



SOUTH AREA COMMITTEE

Chair: Councillor Andy Blackhurst
Labour Spokesperson: Councillor Russ McPherson



City Councillors for

Cherry Hinton (Robert Dryden, Russell McPherson, Stuart Newbold)

Queen Edith's (Alan Baker, Viki Sanders, Amanda Taylor)

Trumpington (Salah Al Bander, Andy Blackhurst, Sheila Stuart)

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 – Wednesday 25 June 2008)

Committee Manager: John Blunt

Telephone: 01223 457012,

email: John.Blunt@cambridge.gov.uk or

write to: Committee Services, Room 11, The Guildhall, Cambridge CB2 3QJ

Date: Thursday 3 July 2008

Time: 7.30pm

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

Next scheduled meeting: 28 August (The Royal British Legion, Cherry Hinton)

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 **Election of Chair And Vice Chair for 2008/09**

2 **Minutes**

www.cambridge.gov.uk/meetings

To confirm the minutes of the meeting on 8 May 2008.

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3 Apologies for Absence

4 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.

5 Matters Arising from the Minutes

6 Open Forum

7 Community Development and Leisure Grants (Contact Elaine Shortt, Tel: 01223 457968)

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8 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.

- | | | |
|-----|-------------|---|
| 8.1 | 08/0588/FUL | 29 Nightingale Avenue
Erection of one 2 storey courtyard house with bin & bicycle store and forecourt parking (following demolition of double garage) |
| 8.2 | 08/0673/FUL | Land adjacent 10-16 Baycliffe Close
Demolition of garage block and replacement with a detached dwelling and garage and additional car parking for numbers 10-16 Baycliffe Close. |
| 8.3 | 08/0724/FUL | 103 High Street, Trumpington
Erection of 6 x 2-bed flats with associated amenities / parking following demolition of existing house |

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.

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: 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

Forward Plan of Items

23 October - Children and Young People Service (Community Development) - Presentation so that Members and public can browse and ask questions to the ChYpPS staff before the area committee starts. The presentation will have all the information about our Big Lottery project, broken down into 4 main topics including, play base at Cherry Hinton hall, play trails at Cherry Hinton hall, a community play boat and Bramblesfield community play space.

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)

8th May 2008

CPDC, Foster Road, Cambridge CB2 2JW

7.30pm – 8.44pm



Minutes & Actions

Present:

City Councillors

Cherry Hinton: Robert Dryden, Stuart Newbold, Russ McPherson

Queen Edith's: Alan Baker, Amanda Taylor

Trumpington: Salah Al Bander, Andy Blackhurst, Sheila Stuart

County Councillors: Anne Kent, Geoffrey Heathcock

08/17 Minutes

Minutes of the meeting on 13th March 2008 were signed as a correct record.

08/18 Apologies for Absence

Apologies were received from County Councillor Carter.

08/19 Declarations of Interest

No declarations of interest were declared.

08/20 Matters Arising

There were no matters arising.

08/21 Open Forum

Q1) Regarding the City Centre Management Item (page 3 of minutes 13.03.08) – what signs will be removed to meet the need to 'de-clutter'?

Councillor Blackhurst: Understood that this was referring to the opening of the Grand Arcade – the replacing of new for old signs in order to keep shopping information up to date.

Q2) Is there any news about the proposed waste site south of the Glebe Farm access road and does this committee think a waste site is a suitable building for the gateway to Cambridge?

Why are the County Council granting permission for houses to be built in Hauxton on a site that was initially stated to be too contaminated for a waste site?

Councillor Kent: Agreed that it was an unsuitable location for the waste site but confirmed that planning permission for the Hauxton homes was actually granted by South Cambs District Council – not the County Council.

The full proposal would be going to the County Council on Tuesday 13th May and it was likely that it would be the preferred option for the upcoming consultation.

Councillor Blackhurst: Local Ward Councillors agreed that the location is unsuitable.

08/22 Safer Neighbourhoods

Neighbourhood Inspector John Hutchinson introduced this item and gave an update on the priorities set at the last meeting:

Anti-social behaviour (ASB) and vehicle nuisance at Coldhams Business Park

- Through joint working this problem had been almost eradicated with only 1 crime reported in this period – compared to 10 previously.

Cycle theft in Trumpington Ward

- Cycle theft had dramatically reduced during this period
- An offender selling large numbers of stolen cycles through Ebay had been arrested and charged
- Work was being undertaken with the City Rangers to increase checks on illegal cycle activities
- A new property registration database had been introduced (www.immobilise.com) and the public were encouraged to register their cycles

ASB and crime in Teversham Drift, Cherry Hinton

- A successful police surgery had been held in the last 4 weeks
- The Anti-social Behaviour Team at the City Council were prioritising this area
- Work with Councillors, Neighbourhood Watch and local residents would continue
- The CCTV Team may use mobile cameras in this area to tackle ASB

The latest crime update was then discussed:

- Crime down across the neighbourhood
- Re-emergence of ASB on green spaces throughout the area
- Increase in ASB on Cheery Hinton High Street
- Young people congregating in Wulfstan Way

An update was given on each Ward:

Cherry Hinton

- Total crime and ASB decreased over this period
- Reductions in vehicle crime, violent crime and cycle theft
- ASB in High Street re-emerging
- Sharp increase in fly-tipping (34 incidents this period)

Queen Ediths

- Crime had remained stable with a decrease in ASB
- Wulfstan Way a hotspot for damage, theft, burglary and violent crime (domestic)
- 9 fly-tipping incidents

Trumpington

- Reduction in crime and ASB
- Theft from motor vehicles at the Wok and Grill restaurant continues
- North end of the Ward is a ASB hotspot
- 26 fly-tipping incidents

The police had also identified key individuals from the local neighbourhood (such as: Councillors, businesses, religious leaders, Neighbourhood Watch co-ordinators, youth workers and teachers) and visited them monthly to asked for their views and advice.

Questions were then invited from the Committee and members of the public:

Q1) Suggested mobile CCTV cameras for Teversham Drift – have they been applied for?

A) A successful viability study has been undertaken by the CCTV Manager but unfortunately there are only a limited number of mobile cameras available.

Q2) The figures indicate a rise in violent crime at Addenbrooke's Hospital – could you provide an update?

A) The number of incidents has actually reduced but the Hospital has changed its recording procedures to fit in with national guidelines. The Police have however strengthened their relationship with Addenbrooke's and the Hospital is moving towards accredited security staff – which would give them the same powers as Police Community Safety Officers (PCSO).

Q3) Has a Community Beat Manager (CBM) been appointed for Cherry Hinton?

A) A new PCSO for Cherry Hinton has been appointed and starts on Monday. The vacancy for a CBM has also been filled and will start within 2 months.

Q4) How can we encourage the public to form Neighbourhood Watch groups and how do the police support them?

A) PCSO's will help to set up and support them but groups are encouraged to self manage rather than rely on continual outside support. Members of the public are encouraged to contact officers for more information. Engagement with groups in the South Area is especially open and working well.

Neighbourhood Watch Week takes place in June and there is a big push nationally to get the public involved in local groups. The Police Neighbourhood Watch monthly newsletter has also been resurrected.

Councillor McPherson congratulated the Police on their continued support of the Cherry Hinton Neighbourhood Watch group.

Q5) Communication between Ward Councillors and the Police could be improved – it has to be a two way process. Police response times could also be improved.

A) All calls are currently answered within 10 seconds and a recent change in rotas will enable us to have 50% more officers in place on Friday and Saturday evenings.

Q6) Nightingale Avenue has been a hot spot for damage over the last 2 weeks and underage drinking continues to be a problem across the area. Do Trading Standards have the resources to help you tackle this?

A) We do work closely with Trading Standards and they regularly conduct spot checks on licensed premises. A Community Alcohol Project, with extra funding attached, has also been trialled in St Neots and this is something we are looking at getting involved in.

**Q7) What is the Police procedure for responding to burglar alarms?
I have called a number of times about our local Nursery School and been advised to go and investigate.**

A) We do not normally respond to audible alarms unless there are aggravating factors – however it is unacceptable to ask members of the public to investigate. We also advise that premises are connected to a central monitoring service.

Q8) Cars parking and blocking pavements on Hills Road bridge is still an issue

A) Noted

Q9) People jumping red lights opposite Homerton School is an increasing problem – how is this being addressed?

A) The jumping of red lights is an issue across the City but unfortunately we do not have the resources to monitor *all* traffic lights at *all* times. However we are aiming to pick a random problem area each month and monitor at peak times.

