

Application Number	09/0109/FUL	Agenda Item	10.2
Date Received	16th February 2009	Officer	Mr Amit Patel
Target Date	13th April 2009		
Ward	Queen Ediths		
Site	18 Baldock Way Cambridge Cambridgeshire CB1 4UX		
Proposal Applicant	Single storey dwelling for disabled person. King Street Housing Society Ltd 89 King Street Cambridge Cambridgeshire CB1 1LD		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Baldock Way is a 400 metre long street linking Blinco Grove and Glebe Road (and bisecting Cavendish Avenue and Hills Avenue), the northern end of which is about 3km south of the city centre. The road is on an approximately north-south axis and the application site is the side garden to no. 16, the southern half of a semi-detached pair of houses on the west side of Baldock Way, just south of its junction with Hills Avenue. The plot has a 13.8 metre wide frontage and is 27.6 metres deep.
- 1.2 To the south is a detached house, with a stepped gable with elements of slightly different heights and different depths, facing onto the road. It was one of four houses built at the same time, a little more than 25 years ago; each pair of houses has a garage to serve two properties, which project forward of the house, almost but not quite up to the highway boundary.
- 1.3 The area is a residential street with a mix, primarily, of detached and semi detached houses, but at the northern end of the street in Blinco Grove is the Morley Memorial school. The plots that the houses sit within are characterised by rectangular arrangements with gardens and parking to the front and a private gardens to the rear.
- 1.4 The properties do not have any form of consistency with regard to the footprint of the buildings that occupy the site. The majority of the houses in the close vicinity are brick built with tiled roofs.

1.5 There are tree preservation orders on land adjacent to the site, but the area is outside any Conservation Area and also falls outside the controlled parking zone.

2.0 THE PROPOSAL

2.1 The applicant seeks permission to erect a detached single storey dwelling, which is a revision of an earlier refused application, reference 08/1515/FUL.

2.2 This is a revised scheme, with the building axis now at 90 degrees to the road, rather than parallel with it as was previously the case, and positioned further north in the plot. The building now measures 13.4 metres in length and 10 metres in width, with a height of 5 metres at the ridge.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Proposed Plans

3.0 SITE HISTORY

Reference	Description	Outcome
08/1315/FUL	Single storey dwelling.	WDN
08/1515/FUL	Single storey dwelling.	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 **PPS22 Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.

- 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 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.
- 5.7 **East of England Plan 2008**
SS1 Achieving sustainable development
T14 Parking
ENV7 Quality in the built environment
ENG6 CO₂ emissions and energy performance
WM8 Waste management in development
- 5.8 **Cambridgeshire and Peterborough Structure Plan 2003**
Planning Obligation Related Policies
P6/1 Development-related Provision
- 5.9 **Cambridge Local Plan 2006**
3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/13 Pollution and amenity
5/1 Housing provision
5/9 Housing for people with disabilities
5/10 Dwelling mix
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/10 Off-street car parking
10/1 Infrastructure improvements
- 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*)

5.10 Supplementary Planning Documents

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

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

5.11 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.

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.

Cambridgeshire County Council (Transport)

6.2 No comment.

Head of Environmental Services

6.3 No Objection: Subject to conditions and informatives to be added

Cambridge City Council Access Officer

6.4 No objection – this is a really good design.

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

7.0 REPRESENTATIONS

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

- 14 Baldock Way
- 20 Baldock Way

7.2 The representations from 14 raises no objection in principle, but have considerable concerns about:

- Design – the building should be at least 1 metre from the boundary with 16 – and the roof should be changed so that there are pitched gables over the rear projections, not an overall roof which embraces the outside spaces as well.
- Garden size – size of neighbours gardens is shown considerably greater than it actually is

7.3 The owners of 20 Baldock Way are supportive of the new application.

7.4 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:

Principle of development
Context of site, design and external spaces
Renewable energy and sustainability
Disabled access
Residential amenity
Refuse arrangements
Highway safety
Car and cycle parking
Third party representations
Planning Obligation Strategy

Principle of Development

- 8.2 Cambridge Local Plan 2006 Policy 5/1 permits proposals for housing development on windfall sites, subject to those proposals satisfying various tests and addressing all relevant material planning considerations. Central Government is committed to promoting more efficient use of land through higher density development and the use of suitably located, previously developed land and buildings, in order to bring vacant and underused previously developed land back into beneficial use and to achieve the targets that it has set in terms of producing new homes.
- 8.3 Given that this site is residential land in a residential area, it is my opinion that the broad principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan 2006, but clearly the proposal needs to be looked at in the context of other policies and material considerations.
- 8.4 Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development requires that brownfield land should be developed first, and PPS 3 (Housing) looks to the need for housing and a variety of families and people. This application is for a single storey bungalow that is to be available for persons in need of single storey accommodation with good disability provision, on land that was previously used as part of number 16.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 5/5.

