
Application Number	08/1391/FUL	Agenda Item	10.3
Date Received	10th October 2008	Officer	Miss Catherine Linford
Target Date	5th December 2008		
Ward	Trumpington		
Site	6 Belvoir Terrace Trumpington Road Cambridge Cambridgeshire CB2 7AA		
Proposal	Refurbishment and alterations to house with two storey rear extensions and covered parking/garaging at side.		
Applicant	Mr And Mrs Daniel Hart Rectory Farm Main Street Hardwick Cambridge CB23 7QS		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 6 Belvoir Terrace is an end of terrace, three-storey dwelling with basement, situated to the western side of Trumpington Road. It is an L-shaped house the original part of which stands at 90 degrees to the road; it was extended later in the 19th century by a larger front addition which has a double gable with ridges running parallel to the road. The house is built of local gault brick under a slate roof.
- 1.2 The property forms one of a group of six terraced dwellings, known as Belvoir Terrace, which are all Grade II Listed, apart from No. 6, which is not listed but is recognised as a Building of Local Interest. Immediately north of the house is an access archway to the rear of the terrace where there are garages that serve the other 5 houses; the access road has recently been upgraded which has also raised the level of the road slightly. Beyond (west) of the house along the access road a brick wall marks the northern boundary of the site. Planning permission has been granted for a house to the rear of the terrace, but it has not yet been built.
- 1.3 North of the site, beyond the terrace of houses, is the Leys School; to the south and west is New Bit, part of Coe Fen, an area of Common Land, where a footpath/cyclepath runs parallel with southern boundary of the site.

1.4 The site falls within City of Cambridge Conservation Area No.1 (Central). The building is a Building of Local Interest. There is a Tree Preservation Order on the site, protecting the trees to the front and southern side of the property. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

2.1 This application seeks planning permission for two storey rear extensions and covered parking and garaging to the side of No. 6 Belvoir Terrace. The works proposed by the application are extensive and are best broken down into three distinct elements; though there are linkages;

- Pool room extension;
- Family room extension;
- Garage and carport

2.2 This application follows on from a previous refused application for two, two-storey extensions to the property, along with a garage, and bicycle and bin storage. The proposed garage, bicycle and bin storage and family room extension are the same as in the previous application, but changes have been made to the pool room extension to make it less intrusive, and therefore more acceptable.

Pool room extension

2.3 This extension would be at a 90 degree angle to the main element of the existing building, along the northern boundary, behind the earliest part of the house, and will measure approximately 16.1m x 8m x 5m in height (at it's highest point from ground level). The extension would consist of a basement, which would house plant; a ground floor, which would accommodate a swimming pool and a first floor, which would hold a bedroom, bathroom and store.

2.4 The roof proposed is a conventional, but steeply pitched (40 degree) roof form, slate clad and hipped at either end, with a link at first floor level, back into the existing building. On the southern (garden) side, a horizontal flat roof first floor dormer window would look out to the south, with a velux window in the same roof plane and between the ridge and the level of the top of the dormer, a row of solar panels.; the ground floor would be glazed, with brise soleil at eaves level helping filter sunlight. The western end will

see a similar pattern of materials at ground floor and again a dormer window in the hipped slate roof above. The northern elevation will see the existing wall on the common boundary with the access road raised slightly and the slate roof rise from just below the top of the wall.

This element of the scheme rises approximately 6.2 metres above the garden on the south side, but only about 5.4 metres above the access road that separates this house from those to the north.

Family room extension

- 2.5 This extension would be a single storey, lean-to structure, with a gallery over, measuring approximately 7.4m x 7.6m x 6.5m in height, at its tallest point, tapering down to 3.4m in height. The extension would consist of a family living room at ground floor level with a gallery above, to be accessed from the first floor landing. The family room would have glass sliding doors, giving access to the garden through a timber loggia. The design has been fashioned to try and ensure that elements of the rear of the existing building remain visible.

Garage and carport

- 2.6 In order to provide two secure car parking spaces, it is proposed that a single garage be provided along the southern side of the property, with a covered parking space in front, secured by a lockable gate.
- 2.7 Cycle and bin storage would be provided at the front of the property, within a flat-roofed enclosure. This would provide space for 8 bicycles and 6 wheelie bins with recycling boxes above.
- 2.8 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Arboricultural Impact Assessment

3.0 SITE HISTORY

Reference	Description	Outcome
08/0860/FU L	Refurbishment and alterations to house with two storey rear	REF

extensions and covered
parking/garaging at side.

The above application was refused for the following reason:
“The proposed extensions would by reason of their scale have a significant detrimental impact on the character, appearance and setting of the Building of Local Interest. The failure to adequately reflect the design and form of the existing house means that they would also be out of context with their surroundings. For these reasons the proposal is contrary to policies 4/12, 3/4 and 3/14 of the Cambridge Local Plan (2006) and policy ENV7 of the East England Plan 2008.”