Work has been done in Queen Edith's Way to combat speeding motorists - over 30 tickets have been issued and most offenders have been local residents.

Q10) Speeding on Bateman Street is also an issue

A) Noted

Q11) How is the increased crime in Wulfstan Way being addressed?

A) Crime in this area is mostly associated with one or two regular offenders. The Police conducted a raid at a house this morning - recovering items and arresting a 21 year old.

Neighbourhood Inspector John Hutchinson suggested the following recommendations and asked for Committee comment and approval:

- *To tackle anti-social behaviour, damage and assaults associated with young people drinking underage in parks and open spaces*
- *To enhance the role of Neighbourhood Watch and other voluntary organisations across the neighbourhood*
- *To tackle anti-social behaviour in Rectory Terrace, High Street, Cheery Hinton*

After discussion members of the Area Committee agreed the recommendations, with the addition of *traffic issues on Hills Road.*

08/23 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	08/0257/REM
Site	3 Rayleigh Close, Cambridge, Cambridgeshire CB2 8AZ
Proposal	Reserved Matters application for the erection of 3 residential units
Recommendation	APPROVE subject to conditions
Applicant	Mr & Mrs Nicholson, 3 Rayleigh Close, Cambridge, Cambridgeshire CB2 8AZ
Public Speakers	None
Decision	APPROVED (unanimously) as agenda, subject to the addition of a further condition regarding cycle parking:

Prior to occupation of the dwellings hereby approved, cycle parking in accordance with the Council adopted standards, namely at least 4 spaces per dwelling for the 2, five-bedroom houses (as illustrated) and 5 cycle parking spaces for the 6 bedroom house shall be provided on site; the cycle parking initially provided shall be retained thereafter.

Reason: To ensure adequate cycle provision is provided and retained (Cambridge Local Plan policy 8/6)

2	08/0107/FUL
Site	150 Cherry Hinton Road Cambridge CB1 7AJ
Proposal	Redevelopment of 5 studio student apartments
	THIS ITEM WAS NOT HEARD AT THIS MEETING BUT WOULD BE CONSIDERED AT PLANNING COMMITTEE ON 21 MAY 2008.

The reason that this item is not being considered is because it stands just inside the East Area of the City, not the South. As representations have been received from residents living in both the East and South Areas of the City, the application is to be considered by Planning Committee.

The meeting finished at 8.44pm

CHAIR

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CAMBRIDGE CITY COUNCIL

Report by: Grants Officer (Community Development and Leisure)
To: Area committee – South 3 July 2008
Wards: Cherry Hinton, Queen Edith's, Trumpington

Community Development and Leisure Grants 2008-09

1. Introduction

This report reminds members of the process for the allocation of Community Development and Leisure grants by Area Committees; confirms the funds available; and seeks approval for applications

2. Recommendations

To consider and approve the following grant applications:

Community development current applications 08-09 available				£4696	
	Group	Project	Bid £	Offer £	
CD6	Centre at St Paul's	Notice board	1000	750	
		Up lighters	1600	0	
CD7	Cherry Hinton Townswomen's Guild	40 th anniversary celebration dinner	600	200	
CD8	Little Bunnies Playgroup	Equipment	2410	750	
total			5610	1700	

3. Background

The Executive Councillor has approved the following allocation of 10% of the total Community Development grants budget and 5% of the total Leisure grants budget for area committee grants. It has been calculated using population levels and is also weighted to give additional funds to areas of economic disadvantage as defined by the City Council's *Mapping poverty* research report.

Area	Population	Mapping Poverty score	Combined score	Community Development £	Leisure £	Total £
North	28%	38%	34.7%	24,840	5640	30,480
East	28%	35%	32.7%	23,400	5320	28,720
South	21%	21%	21%	15,030	3420	18,450
West Central	23%	6%	11.6%	8,300	1890	10,190
Total				71,570		87,840

4. South Area Committee 2008-09 Community Development applications

Community Development spend to date				
	Group	Project	Bid £	Offer £
CD1	Anstey Way Events	Trumpington Christmas Fair	13 March 08 meeting	1250
CD2	Cambridge University Press Pensioner's Club	Summer trip		0
CD3	Cherry Hinton Festival	Insurance, chair, table + marquee hire, licence fee		1370
CD4/1	Romsey Mill	Cherry Hinton Football project		4044
CD4/2		Queen Edith's Cherry Hinton detached youth work		2811
CD5	Trumpington Elderly Action	Running costs, outing, Xmas party		859
				10,334

South Area Committee 2008-09 grants			SAC/CD 6
Applicant Centre at St Paul's			
Community centre, with good disability access, provides lunch clubs and other activities for older and vulnerable residents; yoga, Pilates and exercise classes; toddler club; legal advice surgery; bookable space for community groups and other users			
Ward(s) Trumpington			
Bid Notice board (£750); Uplighters (£1200)		Total cost £1850	Requested £1850

Benefits for local community Centre has 1000 users and 150 hours of programmed activities per week include work with young parents, older people, adults with mental health problems. Attendance increases if notices are displayed. More people will be encouraged to join in with activities. Uplighters will enable users to have adjustable lighting for activities such as dinners, parties, and yoga type classes and create a warm and welcoming atmosphere. Currently use portable Uplighters which often break. Wall mounted light will be more secure and durable.
Comments Following feedback from the Newtown Community Forum the Centre would like a higher profile on Hills Road via its own notice board as opposed to the current one slot on the Church's notice board.
Previous funding from this committee 06-07 display panels + moveable partitions; £600; 04-05 £2119 chairs
Recommendation £750 for noticeboard. Recommend applying next year for Uplighters.

South Area Committee 2008-09 grants		SAC/CD 7	
Applicant Cherry Hinton Townswomen's Guild Local branch of movement established nationally in 1929 to advance the education of women, develop good citizenship and provide social and recreational opportunities. 40 members, mostly eighty +. Monthly meetings (talks or demonstrations), annual party and annual trip			
Ward(s) Cherry Hinton			
Bid	Celebration dinner	Total cost	Requested
		£600	£600
Benefits for local community Group provides social time and change of scene for older residents, many of whom live alone, lack transport and are unable to afford holidays and outings. Will help maintain membership. Many other groups have folded.			
Comments The Cherry Hinton Townswomen's Guild is celebrating its 45 th anniversary in 2008. It plans a celebration dinner for approx. 40 members mostly aged 70+ in a local venue. Group has 7 months running costs			
Previous funding from this committee 07-08 £370 summer trip			
Recommendation £200 towards celebration dinner.			

South Area Committee 2008-09 grants		SAC/CD 8	
Applicant Little Bunnies Playgroup Twice weekly playgroup at St Andrews Church, Cherry Hinton. 12-20 children and 12-15 parents/carers. Health talks and trips.			
Ward(s) Cherry Hinton			
Bid	Toilets – refresh floors and paintwork (£1000); equipment : cups, playmates, storage box, toys, music resources (£1100); talks + outings (£300)	Total cost	Requested
		£2410	£2410

Benefits for local community Need safe, clean resources and safer more hygienic changing areas for babies.
Comments Previous playgroup declined and users relaunched Little Bunnies.
Previous funding from this committee
Recommendation £1000 for floor and paintwork

5. South Area Committee 2008-09 Leisure applications

No previous applications				
Leisure, sport and arts current applications available				£ 3420
	Group	Project	Bid £	Offer £
L 1	Cambridge Diamonds	Training ground, kit, goals	3125	2000
total			3125	2000

South Area Committee 2008-09 grants			SAC/L 1
Applicant Cambridge Diamonds Under 10's and under 11's teams of 26 boys and girls. Train at St Bede's School. Offer assisted places for those on low income. Aim to promote football in a positive light enabling access to all irrelevant of ability, gender, race or cultural background. Volunteer committee. Bimonthly newsletter			
Ward(s) Queen Edith's			
Bid Training ground hire (£1350); under 11's goals (£1000); under 10's goals (£500); kits (£275)	Total cost £3125	Requested £2000	
Benefits for local community Children will benefit. Coaches will be able to coach using appropriately sized equipment. Club will benefit by achieving financial standing before they enter the league.			
Comments In August 2008 will enter the Cambridgeshire mini league. Group fundraises with activities such as bag packing at supermarket			
Previous funding from this committee 07-08 £945 kit costs, pitch hire, league affiliation			
Recommendation £2000			

If the above recommendations are agreed, the following budget will be available for later applications

2008-09	Budget £	Allocated £	Remaining £
Community Development	15,030	12,034	2996
Leisure	3,420	2000	1420
totals	18,450	14,034	4416

5. **IMPLICATIONS**

- (a) **Financial** As above
- (b) **Staffing.** None
- (c) **Equal Opportunities** Grant expenditure is targeted at disadvantaged groups. Applicants are required to adopt appropriate policies and practice.
- (d) **Environmental** Applicants are required to adopt appropriate policies and practice.
- (e) **Community Safety** Grants which improve people's incomes and their involvement in their communities can reduce crime and the fear of crime.

