



## WEST/CENTRAL AREA COMMITTEE



City Councillors for  
**Castle** (Marie-Louise Holland, Simon Kightley),  
**Market** (Colin Rosenstiel, Joye Rosenstiel),  
**Newnham** (Rod Cantrill, Sian Reid),

And councillors for Castle, Market and Newnham to be elected on 3 May.

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

Committee Manager: Gary Clift (01223 457011 or [gary.clift@cambridge.gov.uk](mailto:gary.clift@cambridge.gov.uk) or write c/o Room 11, The Guildhall, Cambridge CB2 3QJ)

*Published and placed on public deposit: 1 May 2007.*

<b>Date:</b>	Thursday 10 May 2007
<b>Time:</b>	7.15pm for 7.30pm start
<b>Place:</b>	The Pavilion Room, Cambridge University Sports Ground, Wilberforce Road, Cambridge CB3 0EQ

### 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.

## 2 OPEN FORUM

## 3 DECLARATIONS OF INTEREST

Members of the committee are asked to declare any interests in the items on the agenda.

In the case of any doubt the advice of the Head of Legal and Democratic Services should be sought before the meeting.

## 4 MINUTES

To confirm the minutes of the meeting held on 15 March 2007

(Pages 1 - 16)

## 5 MATTERS ARISING

Additional information to that reported in the minutes.

## 6 APPLICATIONS FOR PLANNING PERMISSION

*Report by Director of Environment and Planning*

(Pages 17 - 46)

**PUBLIC SPEAKING RULES** - Anyone wishing to speak about one of these applications, 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 **no later than 12 noon on the working day preceding** the Area Committee.

<b>1</b>	
<b>Site</b>	Travellers Rest, Huntingdon Road (Castle)
<b>Proposal</b>	Two storey 20 bedroom hotel block.
<b>Officer Recommendation</b>	APPROVE subject to the satisfactory completion of the s106 agreement by 30 June 2007 and subject to conditions and informatives
<b>Application No</b>	06/1251/FUL
<b>Applicant</b>	Whitbread Group Plc Whitbread Court Houghton Hall Business Park Dunstable Beds
<b>Case Officer</b>	Marcus Shingler
<b>Contact No</b>	01223-457281

<b>2</b>	
<b>Site</b>	20 Wilberforce Road (Newnham)
<b>Proposal</b>	Erection of two storey side extension and single storey rear extension to house.
<b>Officer Recommendation</b>	APPROVE subject to conditions
<b>Application No</b>	07/0227/FUL
<b>Applicant</b>	Ray Frith and Penny Day 20 Wilberforce Road Cambridge Cambridgeshire CB3 0EQ
<b>Case Officer</b>	Marcus Shingler
<b>Contact No</b>	01223-457281

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.

**The next meeting of West/Central Area Committee will be on 5 July –  
venue to be confirmed**

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**West/Central Area Committee  
(City Councillors representing Castle, Market  
and Newnham Wards)  
15 March 2007 7:30pm –10:02pm  
Minutes & Actions**

**Present:** Councillors: John Hipkin, Marie-Louise Holland, Simon Kightley (Castle Ward), Mike Dixon, Colin Rosenstiel and Joye Rosenstiel (Market Ward), Rod Cantrill, Sian Reid and Julie Smith (Newnham Ward)  
County Councillors: David White (Castle)

Additional information for public: City Council officers can also be emailed [firstname.lastname@cambridge.gov.uk](mailto:firstname.lastname@cambridge.gov.uk)  
The Committee Manager for West/Central Area Committee is [liz.whitcher@cambridge.gov.uk](mailto:liz.whitcher@cambridge.gov.uk)

Members of the City Council have individual email addresses which are listed on the City Council website: [www.cambridge.gov.uk/councillors/members.htm](http://www.cambridge.gov.uk/councillors/members.htm)  
Members of the County Council can be emailed: [Firstname.lastname@cambridgeshire.gov.uk](mailto:Firstname.lastname@cambridgeshire.gov.uk)

**07/08 APOLOGIES FOR ABSENCE**

Apologies for absence had been received from County Councillors Gaynor Griffiths (Market) and Alex Reid (Newnham)

The theme of the Open Forum concerned a report from the Head of Environmental Services which

- a) informed the public of the powers contained in The Clean Neighbourhoods and Environment Act, 2005 (the Act) to deal with nuisance and abandoned vehicles, litter and refuse bins, graffiti and defacement, waste, dogs and noise.
- b) informed the public on the council's policy for the use of Fixed Penalty Notices (FPNs) which follows best practice.
- c) informed the public that income raised from FPNs will be used to protect and enhance the local environment.
- d) sought residents support for the approach adopted by the council to protect the local environment.

The Head of Environmental Services, Roger Coey, introduced the report by saying that there were 2 dedicated public realm enforcement officers and there was a need to prioritise which aspects of the new powers the Council would tackle. Litter and domestic waste bins on streets were already being tackled through advice and encouragement with enforcement used as a last resort. He and his colleague Bob Kerry then answered questions.

Resident 1 asked whether the Council used any voluntary groups (eg schools) to help with some of these problems.

Bob Kerry: Yes – the Rangers Scheme encouraged local communities to take part in litter picks. He said that anyone wanting any information about how that might be done in their own local area should contact the Helpdesk at the Mill Road Depot on 01223 458282.

Resident 2 asked about flyposting of posters about local concerts on railings. He thought it was not in the public interest to stop that as it was one way voluntary and not for profit organisations could publicise their concerts and other activities of interest to the citizens of Cambridge.

Bob Kerry: Flyposting refers to “unlawful display”. If the owner of the railings has given permission for the posters to be displayed then no offence has been committed.

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However, it may still contravene planning regulations. Roger Coey said it was a question of finding the right balance.

Resident 2 referred to the many posters on Great St Mary's Church railings which were put there with the permission of the Church. He said another good location was at the bridge on Jesus Green. He pointed out that the fence was owned by the Council and asked whether notices could be posted there.

Cllr S  
Reid

Councillor S Reid said that the City Centre Management Team had been reviewing the policy about removing posters. The policy was to allow the promotion of cultural events. She said she would take up the issue raised with that Team.

Councillor J Rosenstiel supported this suggestion and suggested that suitable sites be identified and then local groups could be informed.

Resident 3 said that she put posters up about local charity events with the permission of the owner of the railings but these were always removed before the event had taken place. She asked whether the City Rangers really checked about what had permission and the date of the event.

Bob Kerry said that the issue of posters had been looked at over the past few years and a booklet had been published to advise the public about what was and was not allowed. It was a question of finding a balance and the Council welcomed views from the public on this matter.

Resident 2 commented that he thought there were some members of the public who enjoyed taking down posters they did not think should be put up!

Sergeant Hawkins from Cambridgeshire Police confirmed that at a previous area committee the City Rangers present had said that they did check that permission had been obtained and removed posters when the event was over.

The Chair asked whether the police would be involved in using these new powers.

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Roger Coey said that the police could be involved but that the Council was seeking to use co-operation of the public rather than having to use enforcement. It would be more efficient and less expensive to use Fixed Penalty Notices rather than prosecuting through the courts.