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 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 East of England Plan 2008

SS1 Achieving sustainable development
T9 Walking, cycling and other non-motorised transport
T14 Parking
ENV6 The historic environment
ENV7 Quality in the built environment
WM8 Waste management in development

5.7 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/14 Extending buildings
4/4 Trees
4/11 Conservation Areas
4/12 Buildings of Local Interest
8/6 Cycle parking
8/10 Off-street car parking

5.8 Material Considerations

Cambridge Historic Core – Conservation Area Appraisal (2005): Provides an appraisal of the Historic Core of Cambridge.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 The usual requirement for a garage would be for internal dimensions of 6m depth by 3m width, so that a car can be

accommodated practicably. The plans shows a space less than this.

Arboriculture

- 6.2 This is ongoing. Comments will be reported on the amendment sheet or orally at the meeting.
- 6.3 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 1 Belvoir Terrace
 - 2 Belvoir Terrace
 - 4 Belvoir Terrace
 - 5 Belvoir Terrace
- 7.2 The representations can be summarised as follows:
- The extensions are modern and would be out of keeping with the rest of the terrace;
 - The bicycle sheds are unnecessarily tall;
 - Double glazing has not been allowed on the rest of the terrace;
 - The pool room extension would be visually intrusive;
 - The pool room extension would impact on the openness of the back of the terrace;
 - The pool room extension would be too bulky;
 - Working hours should be restricted;
 - The pool room extension should be clad in Westmoreland slate;
 - The private access road between Nos. 5 and 6 should not be used;
 - There should be no external plant;
 - No windows should be permitted facing onto the private access between Nos. 5 and 6;
 - Dust should be kept to a minimum;
 - Burning on site should be prohibited and waste disposal should be controlled.

- 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. Refuse arrangements
4. Trees
5. Car and cycle parking
6. Third party representations

Context of site, design and external spaces

8.2 Policy 3/14 of the Cambridge Local Plan (2006) states that the extension of existing buildings will only be permitted if they reflect or successfully contrast with their form, use of materials or architectural detailing; do not unreasonably overlook, overshadow or visually dominate neighbouring properties; retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features.

8.3 In my opinion, the criterion of this policy most relevant to this section of the report is whether the proposal will reflect or successfully contrast with the form, use of materials or architectural detailing of the original house; and whether the proposal will adversely affect listed buildings or their setting. The other criteria of this policy will be discussed later on in the report.

8.4 No. 6 Belvoir Terrace is a Building of Local Interest, situated within City of Cambridge Conservation Area 1 (Central). The property adjoins a row of Grade II Listed, terraced houses, but is separated from them at ground floor level by a private access road, the level of which has recently been raised. This proposal includes substantial extensions to the property to the rear, which would increase the footprint of the building by approximately 90%. That said, it has to be recognised that outside the site the extensions would not always be very visible, as they would be substantially

screened by trees from the south and west, and from the north would appear only as a roof rising above an existing boundary wall. However, when the leaves are off the trees the additions would be more apparent, albeit that from most angles they would 'read' against the background of the existing buildings. Despite that limitation on how apparent the additions might be, the scale of the proposed extensions must nevertheless be properly considered and assessed.

- 8.5 In the representations received, concerns have been raised regarding the bulk and scale of the proposed pool room extension, and its impact on the character of the terrace. In the original application (08/0860/FUL) the pool room extension was to have a mansard roof form with a 65 degree slope, reaching 5m height above the road level only 2 metres from the boundary. The bulk and design form were not considered to be acceptable and the mansard roof form was considered not to have drawn anything from the immediate area. This element, combined with the other proposals was seen as disproportionate, entirely out of character with the surroundings.
- 8.6 In the current application, the pool room extension would cover the same footprint as the previous application, but has been redesigned to reduce its impact on the neighbours and the character of the terrace. Several options have been considered, but the most practicable leaves the roof height slightly greater than it was previously (200mm higher), but with the ridge 4.8 metres off the boundary (2m previously), a much shallower roof form (40 instead of 65 degrees) and the external appearance from the north of a substantial but not atypical (which the mansard form was), or unsympathetic, outbuilding. These changes would mean that the roof (and therefore the extension) would not appear as overbearing when viewed from the private access road and neighbouring gardens. In my opinion, the applicant has successfully redesigned this extension to lessen the impact on neighbours and alleviate concerns raised by both neighbours and the Council, and in my opinion it is now acceptable.
- 8.7 As explained in the previous application, the existing house is 'L' shaped, creating two sides of a courtyard area, the other sides of which are the brick garden walls on the southern and west boundaries. The proposed pool extension would go a long way to closing this courtyard, totally altering the rear of the house, which could be detrimental to its character and charm. Previously, I