BACKGROUND PAPERS used in the preparation of this report:
Grant applications.

To inspect these documents contact Elaine Shortt on 457968 or elaine.shortt@cambridge.gov.uk. who is also the author and contact officer for queries.

Appendix 1 **Area Committee grant conditions**

1. Community development grants are for services and activities for residents of all or part of the wards covered by each committee to:
 - Support children and young people; Black and minority ethnic communities; families living in disadvantaged areas; people with disabilities and active older people to participate in their communities and improve their own health and well-being
 - Improve community access to legal advice services.
 - Increase awareness of, celebrate and challenge intolerance of the city's cultural diversity.
 - Strengthen the voluntary sector
 - Meet any needs specific to its area as determined by the area committee.
2. Leisure grants are intended to increase access to cultural, arts and sporting activities, which improve health, well-being, confidence and skills, for residents of all or part of the wards covered by each committee - especially young people and those whose lives are restricted by discrimination, disability and/or disadvantage.
3. Funds may also be used to meet any needs specific to its area as determined by the area committee.

4. Each area committee may decide to reserve part of its budget for one or more of these purposes. Grants may be awarded for capital or revenue expenditure.
5. Applications will be invited from:
 - constituted voluntary and not-for-profit organisations which meet existing Community Development and Leisure grant-aid conditions.
 - groupings of local residents able to meet basic accountability requirements.
 - partnerships of constituted group(s) and local residents.
6. There is no upper limit on application or grant award levels.
7. Members will generally be asked to consider and decide on applications twice a year.
8. Grants may be made between meetings if the applicants can demonstrate that they are unable to wait for the next scheduled grants meeting. The Grants Manager will consult with the Chair and, where relevant, ward members. The full committee will be notified at the next appropriate meeting.
9. Grants will not generally be made retrospectively.
10. Grants will be publicised, administered and monitored by the Grants Manager and the Voluntary Sector Support Team.

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Application Number	08/0588/FUL	Agenda Item	8.1
Date Received	29th April 2008	Officer	Catherine Linford
Target Date	24th June 2008		
Ward	Queen Ediths		
Site	29 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG		
Proposal	Erection of one 2 storey courtyard house with bin & bicycle store and forecourt parking (following demolition of double garage).		
Applicant	Mr And Mrs Peter And Noreen Cox 29 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 29 Nightingale Avenue is an extended detached house, which occupies the south-western corner of the junction with Topcliffe Way. The application site is part of the rear garden of No. 29, which fronts onto Topcliffe Way and is currently occupied by a double garage. The plot is 9.5m wide at the front, but steps in a short way back from the frontage, and is 8.2m in width for most of its length, resulting in the plot measuring between 25.6m and 27.6m in length.

1.2 The site is not in a Conservation Area.

2.0 THE PROPOSAL

2.1 This application seeks planning permission for what is described as a two-storey "courtyard house", with bin and bicycle storage and forecourt parking (following the demolition of a double garage). The "courtyard" is a rear garden that would be flanked on both sides by boundary walls.

2.2 The proposed house would be 6.9m wide, covering the width of the plot, and 2.4m long, sitting between 0.5m and 1m from the street, with a paved forecourt to the front shown as providing parking for two cars. The house would be accessed via this

forecourt, and this is also where bicycle and bin storage would be located, within an enclosure designed as part of the house.

2.3 The proposed dwelling is a smaller version of the Robinson House, Willingham, but with a linear courtyard attached directly to the proposed house (photographs of the Robinson House have been submitted as part of the application for information). The house would be two-storeys tall, with a 17.5 degree pitched roof, heavily glazed to the front and rear with minimal windows to the side elevations.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Copy of the Architects Journal of 17 July 1985

3.0 SITE HISTORY

The previous applications that are relevant to this application are listed below. A complete site history can be found on the application file.

Reference	Description	A/C, REF, W/D
05/0600/FUL	Single storey front and rear extensions to incorporate a garage; first floor front window extension to form window seat; and summer house to rear of dwelling	PERM
06/1038/FUL	Erection of part single, part two storey front extension; single storey rear extension; and erection of summer house in back garden	REF

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	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 **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 East of England Plan 2008

SS1 Achieving sustainable development
T9 Walking, cycling and other non-motorised transport
T14 Parking
ENV7 Quality in the built environment
WM8 Waste management in development

5.7 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision
P9/9 Cambridge Sub-Region Transport Strategy

5.8 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/10 Subdivision of existing plots
3/11 The design of external spaces
3/12 The design of new buildings
4/4 Trees
4/11 Conservation Areas
5/1 Housing provision
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

5.9 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.

5.10 Material Considerations

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Objection

Head of Environmental Services

6.2 No objection, but conditions recommended.

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:

27 Nightingale Avenue
31 Nightingale Avenue
2 Topcliffe Way
6 Topcliffe Way
14 Topcliffe Way
16 Topcliffe Way
1 Rotherwick Way

7.2 The representations can be summarised as follows:

The proposed house is uncharacteristic for the area;
The proposed house would place an additional load on water supplies and surface and foul water drainage and increase water run off onto Nightingale Avenue;
The proposed house would block light to the neighbouring properties and overlook and overshadow them, impacting on privacy;
The proposed planting could be deciduous and immature at the time of planting, which would affect privacy;
No. 29 Nightingale Avenue will have no garage, which would impact on on-street parking;
There would be an increase in noise and disturbance;
It would set a precedent for other houses in rear gardens of existing properties.

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. Car and cycle parking

6. Third party representations
7. Planning Obligation Strategy

Principle of Development

- 8.2 The provision of extra housing in the City is supported in the Cambridge Local Plan (2006). Policy 5/1 of the Cambridge Local Plan (2006) maintains that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. This proposal for an additional dwelling would be compatible with adjoining land uses, but whether the proposal is appropriate also needs to be tested against other policies in the development plan
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.4 Policy 3/10 of the Cambridge Local Plan (2006), addresses the subdivision of existing plots, and states that residential development within the garden area or curtilage of existing properties will not be permitted if it will have a significant adverse impact on amenity of neighbours; provide inadequate amenity space or access and parking arrangements; detract from the prevailing character of the area; adversely affect listed buildings; adversely affect trees or other significant local features; or prejudice comprehensive development. I do not consider that there are material issues arising out of the last three matters. I will deal with the matter of character here, and amenity and parking under the headings below.
- 8.5 This area is predominantly residential in character with the dominant housing form being semi-detached and detached houses set back from the road in deep plots. The proposed dwelling would be within a substantially narrower plot than its neighbours, but of similar depth. The single storey bike/bin store will project significantly closer to the road than other dwellings (but will be screened from the east, at least in part, by existing planting), but the house only marginally so. While the single house form will not directly reflect adjacent forms, in my

opinion, this proposed dwelling would contribute to the character of the area rather than detract from it.

- 8.6 The dwelling would be as wide as the gable-end of 29 Nightingale Avenue is deep (along Topcliffe Way), and although this is narrower than the adjacent properties on Topcliffe Way, I do not believe that it would appear out of place. The dwelling would have a low pitched roof, lower than that of the adjacent properties, but this would reduce the visual impact of the building on the street, and its impact on its neighbours.
- 8.7 In the representations received, concerns have been raised that allowing this development would set a precedent for similar developments in this area. Other cases would have to be judged on their merits, if proposals are brought forward, but it should be noted that 29 does have a larger plot size than most if not all houses in the area.
- 8.8 To the rear of the proposed house there would be a courtyard garden with walls screening the garden from the neighbouring properties. The property would also be screened from No.29 Nightingale Avenue by a hedge, along with other proposed planting. Residents have raised concerns about the effectiveness of the planting proposed, and therefore I consider it prudent to place a condition on any approval requesting a landscaping scheme to be submitted.
- 8.9 In summing up I consider that this is a very well designed, well-considered, small house that will work in the local context, having a positive impact on its setting. In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12.

Residential Amenity

- 8.10 In the representations received, concerns have been raised regarding lack of privacy and loss of light. The proposed dwelling only has high level windows at ground floor level looking to No. 29 Nightingale Avenue. At first floor level, windows are to the front and rear, but a void restricts how close one can stand to the rear windows thereby restricting possible overlooking to either side. Even were the void to be lost, flank walls restrict potential overlooking to either side. Within an 11m

distance from the rear glazing to the end of the plot and existing and proposed planting, I do not consider the potential threat from overlooking to be such as to warrant refusal of the application.