Councillor S Reid asked whether the income from the fixed penalty notices would be used to offset the expenditure and which committee would scrutinise that.

Roger Coey said that the costs of the function had been included in current budgets. The income raised could be used for actions that protected the environment eg providing additional facilities where posters could be displayed. He would be working with the Executive Councillor for Environmental Services, Councillor C Rosenstiel, about what would be provided.

The Chair asked about what would be classed as “unauthorised distribution of literature”.

Bob Kerry said that referred to individuals handing out leaflets in car parks or on the streets. The Council would have to decide on what were “designated areas” eg the city centre, car parks etc. then controls of that could be put in place.

Resident 3 asked about the enforcement of bins left on streets if that were because they belonged to elderly residents who could not physically move them.

Roger Coey said that bins left on streets was already being targeted in some of the city’s wards. Legal action was the last resort. Any elderly resident with a problem with moving their bin could ring the helpdesk number (C458282) and ask for a doorstep collection to be done.

Councillor Smith asked about the disposal of medical waste which should not be disposed of in the black bin.

Roger Coey said that there was a special clinical waste collection service provided by the Council. To be included on that collection, the number to ring was the C458282 number.

The Windsor Road Residents’ Group (WIRE) sent in



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comments and questions in advance and these are set out below for completeness.

They said that the two areas covered by FPNs that were most important to them were Nuisance Parking and Litter. In addition, they asked 2 questions:

1. What is the difference between "Litter" and "Street Litter"?

Bob Kerry: Litter has not been defined in legislation and courts have considered the definition to be wide. It is commonly assumed to include materials often associated with smoking, eating and drinking which are discarded and left by members of the public otherwise than in proper receptacles. In the recent legislation litter is now clarified to include smoking related litter and discarded chewing gum. Also in the new legislation, the place where littering can occur has been widened to include all places that are open to the air, which includes private land and land covered by water.

Street litter, in this context, relates to street litter control notices. The description of litter remains as above. A street litter control notice can be served on certain businesses that are adjacent to the street. These are businesses used wholly or partly for the sale of food or drink for consumption off the premises or on the premises where consumption is in the open air adjacent to the street. Where there is a litter problem a notice can be served on a business to require them to implement measures to prevent the street from becoming defaced by litter. Failure to comply could result in a fixed penalty notice being issued or a prosecution being commenced. For information, the Dept for Environment, Food and Rural Affairs (Defra) are presently consulting on whether to extend the businesses that can be served with a notice to include, pubs, clubs, cafes, and restaurants, and even offices.

2. Do "Offences in relation to domestic and business waste receptacles" cover the unloading bay in Windsor Road for the Co-op? It often has litter in it and recently was flooded for several days, which must be a health hazard.

Bob Kerry: I understand this is a continuing problem. At

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the present time, cleaning the street falls onto our Streetscene crews as the council is required to keep streets and other public places to a certain standard of cleanliness. Part of this consultation is to ask residents where they see problems and help us determine the priorities for enforcement action.

On the matter of nuisance parking, for the purposes of this legislation, i.e. the Clean Neighbourhoods and Environment Act, 2005, it relates to the sale and/or repair of vehicles on the highway or abandoned vehicles. In the case of sale or repair, it covers those who use the street as a business involving several vehicles rather than an individual who is selling one car or repairing their broken down motor vehicle. It is not intended to deal with general parking problems.

A resident sent in a question relating to parking in Eltisle Avenue which there was not time to deal with in the meeting but is also included for completeness.

Resident: I took some pictures of the car parking situation at the end of Eltisle Avenue by no. 33 yesterday - very typical of the usual situation. There was a non-disabled-badged car in the 'disabled' spot outside the pharmacy + another car park on the double yellow lines, almost across the entrance to the back lane down to GP Motors. (Those working at GP Motors often park at this end of Eltisle Avenue; it being the nearest place for them.) In addition to the pharmacy at 32, Eltisle Avenue (to which I heard people referred from busy Newnham Walk surgery, as being the nearest to their practice, this morning), there is a hair salon adjacent to the pharmacy at no.31 Eltisle Avenue. The car parking yesterday at 11.40am did not include the situation when the parents take children to/collect them from the school in Chedworth Street, nearly opposite this end of Eltisle Avenue. It is pretty much impossible to see the double yellow lines, at those times, anywhere in the area of Eltisle Avenue or adjacent streets, as there are cars parked illegally everywhere then. This situation is not reasonable for residents who come and go and need to use their cars (e.g. lots to carry/small children) and does not permit those living in Eltisle Avenue to have visitors who may come some distance and want to park nearby. There are also many shops not far from Eltisle Avenue (e.g. at the end of of Chedworth Street

Cttee  
Manager

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almost opposite the end of Eltisley Avenue) which substantially affect parking in this area too. I ask the council to introduce paid parking with residents permits in this area as a matter of urgency. The absence of traffic wardens in the area is also very remarkable!

The above is a general matter but also has major impact on the planning application for 33, Eltisley Avenue, against which I had registered to speak tonight.

Post Committee Note: The Committee Manager has contacted the Council's Local Authority Parking Enforcement team who will visit and issue tickets to any illegally parked vehicles. She also undertook to forward the request about residents' parking permits to the appropriate officer at the County Council. The officer has replied and referred the resident to the minutes of the 18 January meeting when this issue was raised.

**07/10 DECLARATIONS OF INTEREST**

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

<b>Councillor</b>	<b>Application</b>	<b>Nature of Interest</b>
Reid	06/01327/FUL	Personal friend of an objector

Code of Conduct personal interests in Planning Applications were declared as follows:

<b>Councillor</b>	<b>Application</b>	<b>Nature of interest</b>
Cantrill		As he had made his views known in an email, he would contribute to the discussion but not vote on the application.
Holland	06/1309/FUL	Had been a lodger of Ms Greaves 20 years ago
Reid		Is a member of the Cambridge Environment & Transport Area Joint Committee which had approved the application be made
Smith	06/01327/FUL	Friend of an objector
Smith	06/1373/FUL	Colleague of an objector
Smith	06/1284/FUL	Executive Councillor for Arts & Recreation if issues relating to Parker's Piece were raised

**07/11 MINUTES**

The minutes of the meeting held on 18 January 2007 were agreed as a correct record.

**07/12 MATTERS ARISING**

Re Minute Number 07/02: Drainage Problems in Eltisley Avenue

The Committee Manager reported that follow up with the appropriate County Council officers had resulted in the drains being cleared. The resident who raised the issue had thanked all concerned.

**07/13 COMMUNITY DEVELOPMENT AND LEISURE GRANTS 2006-07 AND 2007-08**

The Committee clarified when projects were classed as community development and when as leisure.

The Grants Manager explained that as a rule of thumb, any application associated with sport or cultural activities was classed as leisure and any that involved members of the community coming together to undertake something were classed as community development.

In response to questions and comments from members, the Grants Manager explained that the committee had supported residents' associations in the past so no precedent would be set on this occasion, that all organisations who applied were evaluated as to whether or not grants were needed and that there would be no underspend by the committee this year.

Councillor Dixon referred to the application from the Friends of Midsummer Common and said that the focus of activity was on the quality of the Common as an open space. So they were not a residents' association.