expressed concerns about this element of the proposal, as I felt that it was too large and would have too great an impact on the character and appearance of the rear of the house to be acceptable. However, the City Council's Conservation Officers did not share this view, and they had no objection to this extension. In my opinion, the visibility of this extension from Coe Fen would be limited for much of the year, as long as the tree screen on the southern boundary is adequate. The applicant has explained that they are keen to provide landscaping and new trees to the southern boundary in order to minimise views of the building from Coe Fen. This will be discussed later on in this report. Now that changes have been made to the pool room extension, the cumulative impact of the extensions on both the character of the house and the surrounding Conservation Area has been diminished, and in my opinion, the family room/pool room, extension is, on balance, acceptable.

8.8 The City Council's Conservation Officers have no objection to either the pool room extension or the family room extension. They are satisfied that the family room extension would not have any detrimental impact on the character of the Conservation Area, providing that the materials used are of suitable quality. In their opinion, the most controversial element of the proposal is the pool room extension, which would abut the boundary wall, which separates No. 6 from the listed properties in the terrace. It is clear that the roof of the pool room extension would have an impact on the setting of these listed buildings, but with the proposed slope of the roof, and the height of the building being kept to a similar height to the rear roof of the original building, it is agreed that on balance the extension would not have an undue impact on the setting of the listed buildings. As with the family room extension, it will be vital to ensure that the materials used here are of a high quality. This can be secured by condition.

8.9 It is proposed that a garage with a covered carport to the front be located to the southern side of the property. This would not be visible from the street. The properties that constitute Belvoir Terrace all have open frontages, and this is important to the character of these properties and the Conservation Area. I am satisfied that this solution to the provision of secure car parking respects this feature and, therefore, I consider it to be acceptable.

8.10 Cycle parking and bin storage would be situated to the front of the

property. The bin and cycle store is long and concern has been raised, in representations received, that the store is unnecessarily tall. As the store would only be marginally above the height of the boundary wall, I do not believe that it would appear obvious or out of place, and therefore I do not feel that this addition would impact on the open character of the front of the terrace.

- 8.11 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

- 8.12 In my opinion, only the 'pool room' extension has the potential to impact on the residential amenity of neighbouring property, and that is limited to 5 Belvoir Terrace. The 'pool room' extension would have no windows on the first floor of the north elevation, resulting in no potential for overlooking of either the private access road between No. 6 and No.5, or No. 5 itself. In the representation received it has been explained that it is felt that no windows should be permitted facing north out onto the private access road, and this can be secured by condition.
- 8.13 It has also been argued that the pool room extension could have an overbearing impact on the neighbouring properties, particularly because the extension would stretch to the end of the neighbouring gardens, as they have shorter gardens than No. 6. Due to the separation distance provided by the private access road, the reduced angle of the slope of the roof and the wall on the south boundary of 5, I do not believe that this extension would overshadow that property or its garden to a degree that would be overbearing or materially reduce the amenity that the occupiers might reasonably expect to enjoy.
- 8.14 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

- 8.15 Bin storage would be situated to the front of the property, and subject to details this is acceptable.
- 8.16 In my opinion the proposal is compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12.

Trees

- 8.17 The impact the proposals will have on the trees on the site is a significant issue. The City Council's Principal Arboricultural Officer continues to be concerned that the beech trees on the southern boundary will block light to the solar panels and reduce their efficiency, but the solar panels are not a required by Local Plan policy. As the trees are protected by Conservation Area legislation their removal has to be agreed, but there is no requirement to replace the trees. The loss of trees here would open up a view of the proposals from the adjacent open space. The future planting of trees is being considered, and a scheme is currently being discussed. This will be reported on the amendment sheet, or orally at the meeting.
- 8.18 The proposed garage and car port could also impact on trees. It should be possible to prune the yew tree to just above the height of the car port without compromising the tree and its contribution to the open space. The Arboricultural Method Statement, submitted as part of the application, suggests that to minimise the height of the roof of the garage and car port and the impact on the tree by crown lifting, the ground level of the garage spaces should be manually reduced by up to 50mm. This should be of 'no-dig' construction.

Car and Cycle Parking

- 8.19 According to Appendix C (Car Parking Standards) of the Cambridge Local Plan (2006), a dwelling of three or more bedrooms outside the Controlled Parking Zone should have a maximum of 2 car parking spaces. The proposed garage would house 1 car, with space for another car to be parked in front, under the carport. There is also space to the front of the property, which could be used for car parking. This would mean that car-parking provision would be above the maximum recommended in the Local Plan. However, given the existing potential for parking, and the size of the dwelling, I do not consider that overprovision

on an individual basis for a substantial existing dwelling, would constitute a reason for refusal.

