existing residents.

- 8.17 I am satisfied that the proposal is in accordance with Cambridgeshire & Peterborough Structure Plan 2003 policies P1/2 and P1/3, and Cambridge Local Plan 2006 policies 3/1, 3/4, 3/7, and 4/13

### **Planning Obligation Strategy**

Unilateral Undertaking has been sent to the agent for completion, based upon the following calculations

Provision for Community Facilities in accordance with Cambridge Local Plan 2006 policies 5/13 & 5/14 ; £5425.00

Provision for Formal Open Space, in accordance with Cambridge Local Plan 2006 policy 3/8: £2700.

Provision for Informal Open Space, in accordance with Cambridge Local Plan 2006 policy 3/8: £2295.00

Life Long Learning Provision in accordance with Cambridge Local Plan 2006 policy 5/14: £800.00

S106 Version B Legal Costs: £130.00

S106 County Council Legal Costs: £90.00

## **9.0 RECOMMENDATION**

**1. APPROVE subject to the satisfactory completion of the s106 agreement by ## and 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. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

3. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of two years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837 and the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

4. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

5. 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.
  - l) 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)

- 6. 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)

- 7. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

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 policy 4/13)

8. 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 policy 4/13)

9. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.

(a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason : To protect the amenities of nearby residents/occupiers and in the interests of amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 4/13)

10. The occupation of the units within the proposed development shall be limited to students of further education

Reason : To protect the amenities of nearby residents/occupiers and in the interests of amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 4/13)

11. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

12. The details of landscape treatment required by the conditions of this Permission shall include provision for the planting of trees along the southern boundary of the site and any of these trees which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives consent to any variation.

Reason : To protect the amenities of nearby residents/occupiers and in the interests of amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 4/13)

13. In accordance with the approved Plan No. 107/07/01 no parking shall be allowed at the rear of the site to the south of the proposed development and this area shall be retained as general amenity space to be used in association with the development hereby permitted.

Reason : To protect the amenities of nearby residents/occupiers and in the interests of amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 4/13)

14. No parking of vehicles shall be provided or allowed to take place at the rear of the site to the south of the proposed development which shall be retained as a general amenity area to be used in association with the development hereby permitted.

Reason : To protect the amenities of nearby residents/occupiers and in the interests of amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policy 4/13)

15. The development hereby permitted shall be used only as a hostel for the provision of residential accommodation for students attending full-time courses of education at the University of Cambridge or Anglia Ruskin University and who are subject to proctorial control.

Reason: Inadequate off-street parking provision is available on site to meet the car parking standards of the City Council for any use other than a sui generis hostel use, the occupation of which is restricted to students who are subject to a system of parking control administered by the University of Cambridge and Anglia Ruskin University. (Cambridge Local Plan 2006 policy 8/10)

16. 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:** The applicant is advised to contact The Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases. The existing garage structures have a corrugated concrete sheeted roof, which may contain asbestos. If this is the case, the roofing will need to be removed in accordance with appropriate regulations.

**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).

## **Reasons for Approval**

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), 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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/12, 4/4, 4/13, 7/10

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.

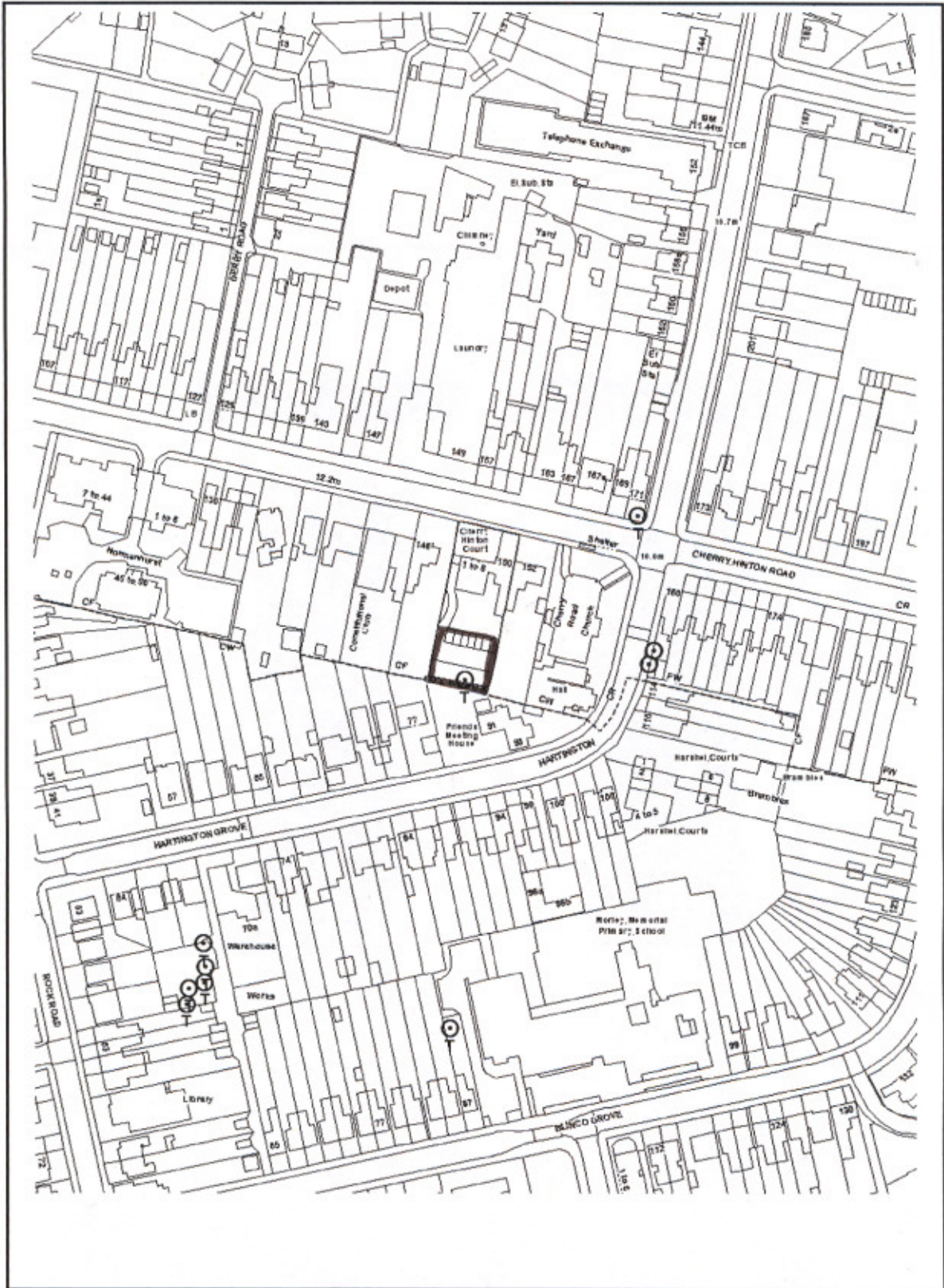
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

## **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.



**08/0107/FUL**  
**150 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AJ**