In relation to the application from Christ's Pieces Residents' Association, the Grants Manager recommended that, pending clarification of financial information, a maximum of £700 be set aside and the final decision would be made in consultation with the Chair.

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**Resolved** (unanimously) to give the following grants:

- 1) £785 (from 2006/07 funds) to Directions Plus and a further £715 (from 2007/08 funds).
- 2) £750 to the Friends of Midsummer Common (from 2006/07 funds)
- 3) £300 to the Jesus Green Association (from 2007/08 funds)
- 4) a maximum of £700 to the Christ's Pieces Residents' Association, the final decision to be made in consultation with the Chair following clarification of the Association's financial position.

**07/14 DATES OF MEETINGS FOR MAY 2007 – APRIL 2008**

The Committee agreed the following dates for future meetings:

5 July, 30 August, 25 October, 13 December, 7 February 08 and 3 April 08

**07/15 PLANNING APPLICATIONS**

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 in the minutes.

- 1 **APPLICATION NO:** 06/01327/FUL  
**SITE:** 1 Clarkson Close (Newnham)  
**PROPOSAL:** Erection of additional dwelling and car port plus replaced car port for No 1 Clarkson.  
**RECOMMENDATION:** Approve subject to conditions and satisfactory completion of the s106 agreement by 2 April 2007  
**APPLICANT:** Dr and Mrs Stark c/o Trumpington Road  
**PUBLIC SPEAKERS:** Mr Christopher Jeans (resident); Ms Jackie Meeks (resident); Ms Rebecca Billington (for the applicant)

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The Planning Officer referred to the Amendment Sheet circulated at the meeting. The date for satisfactory completion of the s106 agreement had been changed from 23 March 2007 to 2 April 2007.

**DECISION: Approved** (by 7 votes to 0)

- 2 APPLICATION NO:** 07/0057/FUL  
**SITE:** Street Record, Newnham Road (Newnham)  
**PROPOSAL:** Installation of a 10 metre telegraph pole with 3 integrated antennas within a shroud painted to match the pole, ground based equipment cabinet and associated equipment.  
**RECOMMENDATION:** Approve subject to conditions  
**APPLICANT:** O2 UK Ltd, 260 Bath Road, Slough, Berkshire  
**PUBLIC SPEAKERS:** Mr Rod Spires (resident)  
**REASONS FOR REFUSAL RAISED IN DEBATE:**  
The equipment cabinets were unsightly as well as adding clutter and would have an adverse impact on the streetscape. They also were likely to provide obstruction to those using the pavement which is a combined pedestrian and cycleway.  
**DECISION:** Refused against officer recommendation (by 8 votes to 0) for reasons to be drawn up by the Head of Development Services in consultation with the Chair based on the above reasons for refusal raised during debate of the application.

The following reason was subsequently agreed by the Chair:

The telegraph pole and more particularly the associated equipment cabinets would, by virtue of their size and location within the shared footpath/cyclepath, introduce additional clutter in the streetscene and reduce the amenity of users of the footpath/cyclepath to the detriment of the character and visual amenities of the street which forms part of a Conservation Area. In so doing the application fails to respond positively to the site context, to make a positive contribution to the public realm or to demonstrate that the visual impact of the development has been minimised through careful siting and design. The development is therefore contrary to policies P1/2, P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003, policies 3/4, 3/7, 4/11 and 8/14 of the Cambridge Local Plan 2006 and to

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guidance provided by PPS 1 Delivering Sustainable Development, PPG 8 Telecommunications and PPG 15 Planning and the Historic Environment.

- 3 APPLICATION NO:** 06/1309/FUL  
**SITE:** 33 Eltisley Avenue (Newnham)  
**PROPOSAL:** Change of use of first floor bedroom to consulting room for psychotherapy.  
**RECOMMENDATION:** Approve subject to conditions and informative  
**APPLICANT:** Ms S Greaves, 33 Eltisley Avenue  
**PUBLIC SPEAKERS:** Dr Anne Hinton (resident); Ms Sarah Greaves (applicant); Ms Veronica McDouall (for the applicant)

The Planning Officer referred to the amendment sheet circulated at the meeting. There were changes to two of the conditions as follows:

Amend Condition 2 to read:

The first floor consultancy room hereby permitted, as illustrated on drawing number WC 152.5 of the approved plans, shall be used for domestic purposes or for the purposes of psychotherapy consultation and associated activities only, and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification).

At the request of the applicant to amend Condition 4 to read:

The use of the consultancy room hereby permitted shall be between the hours of 09:00 hours to 19:00 hours only on Monday to Friday (inclusive), between the hours of 09:00 hours to 12:00 hours only on Saturday and at no time outside of these hours, or on Sundays/Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

**DECISION: Approved** (by 9 votes to 0).



- 4     **APPLICATION NO:** 06/1284/FUL  
**SITE:** Street Record Parkside (Market)  
**PROPOSAL:** Erection of a temporary bus supervisor's kiosk (4 years) in Parkside opposite Warkworth Terrace  
**RECOMMENDATION:** Approve subject to conditions  
**APPLICANT:** Cambridgeshire County Council, Shire Hall  
**PUBLIC SPEAKERS:** Mr Christopher Buckingham (resident)  
**DECISION:** **Approved** (by 7 votes to 0)

- 5     **APPLICATION NO:** 06/1254/FUL  
**SITE:** 6 Newmarket Road (Market)  
**PROPOSAL:** Change of use from residential to Business (Basement)/Residential  
**RECOMMENDATION:** Approve subject to conditions and informatives  
**APPLICANT:** Iain Sabberton, 96 Cromwell Road  
**PUBLIC SPEAKERS:** None

The Planning Officer referred to the Amendment Sheet circulated at the meeting. There had been a change to one of the conditions as follows:  
Amend Condition 3 to read:

The basement of 6 Newmarket Road shall be used for domestic purposes or for a product design and innovation consulting business and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification).

**DECISION:** **Approved** (by 9 votes to 0)

- 6     **APPLICATION NO:** 06/1251/FUL  
**SITE:** Travellers Rest, Huntingdon Road (Castle)  
**PROPOSAL:** Two storey 20 bedroom hotel block  
**RECOMMENDATION:** Approve subject to conditions and informatives, and to the satisfactory completion of the s106 agreement by 30 April  
**APPLICANT:** Whitbread Group Plc, Whitbread Court, Houghton Hall Business Park, Beds  
**PUBLIC SPEAKERS:**  
**DECISION:** **The application was withdrawn from the agenda for this meeting**

- 7 APPLICATION NO:** 06/1373/FUL  
**SITE:** 15 Adams Road (Newnham)  
**PROPOSAL:** Erection of replacement 2.5 storey dwelling and detached swimming pool  
**RECOMMENDATION:** Approve subject to conditions and informatives  
**APPLICANT:** Mr and Mrs B Sanghera, 215A Huntingdon Road  
**PUBLIC SPEAKERS:** Mr Christopher Jeans (resident); Ms Jackie Meeks (resident); Mr Nicholas Philips, David Paige Associates (for the applicant)

The Chair ruled that under 100B(4)(b) of the Local Government Act 1972 the agenda item from the Director of Environment & Planning on the planning application for 15 Adams Road despatched to members and placed on public deposit on 8 March be considered despite not being made publicly available five clear days prior to the meeting. Despite being available only 4 clear days before the meeting, the report should be considered by the Committee as the determination of this application cannot wait until the next meeting of the area committee in 8 weeks time.