Context of site, design and external spaces

- 8.6 The site was the side garden to, part of, number 16, but is now separated by a close-boarded fence around the curtilage. The

site is overgrown with some mature planting, which will need to be cleared to accommodate the new house. There is to be new planting within the site that should help it become absorbed into and be harmonious with the surrounding area, which has a 'green character'.

- 8.7 The design of the bungalow is relatively straightforward. The siting and positioning have changed to a rectangular roof 13.4 metres deep and 10 metres wide, which rises to a height of 5 metres, and overhangs in places the smaller, irregular footprint of the building beneath it. The front line of the roof is set 7 metres back from the site frontage; the sides of the roof are set 4 metres off the common boundary with no.20 to the south and 100 to 300 mm off the new common boundary with no.16 to the north. The bungalow presents a gable to the street and a hipped roof to the garden to the west. The roof covers outside space because it is hoped that this will allow an occupant with limited mobility to get outside more. To the front of the proposed dwelling is a new car parking layout. This has been done, to accommodate a turning space within the site for motor vehicles.
- 8.8 20 and 26 Baldock Way have ridges at 90 degrees to the highway, whereas 14, 22 and 24 have ridges that run parallel with the road. The character of the area is of residential houses of two-storey height with gardens to the front and rear which sit in amongst mature planting. Although bungalows are not a strong element or characteristic of the area, there are bungalows in the wider neighbourhood and I see no objection in principle to the introduction of a bungalow here, in contextual terms. The potential loss of the existing hedge, which is in a dilapidated state, has generated comment; I concur that this planting needs to be retained/reinforced and that it would be need to be done in a way to be harmonious to the street scene and to help soften the visual impact of the development, but I consider that this can be addressed by a condition. I do not consider the bulk, mass or siting of the building to be an issue in the vicinity where there is a mix of styles and forms of buildings.
- 8.9 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.

Renewable energy and sustainability

- 8.10 The proposal is to incorporate solar panels on the south facing roof plain. This is encouraged as policy 8/17 of the Cambridge

Local Plan 2006 looks at reducing CO2 emissions and one way is for introducing renewable technology into a scheme. They are not required by policy on a single dwelling.

- 8.11 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with East of England Plan (2008) policy ENG6, Cambridge Local Plan (2006) policy 8/16 and 'Cambridge Sustainable Development Guidelines' (2003).

Disabled access

- 8.12 The house has been designed to accommodate person/s with disabilities. There will be room for a live in carer to help, as well as room for adaptability if this is not required. The Access Officer has commented that this is a good design for the purpose it is being built for.
- 8.13 There is a level access to the front door and a level entrance into the house. The rooms are at ground floor level, accommodating the living space to the rear of the property.
- 8.14 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

- 8.15 The new proposal will have an impact on the adjacent existing houses, 16 and 20 Baldock Way. 20 has a flank wall some 15 metres long parallel with the common boundary. Due to the resiting of the proposed bungalow, it would now be approximately 4 metres off the common boundary. There are three windows in the northern elevation of number 20 which serve the kitchen, office and living room. In the first and last of these rooms the flank windows are secondary windows, but in the case of the office it is the only window. The proposed bungalow is set about 4 metres off this boundary, which is marked by a close-boarded fence about 1.8m in height. A freestanding concrete garage and a tree stand close to this boundary at present.
- 8.17 The proposed building will stand north of 20 and due to the resiting of the proposal it has overcome the reasons of refusal – the dominant enclosure and loss of outlook from number 20 which were reasons of refusal when the last application was considered. The revised scheme will have some presence in

relation to 20, but with the roof line going away from the northern elevation and set back by 4 metres from the common boundary of number 20 the impact of outlook from this window will be minimised.