- 8.11 In terms of loss of light or unreasonable enclosure, the proposed building is so positioned that much of the south-east flank wall aligns with the gable of 2 Topcliffe Way. The gap between the existing and the proposed dwellings is 3.2m at the front widening to 4.2m in line with the rear of 2 Topcliffe Way. The flank wall projects 3.5m beyond the rear of the two storey element of 2 Topcliffe Way, but given the widening gap between the two, that the proposal is north-west of 2 Topcliffe Way, that there is a single storey extension to 2 Topcliffe Way, and that the flank windows in 2 Topcliffe Way are secondary windows, I do not consider there to be a loss of light or creation of a sense of enclosure such as to warrant refusal.
- 8.12 The possibility of an increase in noise and disturbance, both in the construction stage and once the property is occupied, is something that needs to be fully addressed. The proposed dwelling has minimal windows in the side elevations, and in my opinion, this will reduce the amount of noise emitted from the property and heard by the occupiers of adjacent dwellings. Comings and goings associated with the new house will be limited and may cause some disturbance but not of a greater degree than with any new dwelling. The hours of construction can be controlled by condition, in order to minimize the impact on amenity.
- 8.13 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/10.

Refuse Arrangements

- 8.14 A bin and bike store is shown situated at the front of the property, and is adequate to the Council Standards for bin storage.

- 8.15 In my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.16 According to Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006), a dwelling of three or more bedrooms outside the Controlled Parking Zone could have a maximum of two car parking spaces. Two car parking spaces are shown but despite no objection being raised by the Highway Authority there is not sufficient space for two 2.4m x 4.8m spaces. That notwithstanding there is certainly space for one vehicle to be parked, which would conform to standards, and space for a second smaller vehicle.
- 8.17 In the representations received, concerns have been raised concerning on-street parking and the impact an additional dwelling would have on this, considering it will replace an existing double garage used by No. 29 Nightingale Avenue. There is an extant planning permission for an extension incorporating a garage to the front of No. 29 (ref 05/0600/FUL) and in my opinion this property has a large enough front garden to provide sufficient car parking space following the loss of the garage. The Highways Authority has no made no objections to this application, and therefore I am satisfied that the loss of this garage should not prejudice the development of this site.
- 8.18 The combined cycle/bin store at the front of the site could accommodate bins and 2 bikes, but not the 3 required to meet the standard. This third space could, however, be achieved either by a slight widening of the store or provision of additional space in the rear garden. This can be addressed by condition.
- 8.19 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.20 The representations received raised concerns about the proposed dwelling being out of character with the area; the proposed dwelling placing additional strain on water supplies and drainage, and increasing water run off onto Nightingale

Avenue; the impact on privacy and loss of light; the possible increase in noise and disturbance; the impact on on-street parking; and the setting of a precedent for other houses in the rear gardens of existing properties.

- 8.21 Most of the concerns raised in the representations received have been considered under the headings above. Those not yet considered are additional strain on water supplies and drainage. This is essentially a matter for service providers but one additional dwelling will not have such an impact as to warrant refusal in the absence of an outright embargo, which does not exist. The matter will have to be considered when building regulations approval is sought.

Planning Obligation Strategy

- 8.22 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.23 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the City.
- 8.24 The proposed development requires a contribution to be made towards open space comprising formal open space, informal open space and children's play areas. The total contributions sought have been calculated as follows:

Formal open space: £1080
Informal open space: £918
Children's play areas: £1197

Community Development

- 8.25 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. The proposed development

requires a contribution to be made towards community development. The total contribution sought equates to £1625.

8.26 The completed Unilateral Undertaking has been received by the City Council.

9.0 CONCLUSION

9.1 In my opinion, the proposed development would contribute to the character of the area and would have little impact on the amenity of neighbouring occupiers. Therefore, I recommend that this application be approved.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

1. 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. 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. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. 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 method statement for approval detailing the type of piling and the mitigation measures to be taken to protect local residents from noise and vibration. Development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Pla policy

5. Prior to the commencement of development, full details of the on-site storage facilities of waste including waste for recycling shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the 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. (East of England Plan 2008 policy WM8 and Cambridge Local Plan 2006 policy 3/12)

6. 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)

7. 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: IN

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

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

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)

10. 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)

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:

East of England plan 2008: ENV7

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

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.

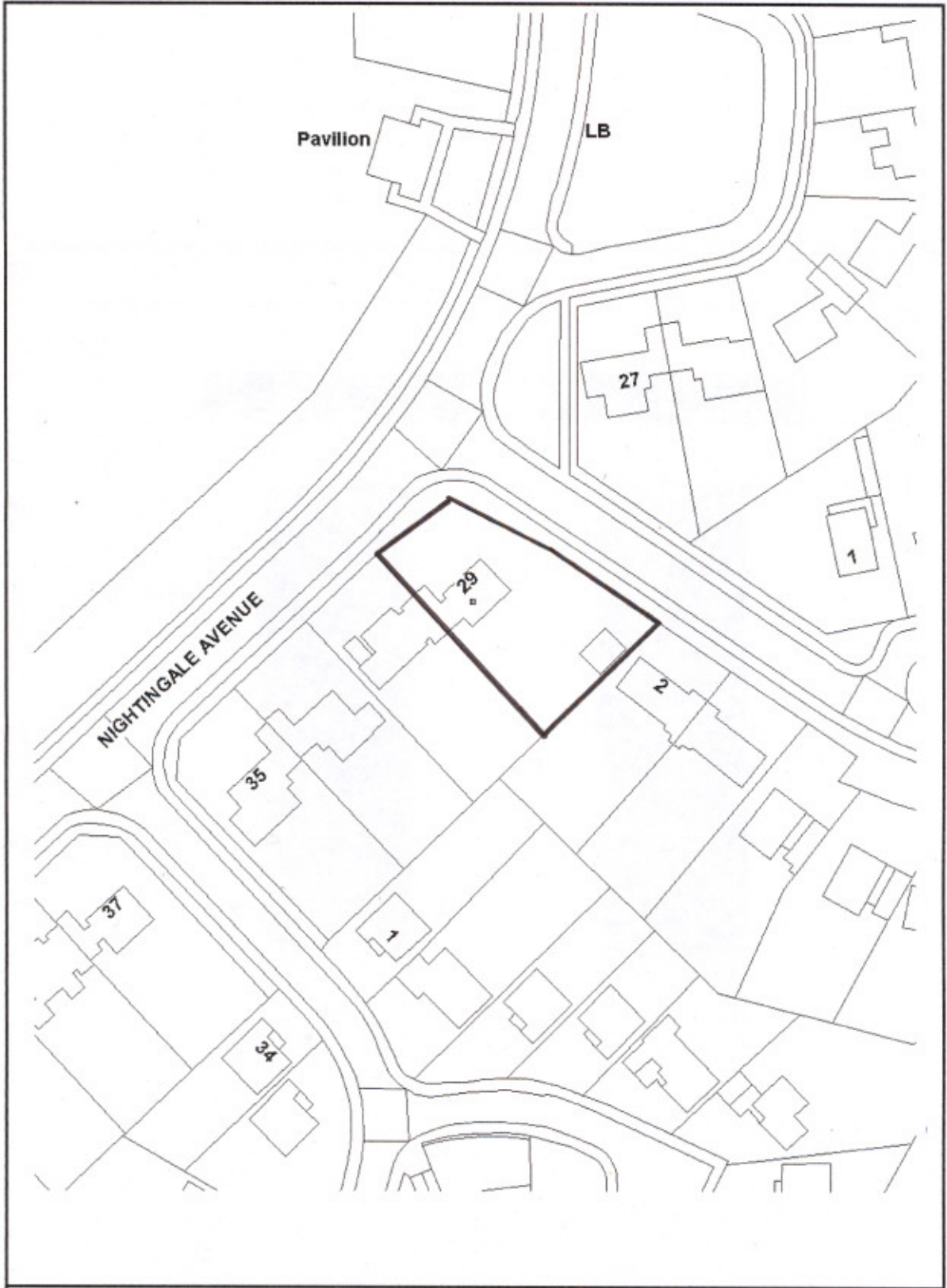
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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.