The Planning Officer referred to the Amendment Sheet circulated at the meeting. There was an amendment to a condition as follows:

Condition 21 as recommended by the Wildlife Trust:

Prior to the commencement of the development hereby permitted, a full Great Crested Newt mitigation strategy shall be produced by a suitably qualified wildlife/ecology consultant and submitted to and agreed in writing by the local planning authority in consultation with Natural England and the Wildlife Trust. This should include:

- Measures to ensure that all works shall take place without causing disturbance, injury or death to Great Crested Newts.
- Measures to ensure that there is no net loss in quality or quantity of terrestrial habitat.
- Measures to ensure that there is no net loss in quality or quantity of breeding habitat for Great Crested Newts through the provision of new breeding habitat. This

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should take the form of either enhancement of current habitat or through the creation of new habitat, either within the development site or within the adjacent Adams Road Sanctuary City Wildlife Site.

- A detailed timetable for the implementation of the agreed work.
- Measures for monitoring and reporting on the success of the mitigation strategy.

The swimming pool must not be in-filled until there is evidence that Great Crested Newts are using alternative breeding habitat. Measures must be taken to ensure there is no disturbance, injury or death of Great Crested Newts when in-filling of the swimming pool takes place.

The works shall take place under the provision of the appropriate licence.

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

**DECISION: Approved** (by 9 votes to 0)

The meeting ended at 10.02pm.

Chair

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<b>Application Number</b>	06/1251/FUL	<b>Agenda Item</b>	6.1
<b>Date Received</b>	16th November 2006	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	11th January 2007		
<b>Ward</b>	Castle		
<b>Site</b>	Travellers Rest Huntingdon Road Cambridge Cambridgeshire CB3 0DL		
<b>Proposal Applicant</b>	Two storey 20 bedroom hotel block. Whitbread Group Plc Whitbread Court Houghton Hall Business Park Dunstable Beds		

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

- 1.1 The site is located circa 2km from the city centre, to the northern end of Huntingdon Road. The site is a flat area of land totalling 0.38 hectares in area. To the site frontage is the existing Beefeater public house/restaurant known as the Traveller's Rest. To the rear of the site is an existing car park with space for 66no. cars in total. The site takes access direct from Huntingdon Road.
- 1.2 There is hedging to the south eastern boundary of the site, with a driveway that serves the residential property (Mill House) and University land to the rear. The south western boundary has 1.8m fencing whilst there is further hedging to the north western boundary
- 1.3 The site does not lie within a Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 The application follows the withdrawal of an earlier scheme for a 20 bed hotel (06/0868/FUL) and as revised, seeks permission for a new 20 bed hotel located to the rear of the existing pub/restaurant, within what is currently the car parking area. The proposed building is two-storey in height and is 22.4m by 14.4m and has a hipped/pitched roof of maximum height 7.2m. The building will be sited to the immediate south west of the

existing pub/restaurant, linked to it via a small covered entrance lobby. The parking layout is reconfigured to provide parking to serve the pub/restaurant and the new hotel and in total 71no. spaces are proposed (4no. disabled spaces).

2.2 The application is accompanied by the following supporting information:

- Supporting Planning Statement
- Transport Statement
- Travel Plan

### 3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
06/0786/FUL	New external dining areas	W/D
06/0868/FUL	Two-storey 20 bedroom hotel block	W/D

### 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. It further states that “*design which is*

*inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted” .*

**PPS 6 Planning for Town Centres (2005):** States that the key objective for town centres is to promote their vitality and viability by planning for growth and development of existing centres, promoting and enhancing existing centres by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all. The statement seeks to enhance consumer choice to meet community needs and ensure new development is well served by a choice of means of transport.

- 5.3 **PPG13 Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.4 **Good Practice Guide on Planning for Tourism:** This Good Practice Guidance, to be read alongside national planning policies, is designed to:
- ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions;
  - ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications; and
  - ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism development in a sustainable way.
- 5.5 **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.
- 5.6 **Circular 1/97 - Planning Obligations:** Accepts that planning

obligations may enhance the quality of development and enable proposals to go ahead which might otherwise be refused.

## **5.7 Cambridgeshire and Peterborough Structure Plan 2003**

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

### **Planning Obligation Related Policies**

P6/1 Development-related Provision  
P8/2 Implementing Sustainable Transport for New Development  
P8/3 Area Transport Plans  
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  
3/11 The design of external spaces  
3/12 The design of new buildings  
4/4 Trees  
6/3 Tourist Accommodation  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking  
8/10 Off-street car parking  
9/1 Further Policy/Guidance for the Development of Areas of Major Change  
9/7 Land between Madingley Road and Huntingdon Road

### **Planning Obligation Related Policies**

8/3 Mitigating measures (*transport*)  
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

## **5.9 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 (2003)–Western Corridor Area Transport**

**Plan:** The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

## **6.0 CONSULTATIONS**

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

- 6.1 The additional 8 spaces seem unnecessary given that the occupancy of the car park did not exceed 22 vehicles. The existing level of parking already exceeds the maximum allowable in the Local Plan Parking Standards. WCATP contribution required on basis of 80 trips.
- 6.2 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 Letters of objection have been received on behalf of the owner of Mill House, the residential property to the rear (south west) of the site, the occupiers at 144 Thornton Road, Girton and the occupiers at 4 Golding Road Cambridge.
- 7.2 The representations can be summarised as follows:

The applicant has failed to demonstrate the need for development, that there are not more appropriate sites in a central location or that there are no unacceptable impact upon the existing centre.

Increased noise and disturbance.

A petition was signed by over 50 local residents against the previous proposals.

Potential 24 hour drinking would cause additional noise and

disturbance.

The green aspect of the area will be downgraded if development proceeds.

Increased traffic congestion.

This may be the start of a much larger development.

Insufficient and hazardous car parking arrangement.

Increased delivery vehicles and insufficient space in the car park for turning.

The use would become 24 hours a day in a residential area.

- 7.3 The representations submitted also include a traffic survey that indicates levels of parking at the site significantly higher than suggested by the Transport Study submitted with the application, particularly at peak times on Friday and Saturday evenings.
- 7.4 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.

## **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. Disabled access
4. Residential amenity
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

### **Principle of Development**

- 8.2 The proposed hotel is located to the rear car park area of the existing pub/restaurant and it is considered that such uses are not incompatible in such a location. Policy 6/3 of the Cambridge Local Plan (2006) is supportive of development, which maintains, strengthens and diversifies the range of short stay accommodation and provides for disabled visitors and thus there is no conflict with this policy in principle.

- 8.3 The site lies within an area zoned as one of the Areas of Major Change but the redevelopment of part of the rear car park for a relatively small hotel, would not be likely to prejudice future major development in the locality. In my opinion, the principle of the development is acceptable and in accordance with policy 6/3 of the Local Plan.