- 8.18 The relationship with number 16 has become a concern, because of the proposal standing south of that dwelling and having a depth that is greater than the house. In all, the bungalow will now project about 6 metres behind the rear of 16 at about 2.5 metres from the house. There are flank windows in the side of 16, and in the rear wall, though the nearest of these are about a metre off the boundary. In my opinion, it is the outlook from the rear elevation window, which serves the kitchen of No. 16, that the new building will have the most pronounced impact upon. However, the rear window is set approximately 1.5 metres away from the corner, and given that the hipped roof falls from a point in line with the rear of No.16, and rises towards the south away from No. 16, I consider that the impact of the lowest element of the north-west corner is not unreasonably intrusive on No. 16. Having looked at the relationship of the proposal and the existing property, given the distances involved, the slope of the roof and the presence of the boundary fence, I do not on balance consider that the impact upon 16 is such as to justify refusal, despite the roof having a presence for this neighbour.
- 8.19 The relationship of the proposed bungalow and No. 16 will cause some overshadowing issues. However the shadow diagrams submitted with the application show that the siting, the design of the hipped roof rising away from the boundary and the west, and that the maximum height of the bungalow is principally in line with No. 16 means that the impact upon number 16 is not such as to justify refusal.
- 8.20 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 3/7.

Refuse Arrangements

- 8.21 The bin store is located to the south of the building, enclosed by a fence and a gate to allow easy access through the car port; colleagues in Environmental Health have suggested a condition.

- 8.22 Subject to the condition, 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

- 8.23 The local highway authority has asked that it is shown that the car parking area can accommodate the car so that it can turn and leave in a forward gear. A tracking diagram will be sought.
- 8.24 Visibility splays are shown and a condition can require their retention.
- 8.25 The local highway authority has also suggested informatives to inform the applicant on works to the highway would need highway's consent.
- 8.26 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

- 8.27 There are 2 cycle spaces being provided which is in accordance with cycle parking standards in the Cambridge Local Plan 2006.
- 8.28 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

- 8.31 The third party objections have been addressed through the report.
- 8.32 The issue of foul drainage and surface water drainage system are material considerations but no objection has been raised by the Environment Agency and the detailed considerations will have to be addressed through the Building Control process.

Planning Obligation Strategy

- 8.33 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated a 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:

Open Space

8.20 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. 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 contribution sought has been calculated as follows.

8.21 The application proposes the erection of one two-bedroom house, so the net total of additional residential units is one two bedroom bungalow. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Formal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	360	540		
2-bed	2	360	720	1	£720
3-bed	3	360	1080		
4-bed	4	360	1440		
Total					£720

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	306	459		
2-bed	2	306	612	1	£612
3-bed	3	306	918		

4-bed	4	306	1224		
Total					£612

Children's play space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	0	0		0
2-bed	2	399	798	1	£798
3-bed	3	399	1197		
4-bed	4	399	1596		
Total					£798

8.22 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), 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 3/8 and 10/1.

Community Development

8.23 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1085 for each unit of one or two bedrooms and £1625 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1085		
2-bed	1085	1	£1085
3-bed	1625		
4-bed	1625		
Total			£1085

8.24 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), 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 CONCLUSION

- 9.1 In conclusion, while I recognise that the proposal will have some impact on the neighbouring properties, as almost all new buildings will, I do not consider that the implications are such as to warrant refusal. I consider that the proposal has been designed to meet the constraints of the site and the local area and is providing much needed accommodation.

10.0 RECOMMENDATION APPROVE subject to the satisfactory completion of the s106 agreement no later than 13th April 2009 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. 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 windows or dormer windows other than those expressly authorised by this permission shall be constructed.

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

4. 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)

5. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. 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. 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)

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

i) contractors access arrangements for vehicles, plant and personnel,

ii) contractors site storage area/compound,

iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

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

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

10. Prior to the commencement of the use hereby permitted, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements 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 ENV7 and in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

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: SS1, T14, ENV7 and ENV6;

Cambridgeshire and Peterborough Structure Plan 2003: P6/1;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/13, 5/1, 5/9, 5/10, 8/4, 8/6, 8/10 and 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 13th April 2009 it is recommended that the application be refused for the following reason(s).