08/0588/FUL
29 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG

Application Number	08/0673/FUL	Agenda Item	8.2
Date Received	19th May 2008	Officer	Ms Amy Lack
Target Date	14th July 2008		
Ward	Cherry Hinton		
Site	Land Adjacent 10 - 16 Baycliffe Close Cambridge Cambridgeshire CB1 8EE		
Proposal	Demolition of garage block and replacement with a detached dwelling and garage and additional car parking for numbers 10-16 Baycliffe Close.		
Applicant	Mr Ray Linsey Mulberry House Blench Lane Hildersham Cambridgeshire CB21 6BU		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Baycliffe Close is a short cul-de-sac off Glenmere Close, on the south side of Cherry Hinton Road. At the end of the cul-de-sac, on the south side of the street, stand a block of four flats, 10 to 16 Baycliffe Close, with land to the side (east) which until recently accommodated four garages to serve those flats. Following approval of planning permission for a two storey, three bedroom detached dwelling (Ipa ref 07/0383/FUL), the garages have been removed. The dwelling is in the final stages of construction.
- 1.2 The site the subject of this application comprises the land for the former garages and all the land between the face of the flat block, 10 to 16 Baycliffe Close, and the highway.
- 1.3 The surrounding area is predominantly residential. Five, two storey detached dwellings, all similar in character constructed of red brick under a concrete tiled roof are located on the northern side of the road. On the southern side there are four detached two-storey dwellings, smaller in size to those directly opposite, but again similar to one another, constructed of beige brick under a concrete tiled roof. Immediately to the west of the site are the two storey flats of 10 to 16 Baycliffe Close the frontage of which is

included within the application site. To the east is a public footpath and to the rear (south) are flats which take access from Bosworth Road.

- 1.4 The site falls outside the controlled parking zone and is not in a Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the erection of a single detached two storey dwelling and the re-arrangement of car parking. The house is in the final stages of construction. In terms of the house scale, design and appearance, the substantive difference between this proposal and that previously approved, 07/0383/FUL, is the relocation of openings on the rear southwest facing elevation. A pair of double glazed doors are to be positioned to the far west of the elevation and a three pane double glazed window located in the single storey rear projection to the east of the doors; in the approved previous proposal, they were the other way around. A further variation to that previously approved is the mono pitched roof at single storey height on the front elevation, which now extends from the east of the main element of the dwelling, west to the end of the bay window.
- 2.2 The plan of the proposed dwelling shows a sitting room to the front and open plan kitchen and dining room to the rear on the ground floor. On the upper floor are three bedrooms, the one to the front with an ensuite and a separate bathroom directly opposite the landing to the centre of the floor. Cycle storage is to be located in the attached garage to the northeastern side of the dwelling, directly in front of which a second on site parking space is proposed. Refuse storage is proposed to the rear, with access via a gate attached to the northwest gable.
- 2.3 Although the amendments to the approved 07/0383/FUL are only relatively minor, the imposition of conditions in the previous permission withdrawing any rights to vary the scheme has required the submission of a fresh planning application to consider these amendments.
- 2.4 The plans also show an amended arrangement for the parking of vehicles in front of the house and the adjacent, existing flats
- 2.5 The application is accompanied by the following supporting

information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
07/1420/FUL	Erection of detached dwelling, garage and additional car parking (following demolition of garage block).	REF
07/0383/FUL	Erection of detached dwelling garage and provision of additional parking following the demolition of a garage block.	A/C
06/1288/FUL	Erection of a pair of two-bedroom semi-detached houses and additional car parking following demolition of garage block.	W/D
C/96/0035	1st floor extension to existing garages to form one, 2-bedroom flat.	REF

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition	No
DC Forum	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 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 East of England Plan 2008

- T1 Regional transport strategy objectives and outcomes
- T9 Walking, cycling and other non-motorised transport

T14 Parking
ENV7 Quality in the built environment
WM8 Waste management in development

5.7 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.8 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/10 Sub-division of existing plots
3/11 The design of external spaces
3/12 The design of new buildings
5/1 Housing provision
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

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

5.9 **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 (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.

Head of Environmental Services

6.2 No objection but requests an informative be attached to any permission granted advising the applicant that there may still be contamination on the site from the use of the garages so Environmental Services should be contacted should any contamination be identified during the redevelopment of the site.

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:

- 9, Baycliffe Close, Cambridge CB1 8EE
- 12, Baycliffe Close, Cambridge CB1 8EE

7.2 The representations can be summarised as follows:

- The car parking space for 12 Baycliffe Close provided in connection with planning approval 08/0673/FUL is required to park two cars and is not wide enough. The potential vehicles of the prospective occupiers of the new build will exacerbate an already strained parking situation along the road and in the turning bay;
- The representation from 9 Baycliffe Close suggests a number of tree/shrub species that should be planted to landscape the site;
- The parking proposed to serve the existing flats to offset the loss of the garages needs to be reconsidered.

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. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban extensions, development of additional residential units on sites such as this will be permitted subject to the existing land use and compatibility with adjoining uses, which is assessed in the sections below within the main body of the report.

- 8.3 Planning permission was granted on 12th June 2007 for a detached, two-storey, three bedroom dwelling which is currently in its final stages of completion; given this I am of the view that the principal of residential development has already been established and implemented. The current proposal is for a dwelling of a slightly different design. Subject to the consideration of the proposed development being assessed against the issues raised above and policies in the development plan I am satisfied that the principle of the proposal is in accordance with policies 3/1 and 5/1 of the Cambridge Local Plan (2006)

Context of site, design and external spaces

- 8.4 There are a number of different designs of property in the area and the proposed house, in my view, sits comfortably next to the existing residential building in Baycliffe Close and is generally successful in its efforts to respect the character of the surrounding area. I do not believe the introduction of a dwelling into this space has a material adverse impact upon the appearance or character of the street scene.
- 8.5 Overall I am satisfied that the development of this site is of a style that is suitably in keeping with the immediate local area and as such I believe that the proposal is designed in sympathy with the character of the surrounding built form. I consider the scale and design proposed satisfactory and as such believe the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4, 3/10 and 3/12.

Residential Amenity

- 8.6 The design of the dwelling has sympathetically considered the residential amenity of neighbouring occupiers in its design. A single window in the northwest facing gable serves a bathroom on the first floor. The east facing gable of the flats locates two windows at ground floor level and three windows at first floor. The dwelling is orientated such that the separation distance between the flats and the proposed dwelling at its closest point is approximately 2 metres, but this distance increases towards the north of the site to a distance of 3.5 metres. I suggest that the imposition of a condition to ensure that the first floor window in the northwest gable is obscure glazed and that no further windows are installed without consent of the local planning authority will serve to inhibit mutual overlooking between both buildings. While I am

conscious the presence of a permanent mass within close proximity of this gable will have some impact upon occupiers of existing flats 14 and 16, I am satisfied that the distance is adequate to maintain a reasonable amount of daylight to this elevation, mediated to some extent by the room at first floor to the rear of the flats where the distance between the dwellings is least benefiting from a second window on the south facing rear elevation.

- 8.7 I am satisfied that northeast and southeast facing windows present no significant impact, in terms of overlooking, very different from that which presently exists between those on the Close and beyond; the distance between the proposed and other properties is sufficient not to have any material detrimental impact.
- 8.8 It is unclear from the submitted plans the form of boundary treatment to be constructed. I suggest a condition to ensure an adequate boundary is installed.
- 8.9 The relationship of the proposal to neighbouring occupiers must also be assessed in terms of noise and disturbance. Although the site will have a more intensive use I do not believe an additional residential unit of this type on this site would result in an unacceptable increase of noise or disturbance. I believe that the site can satisfactorily accommodate the additional dwelling and that comings and goings from the newly created dwelling can be absorbed satisfactorily by the area.
- 8.10 I am satisfied that there will be no material difference in the opportunities afforded to overlooking of neighbouring properties as a result of the rearrangement of windows on the rear elevation different from that approved under planning reference 08/0673/FUL.
- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.12 I consider sufficient space has been designated to the rear of the development for the storage of refuse, however, the details of this space are not adequate and will need to be controlled by means

of imposing a condition. Subject to details of a bin store, demonstrating adequate space for both waste and recycling, elevations of the structure and how this works in relation with the boundary treatment, I am satisfied that the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12

Highway Safety

- 8.13 The Highways Authority have not objected to the proposal on grounds of highway safety and as such I therefore consider the proposal compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.14 Third party representations make repeated reference to pressures upon parking along Baycliffe Close and the potential of this scheme to exacerbate an already bad situation. The new dwelling is being built where a row of four garages to serve the flats of 10 - 16 Baycliffe Close previously stood. That house has a garage with a car parking space in front of it at the far side of the house. The demolition of the garages resulted in a loss of parking for the flats, but I consider the shortfall to have been made good by four spaces provided on three in front and one just to the side of the existing flats. The City Council Car and Cycle parking standards (2004) specify a maximum of two car parking spaces per residential dwelling with three bedrooms or more when located outside of a Controlled Parking Zone (CPZ) and two cycle spaces. The proposal therefore makes adequate provision of on site car parking in accordance with the standards and I am satisfied that the provision of parking to the front of the flats satisfactorily offsets the 'loss'.
- 8.15 Visiting the site, it was apparent that while four spaces have been provided to the front of the flats, the spaces provided are not in accord with the previously approved plans (lpa reference 08/0383/FUL) or those submitted with this application. Correct plans have been requested, though I would consider either the spaces that exist on-site, or those proposed on the plans, to be acceptable in and make adequate provision. The third party representations argue that the double car parking space which lies in front of the entrances to flats 12 and 14 is not sufficiently wide to allow successful parking of two cars. The width has been

measured on site as 5.2 metres, which is in excess of the 2.4 metres per vehicle required to meet the standard.