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

- 8.4 The proposed hotel will be sited to the rear of the site, behind the existing pub/restaurant although views of the building will be afforded from the south on Huntingdon Road. The proposed building is of simple design and incorporates a pitched roof above that has been lowered in comparison with the originally submitted plans (9.8m down to 7.2m) to lessen its impact, and is rendered at ground floor level with timber weatherboarding at first floor level. The design, whilst not of outstanding merit, is considered to be acceptable in its context to the rear of the existing pub/restaurant. I do not consider that the proposals would cause harm to the character and appearance of the locality and am satisfied that the development responds suitably to its context.
- 8.5 No details are submitted in respect of landscaping on the submitted layout and it is considered that there is scope for the incorporation of some new landscaping within the development and a condition is suggested requiring submission of such details, should Members be minded to grant consent.
- 8.6 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P1/2 and P1/3, Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, and 3/12.

### **Disabled access**

- 8.7 The building will be accessible for the disabled. Ramps are provided to the door threshold, with flat corridor routes and an adapted bedroom at ground floor level. 4no. disabled parking bays are provided adjacent to the hotel entrance.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

## **Residential Amenity**

- 8.9 This current application follows the withdrawal of a previous application for a 20 bed hotel. This earlier application proposed a hotel sited close to the south western boundary of the site and Officers expressed concerns as to the impact of the development upon residential amenity, particularly in respect of the dwelling to the south west of the site known as Mill House.
- 8.10 The current application has addressed these concerns by resiting the building further north east and adjacent to the existing pub/restaurant. The building is now some 38m distant from the nearest flank of Mill House and given this separation distance, it is not considered that this property would be adversely affected by way of loss of light or outlook. The building will be circa 30m distant from the nearest dwelling to the south east at No. 215a Huntingdon Road and this property would not be impacted by way of any significant loss of light or outlook.
- 8.11 In terms of privacy, there are no south west facing windows looking towards Mill House and although there is a first floor door providing an emergency fire exit, I do not consider that this would be likely to lead to a significant loss of privacy to this property. There are first floor bedroom windows facing south east towards No. 215a, but given the 30m separation and existing boundary hedging, it is not considered that privacy would be impacted to a significant degree.
- 8.12 In terms of noise and disturbance, the development will inevitably lead to an intensification of use of the site, which will give some additional potential for noise and disturbance. In my opinion the impact upon existing residential amenities would not be so severe as to justify refusal of planning permission. In reaching this view I am mindful of the fact that the additional car parking spaces are achieved as a result of a rearrangement of the car park and will retain a separation distance of 11 metres between Mill House and the nearest car parking spaces.
- 8.13 In my opinion the proposal adequately respects the residential amenity of its neighbours and constraints of the site and as such consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

## **Highway Safety**

- 8.14 The development will take its access from the existing access from Huntingdon Road and given the scale of proposals it is not considered that this would impact adversely upon highway safety. The Highways Officer has not raised any concerns in respect of highway safety issues.
- 8.15 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policy P8/1 and Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

- 8.16 The hotel is to be sited on the existing car park to the rear of the pub/restaurant and the car park reconfigured to provide 71 spaces in total, including staff parking. The adopted car parking standards suggest a maximum provision of 2 spaces per 3 rooms and one space per resident staff. There are no resident staff, therefore the maximum parking provision for this proposal is 7 car parking spaces. An additional 5 will be provided. The Transport Statement submitted with the application indicates that there is significant under utilization of the existing car park and that this figure will be more than adequate to serve both the pub/restaurant and hotel.
- 8.17 Evidence has been submitted on behalf of a third party objector suggesting significantly higher levels of car park usage than that suggested by the Transport Statement. At the time of my site inspection the car park was not heavily used and the layout of spaces is slightly haphazard. In my view the proposed arrangement will improve the quality of the car parking facilities. There is no evidence to suggest that even at peak times, the current car park is unable to cope with demand and I do not consider that the levels of additional parking required to serve a 20 bed hotel would be greater than that proposed in this application. Additionally, Government guidance seeks to promote more sustainable forms of transport and I do not consider that refusal of the development on the grounds of lack of parking could be sustained.
- 8.18 The applicants have submitted a Travel Plan to support their application that sets out measures to encourage staff and customers to use alternative forms of transport to the private

car. One example of how this would be achieved is the concept of a 'Travel Pack' to be provided to hotel guests and staff detailing public transport opportunities etc.. There is reference to the concept of Travel Plans in the Western Corridor Area Transport Plan. However these are required only in relation to the major developments and those that generate significant levels of traffic and this application does not fall within these criteria. Therefore, while the concept of the Travel Plan is welcomed there is no policy basis upon which to insist that this is followed through. I have, however included an informative to encourage the implementation of the Travel Plan.

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

### **Third Party Representations**

- 8.20 The issues raised in third party correspondence are largely covered above, except in respect of the issue raised regarding the failure to demonstrate there are other more suitable sites and that the proposals would not impact on the existing centre. In view of the encouragement given to the provision of additional short stay accommodation by Policy 6/3 of the Local Plan and the scale of the development I do not consider that a sequential test assessment is necessary or that the development will have a significant impact on the vitality and viability of the city centre tourist accommodation.

### **Planning Obligation Strategy**

- 8.21 The applicants have expressed their desire to enter into an agreement to provide a contribution to the Western Corridor Area Transport Plan in accordance with the Strategy. Such a contribution has been calculated on the basis of 80 trips generated and therefore amounts to £13, 680.

## **9.0 CONCLUSION**

- 9.1 For the reasons set out above the proposals are considered to be acceptable subject to the completion of a satisfactory legal agreement in respect of the contribution to the WCATP.

## **10.0 RECOMMENDATION**

**1. APPROVE subject to the satisfactory completion of the s106 agreement by 30<sup>th</sup> June 2007 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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. The building shall not be occupied until the area identified on the approved plans for car parking has been drained and surfaced in accordance with details submitted to and approved by the local planning authority in writing and that area shall not thereafter be used for any other purpose than the parking of vehicles.

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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. 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)

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

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

### **Reasons for Approval**

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003:

Cambridge Local Plan (2006):

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.