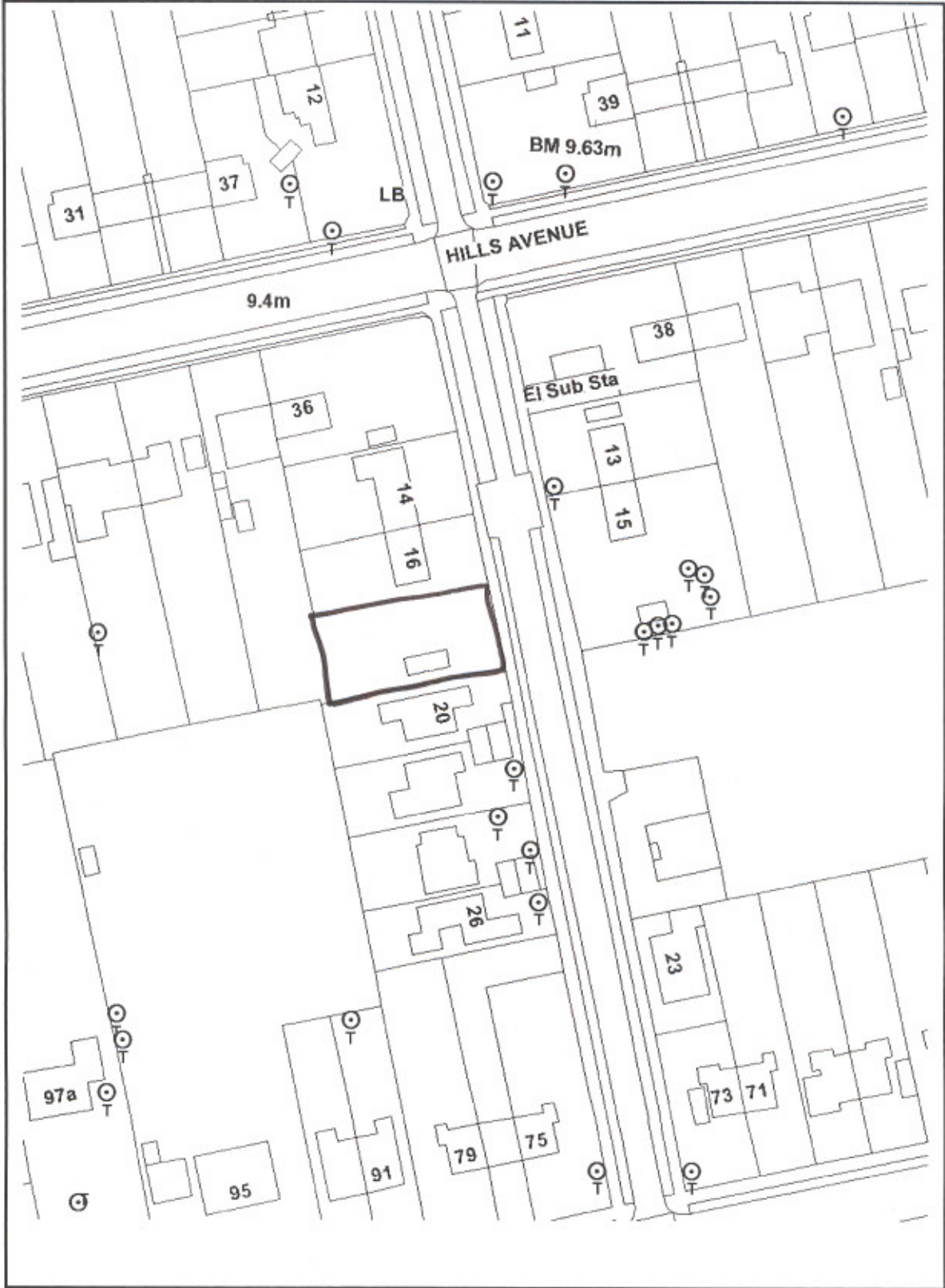
The proposed development does not make appropriate provision for public open space and community development facilities in accordance with the following policies 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006; and policy P6/1 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed 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 the 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.



09/0109/FUL
18 Baldock Way Cambridge Cambridgeshire CB1 4UX