- 8.16 Space for the storage of cycles is designated in the attached single garage. I am confident that there is adequate space within the garage to successfully accommodate both a car and the two cycles.
- 8.17 In my opinion the proposal is compliant with the Council's supplementary planning guidance in the form of the Car and Cycle Parking Standards (2004), East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.18 I believe the concerns raised by third party objections received have been addressed within the main body of the report above. Previous applications raised concerns with regard to drainage and sewerage, but the issue was not of sufficient weight to justify refusal in the absence of an outright embargo on new development. However, given that there have been repeated blockages to the private foul sewer that serves the properties in Baycliffe Close and some in the surrounding area, an informative was attached to the earlier permission, as suggested by the Environmental Health Officer, to advise the applicant/developer to ensure, in consultation with the Building Regulation Officer, that this sewer can accommodate the drainage from the additional property. I suggest this informative be attached again.

Planning Obligation Strategy

- 8.19 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:
- 8.20 Open Space

The Planning Obligation strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the

development or through a financial contribution for use across the city.

8.21 The proposed development requires contributions to be made towards open space comprising formal open space, informal open space and children's play areas and these have been calculated as follows: Formal open space: £1,080.00, Informal open space: £918.00 and Play space: £1,197.00. The total contribution sought equates to £3,195.00.

8.22 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004) has not yet been completed. Subject to the completion of the agreement I consider the proposal compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

8.23 Community Development

8.24 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. The proposed development requires a contribution to be made towards community development. The total contribution sought equates to £1,625.00.

8.25 Subject to the completion of the unilateral undertaking in this respect I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

9.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 14th July 2008 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

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

3. 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)

4. Details of the on-site facilities for waste including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans must be submitted to and approved in writing by the local planning authority prior to the occupation of the dwelling. Thereafter the development shall be in accordance with the approved plans.

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 3/4 and 3/12.

5. The window in the southeast elevation, serving the bathroom, shall be obscure glazed when first installed and shall remain obscure glazed thereafter, and shall not thereafter be altered unless a variation is agreed in writing by the local planning authority.

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

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

INFORMATIVE: Given that there has been repeated blockages to the private foul sewer that serves the properties in Baycliffe Close and some in the surrounding area the applicant/developer is advised to ensure, in consultation with the Building Regulation Officer, that this sewer can accommodate the drainage from the additional property hereby approved.

INFORMATIVE: The applicant is advised to contact Environmental Services should traces of contamination be found during the demolition or construction phases of the development.

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:

East of England plan 2008: T1, T9, T14, ENV7 and WM8

Cambridgeshire and Peterborough Structure Plan 2003: P6/1 and P9/8

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/10, 3/11, 3/12, 5/1, 8/6 and 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.

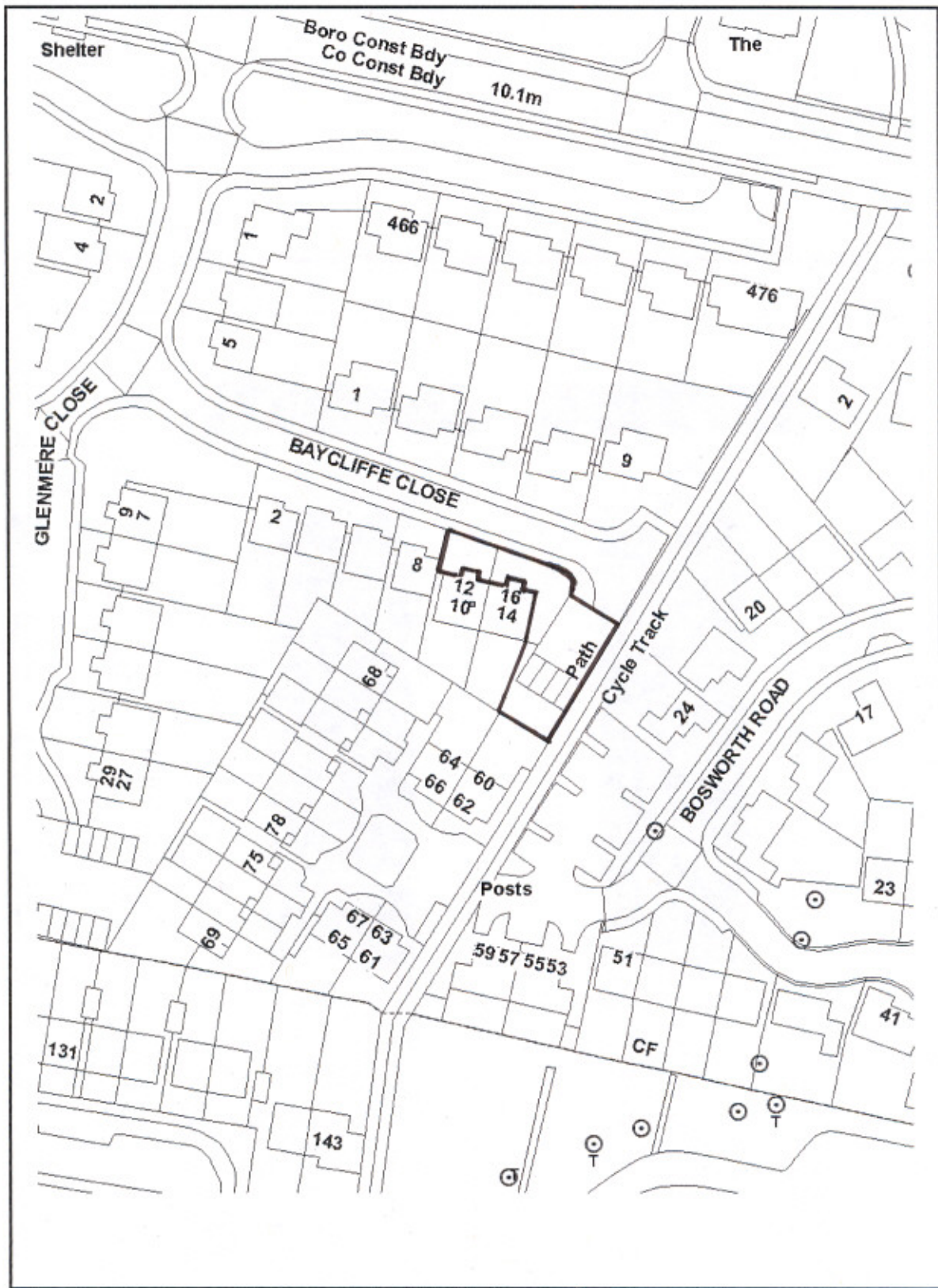
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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.



08/0673/FUL
 Land Adjacent 10 - 16 Baycliffe Close Cambridge
 Cambridgeshire CB1 8EE

Application Number	08/0724/FUL	Agenda Item	8.3
Date Received	15th May 2008	Officer	Mrs Angela Briggs
Target Date	10th July 2008		
Ward	Trumpington		
Site	103 High Street Trumpington Cambridge Cambridgeshire CB2 9JD		
Proposal	Erection of 6 x 2-bed flats with associated amenities / parking following demolition of existing house.		
Applicant	Mrs L Ulmann Church House Brede Hill Near Rye East Sussex TN31 6HG		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 103 High Street, Trumpington, is a detached, two-storey, white painted brick house with a terracotta colour clay tile roof. The site it stands in is rectangular, with a road frontage of 17m and a depth of 45m. The house sits centrally in the plot. There is an existing access from the High Street serving the site. To the rear of the property are a small group of outbuildings and garden and beyond that, outside the site, is an open strip of land with lock up garages and a car-parking courtyard.
- 1.2 To the north is a three-storey, L-Shaped block of residential apartments (Crossways House) with a blank brick gable close to the common boundary the site boundary, but with windows to apartments in the building facing to front and rear. The front of the apartment site is heavily landscaped with trees and mature landscaping that provides a heavy screen between the building and the road.
- 1.3 To the south of the site there are two detached two-storey brick houses, 105A and 107A, (built in the late 1970's?). Adjacent is 105A which has several windows in the side elevation facing the site, suggesting some serve habitable rooms. A dense level

of green landscaping provides an additional screen along the boundary with the site. Between 105A and 107A is an access serving a pair of semi-detached cottages, set well behind the street frontage in large plots. South of 105A and 107A along the street frontage are a number of terraced, Victorian houses that have a strong and attractive character.