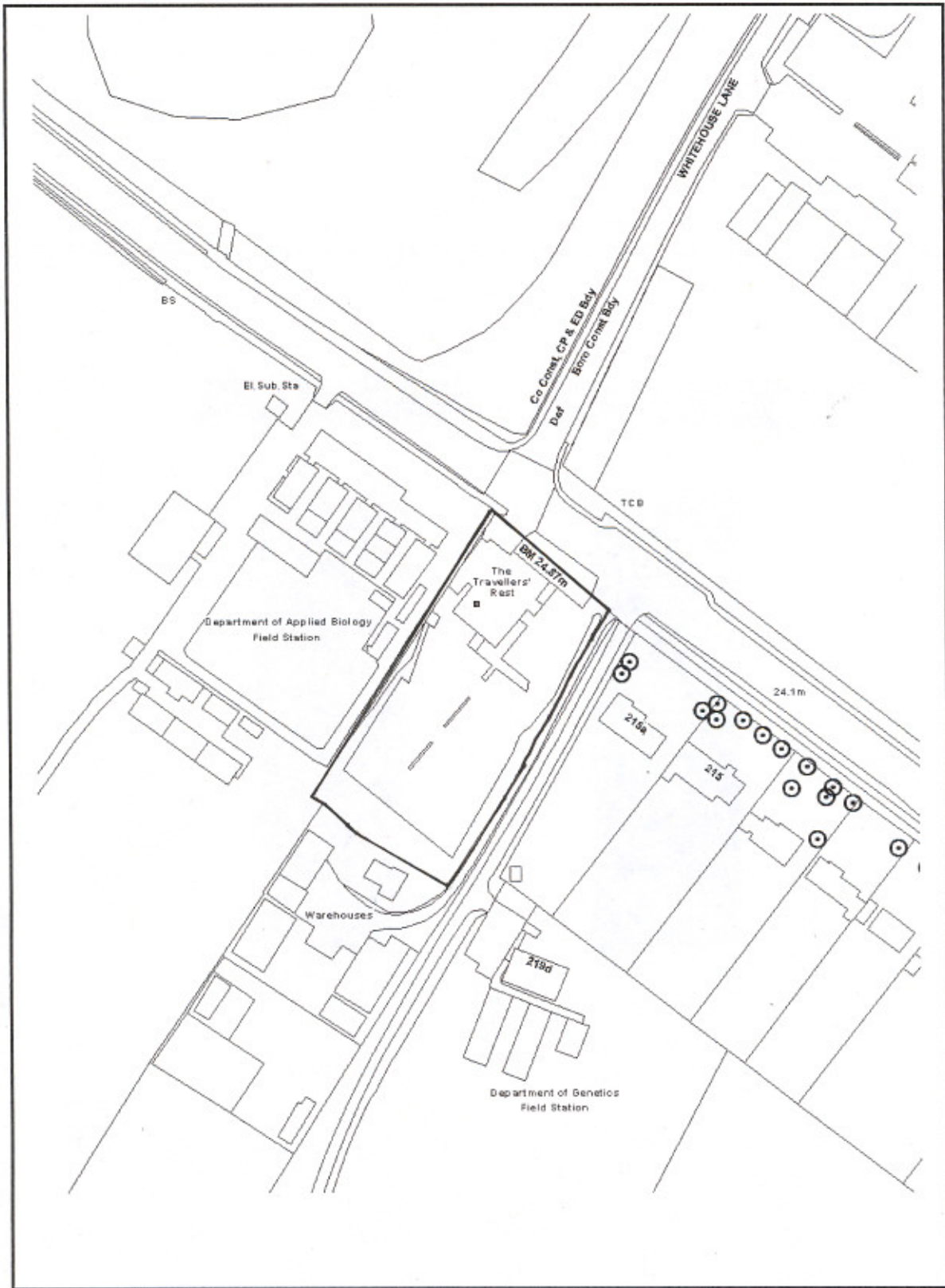
**2. In the event that an appeal is lodged against a decision to refuse this application, DELEGATED AUTHORITY is given to Officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.**

## **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.



**06/1251/FUL**  
**Travellers Rest Huntingdon Road Cambridge Cambridgeshire**

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<b>Application Number</b>	07/0227/FUL	<b>Agenda Item</b>	6.2
<b>Date Received</b>	1st March 2007	<b>Officer</b>	Mr Marcus Shingler
<b>Target Date</b>	26th April 2007		
<b>Ward</b>	Newnham		
<b>Site</b>	20 Wilberforce Road Cambridge Cambridgeshire CB3 0EQ		
<b>Proposal</b>	Erection of two storey side extension and single storey rear extension to house.		
<b>Applicant</b>	Ray Frith And Penny Day 20 Wilberforce Road Cambridge Cambridgeshire CB3 0EQ		

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## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises one half of a pair of semi-detached cottages on the western side of the road, at the northern end of Wilberforce Road, approximately 65 metres from the junction with Madingley Road. Between No. 20 and Madingley Road are two terraces dating from the 1960's built of a light brick, set approximately 5 metres back from the road. Nos. 20 and 22, in contrast, are from much earlier in the 20<sup>th</sup> Century, built of a warm red brick under a clay tile roof, set back about 9 metres from the highway. 20 has a distance of about 8 metres between the northern flank wall of the house and the common boundary with the nearest terraced house to the north; in the gap but set well back behind the house is a flat roofed double garage. No. 22 has a significantly smaller space of about 4 metres between its southern flank wall and the common boundary to the south.
- 1.2 Opposite the site, east of Wilberforce Road are a private dwelling and the Mathematics Institute.
- 1.3 The pair of houses form a U-shape, with forward projecting wings on the outside, under hipped roofs. At the rear there are two central gables. A 1.8m high timber fence marks the front boundary between the two properties. There are some substantial evergreen trees in the front garden of 22. To the

rear of the site but clearly visible in the street scene lies a flat roofed double garage. There is extensive planting in the rear gardens of the houses and beyond, to the west.

1.4 The site lies within the City of Cambridge Conservation Area 2 (West).

## **2.0 THE PROPOSAL**

2.1 The application follows the refusal of an earlier scheme for a two-storey front/side extension and single storey rear extension (06/1297/FUL) refused under Officers delegated powers in January 2007. The current proposals seek permission for a two-storey side extension and a single storey rear extension to the existing dwelling and the demolition of the existing rear garage and replacement with a single garage and games room with a pitched roof over that links to the side extension at its south eastern corner. The side extension is 4.3m wide by 10.5m deep and with a pitched bell-shaped roof rising to a maximum height of 7.4m. The single storey extension sits to the rear of the existing single storey rear projection, in part replacing it, to a maximum depth of 4.5m, but set off the common boundary with the attached neighbouring dwelling at No. 22 by 1.85m. The rear extension links to the replacement garage/games room which itself is 8.4m deep by 6.6m wide and with a pitched roof with a maximum height of 4.2m.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

2.3 The application has been brought before Committee at the request of Councillor Smith, on the basis that there are issues that should be considered more fully in the context of a Conservation Area, namely the impact of the proposed extension and whether it 'preserves or enhances' the site. Councillor Smith also requests that the views of the Conservation Officer be included in the report.

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>A/C, REF, W/D</b>
06/1297/FUL	Two-storey front/side extension	REF

	and single storey rear extension.	
06/0084/FUL	Two-storey four bedroom dwelling	W/D
07/0259/FUL	Erection of 1.85m fencing.	PENDING

#### 4.0 PUBLICITY

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

**5.4 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 Cambridgeshire and Peterborough Structure Plan 2003

P1/2 Environmental restrictions on development

P1/3 Sustainable development in built development

P7/6 Historic Built Environment

P8/1 Sustainable development – links between land use and transport

## 5.6 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/14 Extending buildings

4/4 Trees

4/11 Conservation Areas

## 6.0 **CONSULTATIONS**

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

6.1 No objections: A 2m by 2m pedestrian visibility splay should be provided.

#### **Conservation Officer**

6.2 The applicant has made commendable efforts to make this application more acceptable in that the front projection has been dispensed with, and the present proposal coheses well with the existing configuration of the building, particularly as seen on the east elevation.

6.3 Concerning the proposed rear [west] elevation, the new rooflines of the proposed single storey extension and Games Room merge quite successfully with those at the back of the house.

6.4 This new proposal is considered to be acceptable, and will have no adverse effect on the Conservation Area, subject to suitable conditions.

#### **Arboricultural Officer**

6.5 Suggested conditions included in recommendation.

6.6 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.



## 7.0 REPRESENTATIONS

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

7A Adams Road.  
11 Clarkson Road  
35a Madingley Road  
37 Madingley Road  
1 Wilberforce Road  
3 Wilberforce Road  
8 Wilberforce Road  
22 Wilberforce Road.  
24 Wilberforce Road

7.2 The representations can be summarised as follows:

The proposals are a gross enlargement of the existing property.

The proposals are an improvement on what was already an excellent refurbishment and extension proposal.

Loss of light to No. 18 Wilberforce Road.

The garage and games room are unnecessarily tall.

The garage is unusable.

The application neither maintains or enhances the Conservation Area.

The proposals are not an improvement on those previously refused.

The plans are clumsy and unimaginative and would result in the tripling of the area of the existing cottage.

The view of the treescape between No. 18 and No. 20 Wilberforce Road would be lost as a result of the proposals.

The rear extensions have the appearance of sheds.

The scale of the side extension is excessive.

The previous reasons for refusal are still pertinent and the application should be rejected.

The proposals pay little respect to the adjoining house, the site or the Conservation Area.

The extensions are grossly inflated and disproportionate to the existing house.

Loss of light to kitchen and living room of No. 22 Wilberforce Road.

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. Context of site, design and external spaces
2. Residential amenity
3. Third party representations

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

8.2 This application follows the earlier refusal of an application for a two-storey front/side extension and a single storey rear extension to the existing dwelling (06/1297/FUL). A copy of the Decision Notice is attached.

8.3 The current application follows further discussions with Officers and attempts to remedy those issues considered to cause harm to the existing buildings, neighbours and the Conservation Area. The major change in terms of the street scene is that what was previously a front/side extension has been set back a further 3.6 metres from the highway boundary (10.5 metres in all), so that it is now a side extension, 1.4 metres behind the line of the existing projecting hipped gable, rather than 2.2 metres in front of it. At the same time this side extension has been reduced in width so that it is now 4.3 metres wide (it was previously 4.9 metres wide), which is also less wide than the existing hipped gable (4.3 as opposed to 4.6 metres) and in turn has increased the width of the distance (at the front corner of the proposed extension) between the proposed flank wall and the common boundary with no.18 to the north to 4.2 metres (it was previously 3.6 metres). The consequence of these changes is to make the side extension subsidiary in terms of its width (4.3 metres, with the existing hipped gable 4.6 metres wide), less prominent in its siting (set back 10.5 metres instead of 6.9 metres from the highway), more sympathetic in terms of its roof form (the roof plane now reflects the recessed roof plane between the ridge the two hipped gable of 22 and 20) and further from its neighbouring common boundary to the north

(4.2 instead of 3.6 metres). All these changes are beneficial to the street scene and improve the opportunity for views through to the planting to the rear of the property.

- 8.4. Although the symmetry of what exists cannot be retained if a side extension is built, the form created would provide, to some extent, a new symmetry of: hipped gable (22); recessed roof plane (roof between hipped gables of 22 and 20); hipped gable (20); recessed roof plane (new side extension roof). A new element of 'symmetry' would be the distance of nos. 22 and 20 from their respective common boundaries, to south and north, which would now be similar at a little over 4 metres. For these reasons I consider the design approach to be a very significant improvement over that previously promoted and one which I do not consider offers sound reasons for refusing planning permission.
- 8.5 The proposed single storey rear extension will not be visible in the street scene and will have no impact therefore upon its character and appearance. Although the extension has increased in depth by 0.6m in comparison with the previous scheme, it is still relatively modest at 4.5m depth and given that it is set 1.8 metres off the common boundary and is to the north of 22 and is within a large rear garden, I do not consider that this element would be visually harmful.
- 8.6 The proposed garage and games room will be visible in the street scene but as they are set well back from the front elevation of the cottage, I consider that their impact upon the character and appearance of the Conservation Area would be limited by being partially screened by the proposed side extension. What is also relevant is that they will replace an unsightly, unsympathetic, flat roofed double garage, which is unattractive and unquestionably detracts from the local townscape and the Conservation Area. I do not consider the fact that this element projects approximately a metre further into the site than the existing garage, to be of material significance.
- 8.7 Overall, whilst it is still the case that the proposals represent a significant scale of new development (it is recognized that the length of the 2 storey element of the side extension has increased by 0.2 metres - 10.35 to 10.55 metres) in comparison with the previous scheme, I consider that the design of the

development is now acceptable and would not cause harm to the character and appearance of the Conservation Area and would preserve its appearance. This view is supported by the City Council Conservation Officer.

- 8.8 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P1/2, P1/3 and P7/6 and Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

### **Residential Amenity**

- 8.9 The proposed two-storey side extension is on the northern side of the existing dwelling and although it projects 3.8 metres to the rear of the existing two-storey form, it is set well away (6.3 from the common boundary with the attached neighbouring property at No. 22 Wilberforce Road). Given the aspect and the distances involved, I do not consider that that 22 would be significantly adversely affected by way of loss of light, outlook or privacy as a result of this element of the scheme. The side extension will have a more significant impact upon the unattached neighbouring dwelling to the north, 18 Wilberforce Road. This property has flank windows at ground and first floor and there will inevitably be some impact upon in terms of loss of light to these windows as a result of the side extension. As a result of a request from another neighbour, further information on this impact has been sought from the architect. However, there is a separating gap between the proposed extension and these windows of approximately 5.2 metres I think that this will allow sufficient light into property not to consider that the impact, by way of loss of light or outlook, would be to such as to justify refusal. The side extension includes flank windows at first floor level but these are to be obscure glazed and I do not therefore consider that privacy to No. 18 will be materially compromised.
- 8.10 The proposed single storey rear extension is set well away from No. 18 and would not impact significantly upon this property by way of loss of light, outlook or privacy. The extension is set to the north of the attached neighbouring property at No. 22 and has been set off the common boundary by 1.85m and it is not considered that there would be a significantly loss of light or outlook to this property and there will be no loss of privacy as a result of this element of the proposals.

8.11 The proposed garage and games room is set circa 7.5m from the common boundary with the attached neighbouring property at No. 22 and any impact upon this property would not be of a significant nature. The garage/games room is close to the common boundaries with both No. 18 Wilberforce Road and No. 35A Madingley Road and will impact to some extent upon light to the rear gardens of these properties. However, the garage/games room is single storey only and reduced to 2.5m at eaves level, where it is closest to the boundary. Neither the increased height nor the fact that it projects a little over a metre further into the garden than the existing garage would materially adversely affect the neighbours at 35a Madingley Road or 18 Wilberforce Road to a degree that would warrant refusal because of loss of outlook or privacy or overshadowing to those properties.