- 1.4 Opposite, across the main road, is the junction with Maris Lane. South of the junction are a pair of Listed, Victorian semi-detached properties, probably originally a Toll-House and behind that a modern supermarket with a large car park. North of the junction are the Bidwells offices and the Shell petrol filling station.
- 1.5 This shows the area to have a mix of building types, ages and plot sizes and designs, which reflect the times different times when the houses were built.
- 1.6 The site does not fall within the Conservation Area, however all the land on the opposite side of the road is in the City of Cambridge Conservation Area 5 (Trumpington).

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission to demolish the existing house and construct a three-storey block of 6, two-bedroom apartments.
- 2.2 This application is a re-submission of a previously refused application for a similar proposal.
- 2.3 Two car parking spaces are proposed to the front of the site (one of which is a disabled space) with a new driveway running alongside the south boundary, leading to a further four car parking spaces and cycle storage at the rear.
- 2.4 It is proposed to provide a small landscaped area to the front of the site and a small private lawn area at the rear.
- 2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
08/0059/FUL	Erection of three storey flats: 6no 2bed flats with associated amenities/parking etc. and demolition of existing house	Refused
07/0546/OUT	Erection of 3 no. two bedroom flats	Withdrawn
C/03/0356	Erection of 3 no. two bed houses and 6 no. one bed flats following demolition of house	Refused

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No
	Public Meeting/Exhibition (meeting of):	No
	DC Forum (meeting of):	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 **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.
- 5.5 **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.
- 5.6 **PPG16: Archaeology and Planning (1990):** Provides policy advice with regard to archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
- 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 East of England Plan 2008

SS1 Achieving sustainable development

T14 Parking

ENV6 The historic environment

ENV7 Quality in the built environment

5.10 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.11 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

4/11 Conservation Areas

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*public open space, recreational and community facilities*)

5.12 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.

5.13 Material Considerations

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.

Trumpington Conservation Area Appraisal: Provides an appraisal of the architectural and historic importance of Trumpington Conservation Area.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Comments are awaited. These will be reported on the amendment sheet or orally at the meeting.

Head of Environmental Services

- 6.2 No objection subject to a condition relating to hours of construction and demolition.

Cambridgeshire County Council (Archaeology)

- 6.3 The site should be subject of a programme of archaeological work, to be secured through the inclusion of a negative condition in any planning consent.
- 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:

9 Orchard Street, Stow cum Quy (owners of 4 Crossways House)
22 Crossways House, Anstey Way
23 Crossways House, Anstey Way.
107 High Street

- 7.2 The representations can be summarised as follows:

Design and materials are inappropriate and would not help to enhance this area;
Too close to Crossways House and would affect the open aspects to the south and west of the existing flats.
The proposed height of the building will be higher than Crossways House which is unacceptable and will result in over-shadowing of existing flats.
The number of vehicle movements proposed by this development would exacerbate the traffic flow problems along Trumpington High Street.

- 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. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan 2006 supports the provision of additional housing within the City and states that windfall sites are an essential component of future housing provision. The Government is also committed to maximising the re-use of previously developed land to reduce the amount of greenfield land being taken for development. The proposal would be developing at a density of 78 dwellings to the hectare thereby meeting, and exceeding, the government's minimum housing density requirement of 30 dwellings per hectare.

8.3 Policy 5/4 of the Local Plan prevents the loss of housing unless it can be demonstrated that the lost accommodation will be replaced by at least an equivalent amount of new residential floorspace. Replacement of the existing house with 6 smaller residential units will use the site more effectively and contribute to the supply of new housing needed in the city. The proposals therefore comply with Policy 5/4.

8.4 In my opinion, the redevelopment of this site, is acceptable in principle and would accord with policies 5/1 and 5/4 of the Cambridge Local Plan 2006. However, the proposal also needs to be tested against other policies in the Local plan which will be examined below

Context of site, design and external spaces:

8.5 The site is located in an area where there are very varied house designs and plot sizes and there is no distinct, characteristic building form. The land on the opposite side of the road is within the designated Trumpington Conservation Area and while there are a number of groups and buildings near to the site that contribute to the quality and attractive appearance of the area there is a definite mix.

8.6 As already mentioned in the beginning of this report, this application is a re-submission of a previously refused scheme, Ref: 08/0059/FUL. The previous scheme was refused for two reasons:

1. *New buildings are only permitted where it can be demonstrated that they will have a positive impact on their setting and create high quality and stimulating environments.*

The design of the proposed development fails to create an attractive built frontage or positively enhance the townscape. The building would have a bland appearance because of the uniformity of window size, design and position and for this reason the building fails to properly express its' purpose. The absence of detail or articulation in the design of the elevations contributes to the lack of visual interest. As a consequence, the elevations would appear flat and uninspiring.

Hard surfaced areas and walls dominate the external space between the building and the road. The layout and treatment of this space would fail to properly express the front of the building or create a high quality environment

The design fails to take the opportunities available for improving the character and quality of the area.

The development would therefore be in conflict with Cambridge Local Plan 2006 policies 3/4, 3/7, 3/10, 3/11 and 3/12.

2. *In the absence of a completed Section 106 Agreement or Unilateral Undertaking the development would fail to contribute to the provision of essential community facilities,*

transport, education or open space. The proposed development would therefore be in conflict with the Cambridge Local Plan 2006 policies 3/8, 5/14 and 10/1.

Subsequent to that refusal, changes have been made.

- 8.7 The design of the proposed building has been improved by introducing some variety and articulation to the front elevation. Instead of the two vertical rows of identical windows in a flat front, a bay has been introduced and that, rising two floors and providing a small balcony at the top floor level, and a different window size for the other windows (and balustrades) is a marked improvement. The result is a more interesting façade, adding detail and visual interest along the street frontage. In my view, this has been well articulated and significantly improves the overall appearance of the building in its' context.
- 8.8 The parking arrangement has also been altered to reduce the amount of hard surface visible from the public domain. There are now two car parking spaces provided at the front (with one space being for disabled use) as opposed to three that were previously proposed. Four car parking spaces are now allocated at the rear, with sufficient turning space to enable exit in forward gear. In total, six car parking spaces are provided which complies with the Council's car parking standards of 1 car parking space per two-bedroom unit.
- 8.9 The line of the proposed inner wall has been revised to provide space for soft landscaping within which is a pathway that winds through it allowing access to the front ground floor apartment (Flat 1). The site frontage to the High Street has also been improved by replacing the existing timber fencing with a lower, high quality, brick wall and finial feature, further enhancing the quality of the street scene. In my view, these revisions to the frontage improve the overall quality and appearance of the scheme and adequately address the first reason for refusal given on the previous application.
- 8.10 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Neighbour Amenity:

- 8.11 The existing house is sited well forward of the proposed flats. Demolition of the house would remove a significant existing overshadowing affect on ground floor flats. The flats would have a greater height and bulk than the existing house, however most of the new building would be sited alongside the blank gable of Crossways House and would be lower in height. The net overshadowing effect of demolishing the existing house and constructing the larger building further to the rear would, in my view, be small. I do not consider this relationship and overshadowing affect is such as to warrant refusal of the planning permission.
- 8.12 The flats in the northern wing of Crossways House face the application site and are 22 metres from the proposed apartment building. The southern wing is only about 3 metres from the proposed building, which would project 4.2 metres forward of Crossways, but due south and at an aspect which would mean that the sun was at its highest when any overshadowing might occur. Recognising that and the removal of the existing house (the front of which is about 12 metres forward of Crossways), I consider the net affect of any overshadowing on the apartments in the north wing would be small and would not justify refusal of permission.
- 8.13 The footprint of the proposed building has been moved approximately 0.5m further south into the site, compared with the previous scheme, increasing the distance between Crossways House and the proposed building and further reducing the potential impact of overshadowing. I do not consider that the impact is such that the proposal could be reasonably refused on the basis of the overshadowing or undue sense of enclosure, and consider the proposal to accord with Local Plan policies 3/4, 3/7 and 3/12

Residents' amenities:

- 8.14 The future occupants of the proposed apartments would enjoy good levels of external amenity with a reasonable set back of 20 metres from the carriageway. Traffic noise at this distance would be mitigated to a satisfactory level by double-glazing. A

small area of lawned garden is proposed at the rear to provide space for informal relaxation. The building and open amenity areas to the front would enjoy significant levels of direct sunlight.

- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.16 A covered brick bin store is proposed at the front of the site. The store would be adequately large enough for 12 wheelie bins and numerous recycling boxes. The store is easily accessible and reasonable well designed and positioned.
- 8.17 In my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.18 The net increase in number of dwellings is 5. This will result in a notional increase of (5 x 8.5) 42 trips per day.
- 8.19 Trumpington High Street is a busy main road. There are large volumes of traffic passing the application site. There is a light controlled Pelican Crossing in front of the site and immediately alongside the access. The access would be widened from 3m to 4.5m.
- 8.20 The Local Highways Authority has not commented on the application to date. Any comments received will be included on the amendments sheet or orally reported at Committee.
- 8.21 The verge and footpath is almost 6m wide giving good visibility in both directions for vehicles emerging from the site. Visibility to the north is somewhat obstructed by a bus shelter. However, despite the shelter there is a good view of approaching traffic.
- 8.22 The width of the proposed access will allow vehicles to pass each other in the access.

- 8.23 Although there would be an increase in traffic, the access would provide sufficient width for vehicles to pass; vehicles would not be forced to wait in the highway before entering the site. There is good visibility of traffic in either direction for vehicles emerging from the site.
- 8.24 In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.25 A total of 6 car parking spaces are proposed on the site. This meets the adopted maximum parking standards of the Cambridge Local Plan. One space would be marked out for use by the disabled.
- 8.26 A covered cycle storage building is proposed with six stands providing 12 cycle parking spaces. The spaces between stands looks a little small and this may have to be addressed through a condition and a larger scale plan. There is space on the site to 'stretch' the enclosure to provide adequate space. No stands are proposed for visitors, however the site is spacious enough to accommodate informal parking of cycles, without compromising the function of the spaces.
- 8.27 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.28 I am of the opinion that the issues raised by those who have made representations have been fully addressed in the main body of this report.

Planning Obligation Strategy

- 8.29 In accordance with the Council's adopted Planning Obligations Strategy 2004, the applicant has agreed to enter into a Unilateral Undertaking for the provision of contributions towards Community Facility, Informal and formal open space and Teenager/ Children's provision. County Council contributions towards Pre-School Facilities and Life Long Learning are also

required as the scheme proposes more than four dwellings. A Unilateral Undertaking was not submitted with the application but is currently in progress.

The contributions required from this proposed development are as follows:

Community Facilities:

£1085 x 6 (6 x 2-bed units) = £6510 - £1625 (house lost) = £4885

Formal Open Space:

£720 x 6 (6 x 2 bed units) = £4320 - £1080 (house lost) = £3240

Informal Space:

£612 x 6 (6 x 2 bed units) = £3672 - £918 (house lost) = £2754

Children's/Teenager Provision:

£798 x 6 (6 x 2 bed units) = £4788 - £1197 (house lost) = £3591

TOTAL = £14,600

County Council Contributions:

Pre-School Facilities:

£810 x 5 (additional units) = £4050

Life Long Learning:

£160 x 5 (additional units) = £800

Plus County Council fee of £90

TOTAL = £4940

9.0 CONCLUSION

9.1 In conclusion, I am of the view that the scheme has been improved and adequately addresses the previous reasons for

refusal and as such approval is recommended subject to the completion of the Unilateral Undertaking by 8th July 2008.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

APPROVE subject to the satisfactory completion of the Unilateral Undertaking by 8th July 2008 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 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No dwelling shall be occupied until space has been laid out within the site, in accordance with the approved plans, for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning spaces provided shall thereafter be retained and shall not be used for any purpose other than the parking or turning of vehicles, unless and until adequate, alternative parking and turning space is provided to the satisfaction of the local planning authority which is also to be given in writing.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

4. 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)

5. 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

8. 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)

9. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a unilateral undertaking, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/8, 3/11, 3/12, 5/1, 5/14, 8/6, 8/10, 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.

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 8th July 2008 it is recommended that the application be refused for the following reason(s).

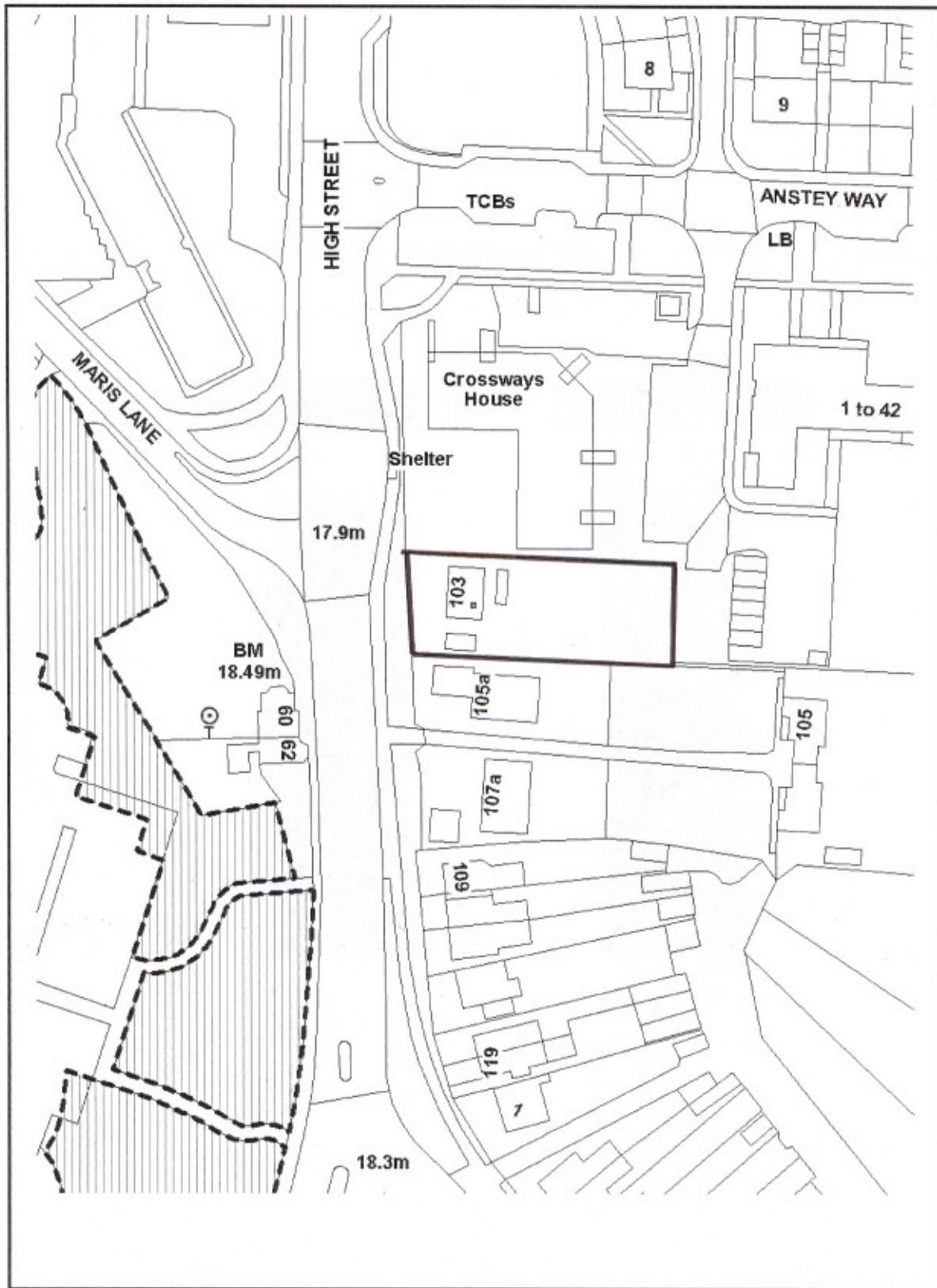
The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, in accordance with the following policies, standards and proposals: 3/8, 5/14, 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004.

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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