### **Third Party Representations**

8.12 The matters raised in third party correspondence are generally considered above. The internal dimensions of the proposed garage are adequate to accommodate a car, as demonstrated by the submitted plans. In any event there is a substantial driveway capable of accommodating car parking off-street.

## **9.0 CONCLUSION**

9.1 In giving my assessment of the proposed development and how it has changed I have tried to explain why I consider that current proposal to be reasonable and to have addressed the reasons of refusal given previously and the grounds of objection that have been raised by neighbours. I believe that the current amended proposal will, subject to the use of good and sympathetic materials, make a positive contribution to the street scene and the conservation area without materially detracting from the amenity of neighbouring residents. The recommendation is therefore one of approval.

## **10.0 RECOMMENDATION**

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

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

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

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

4. 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)

## 5. **Reasons for Approval**

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

Cambridgeshire and Peterborough Structure Plan 2003:

Cambridge Local Plan (2006):

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.

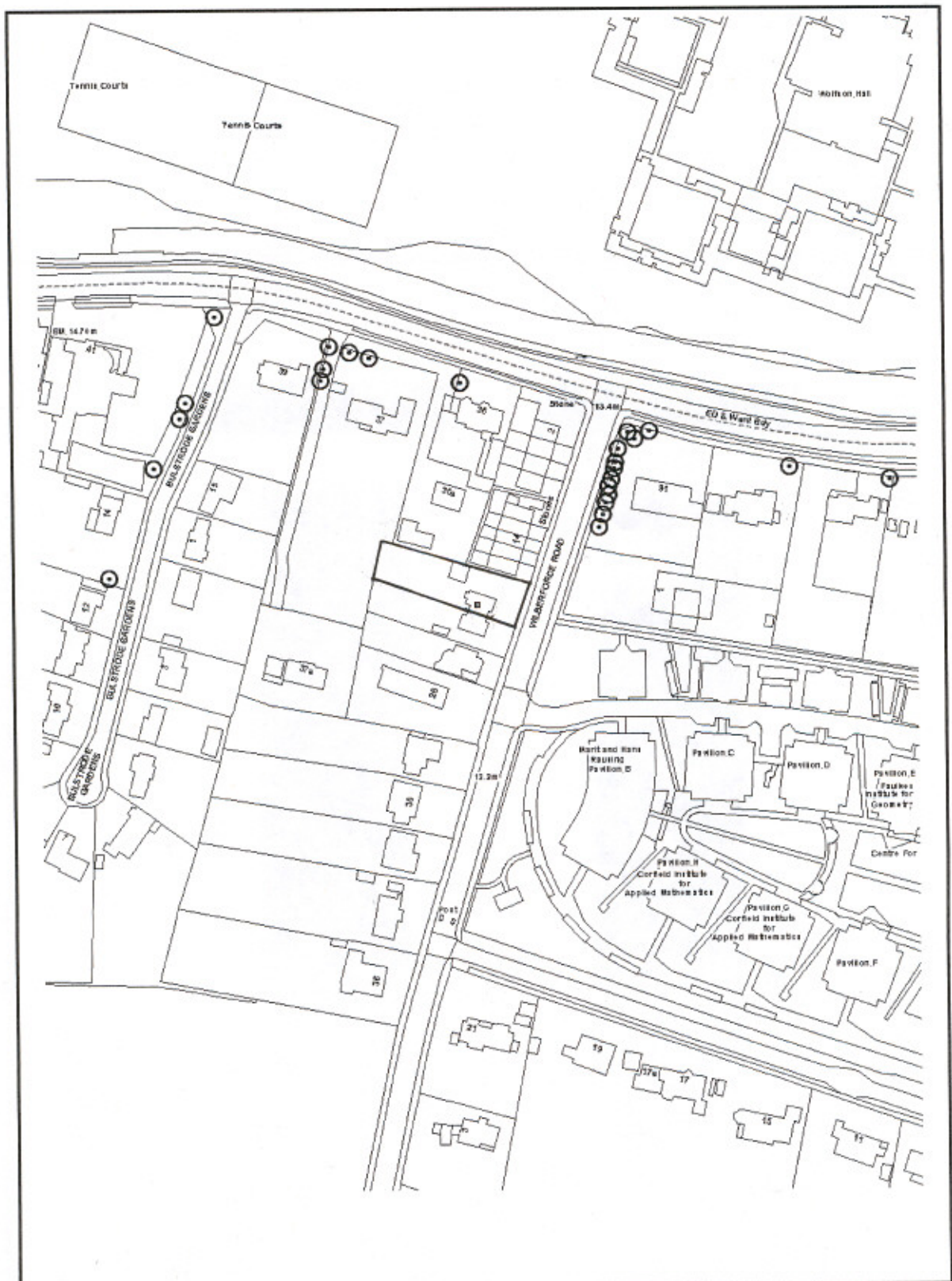
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

## **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.



07/0227/FUL  
 20 Wilberforce Road Cambridge Cambridgeshire CB3 0EQ





## CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

### REFUSAL OF PLANNING PERMISSION

Ref:06/1297/FUL

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ARCHANGEL Ltd  
3 Doctor's Close  
Impington  
Cambridge  
CB4 9ND

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The Council hereby refuse permission for

**Two storey front and side extension and single storey rear extension to house.**

at

**20 Wilberforce Road Cambridge Cambridgeshire CB3 0EQ**

in accordance with your application received 29th November 2006 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The proposed front/side extension and the linked rear garage/games room addition, because of their scale, their width, length and height, and their siting, are excessive and unacceptable in their failure to relate to and respect the existing dwelling and the neighbouring properties. The prominent siting of the front/side extension, and its width, which is greater than the existing front projection, would create a visually intrusive and incongruous form that would dominate the existing building, destroy the symmetry of the pair of houses and as a consequence detract from the local townscape. The width of and prominence of the front/side extension would reduce the space between nos. 20 and 18 Wilberforce Road, to an extent where its contribution to the open and spacious nature of the locality would be seriously eroded. For these reasons the proposals fail to respond satisfactorily to their context or to integrate satisfactorily with their surroundings and are therefore contrary to policies 3/4, 3/11 and 3/14 of the Cambridge Local Plan (2006) and to advice contained with Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development.

Simon Payne  
Director of Environment & Planning  
Cambridge City Council The Guildhall Cambridge CB2 3QJ  
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457605

2. The scale of the proposals, their presence in the street scene, the erosion of the balance of built form and the spaces between, which contributes to the open and spacious nature of the locality, and the complete loss of the symmetry of the pair of dwellings as they stand, will all detract from and neither preserve nor enhance the character or appearance of the City of Cambridge Conservation Area 2 (West) contrary to policies P1/3 and P7/6 of the Cambridgeshire and Peterborough Structure Plan (2003) and policies 3/14 and 4/11 of the Cambridge Local Plan (2006) and advice in Planning Policy Statement 15 (1992) - Planning and the Historic Environment.

This decision notice relates to the following drawings: **site location plan, 06.129 101, 06.129 110c, 06.129 111b, 06.129 112b and 06.129 120b.**

A copy of the refused plan(s) is/are kept in the planning application file.

Dated: 25 January 2007



Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning



SEE NOTES OVERLEAF