8.20 Cycle parking storage would be situated to the front of the property alongside the bin storage. Appendix D (Cycle Parking Standards) of the Cambridge Local Plan (2006) explains that a minimum of 7 cycle parking spaces must be provided for an 8-bedroom house, but it also has to be recognized that these proposals are only for extensions to an existing dwelling. The proposed cycle shed does however provide space for 8 bicycles and is acceptable in principle.

8.21 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

8.22 Some of the concerns raised in the representation received are discussed under the headings above. Those not yet covered are construction hours, external plant, dust suppression, prohibition of burning on site and control of waste disposal, the use of the private access road, materials, and the use of double glazing.

8.23 Construction hours, dust suppression, external plant, burning on site and waste disposal, and materials can all be controlled by conditions on any planning permission.

8.24 As I understand it, the owners of No. 6 Belvoir Terrace are not permitted to use the private access road between their property and No. 5 Belvoir Terrace. Therefore, although this is not a planning matter, use of this access road would not be legally allowed without the express permission of the owners.

8.25 It has been mentioned that double glazing is to be used here but has not been permitted elsewhere on the terrace. No. 6 is a Building of Local Interest but is not Listed, and therefore permission would not be needed to install double glazing. The other properties on the terrace are Listed and Listed Building Consent would be required for double glazing.

9.0 CONCLUSION

- 9.1 In my opinion, although this application still proposes large extensions, the change to the rear wing/pool room represents a marked improvement on the previous proposals, decreasing the impact on both the Building of Local Interest and the surrounding Conservation Area. The previous concerns of the Council and neighbours have been addressed in redesigning the proposed extensions and although that has in turn raised other issues, from other neighbours, I consider that the more sympathetic shape to the roof which is redolent of many outbuildings, the shallower roof pitch and the ridge set further from the boundary with the access all work to make the proposal acceptable, subject to conditions and the resolution of tree issues.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

4. 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)

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

Reason: In the interest of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 4/12).

6. Throughout the construction period, the burning of waste on site is prohibited, except with the prior written agreement of the Local Planning Authority.

Reason: In the interest of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 4/12).

7. No external plant is permitted, except with the express written permission of the Local Planning Authority.

Reason: In the interest of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 4/12).

8. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To protect the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

9. Second-hand or salvaged bricks are to be entirely cleaned of paint, soot and any other coatings before use.

Reason: To protect the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

10. Full details of the colours to be used on the timber cladding and fencing are to be submitted to and approved in writing by the LPA. Colours should be specified by means of the RAL or British Standard (BS 4800: 1989) systems and not by means of manufacturer's trade names.

Reason: To protect the special interest of the Building of Local Interest and the character of the surrounding Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

11. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To protect the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

12. Full details of all solar panels [water pre-heat, etc.] and/or photovoltaic cells, including type, dimensions, materials, location, fixing, etc., to be submitted to and approved in writing by the LPA.

Reason: To protect the special interest of the Building of Local Interest and the character of the surrounding Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

13. Full details of new chimney stacks and any associated chimney pots [materials, design, fixing, etc.] to be submitted to and approved in writing by the LPA.

Reason: To protect the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

14. A hard landscaping scheme, including full details of surface and boundary treatments, is to be submitted to and approved in writing by the LPA.

Reason: To protect the special interest of the Building of Local Interest and the character of the surrounding Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

15. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the local planning authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To protect the special interest of the Building of Local Interest. (Cambridge Local Plan 2006, policy 4/12)

16. Full details of the cycle and bin store roof/ boundary wall junction(s), including eaves, rainwater drainage, etc. are to be submitted to and agreed in writing by the LPA.

Reason: To protect the special interest of the Building of Local Interest and the character of the surrounding Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

17. Works of appropriate repair shall be undertaken on the boundary wall to the north of the site in order to maintain the setting of the listed buildings and the character of the conservation area.

Reason: To protect the special interest of the Building of Local Interest, the setting of the adjoining Listed Buildings and the character of the surrounding Conservation Area. (Cambridge Local Plan 2006, policies 4/10, 4/11 and 4/12)

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

a) A Tree Protection Plan has been submitted to and agreed in writing by the local planning authority.

(b) The developer has appointed a competent arboriculturalist and there has been a site meeting between the site agent, the developer's arboriculturalist, and the Council's Arboricultural Officer.

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

(d) All tree protection barriers and ground protection measures have been installed to the satisfaction of the local planning authority

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

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

The developer's arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

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:

East of England plan 2008: ENV6, ENV7

Cambridge Local Plan (2006): 3/4, 3/14, 4/11, 4/12

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

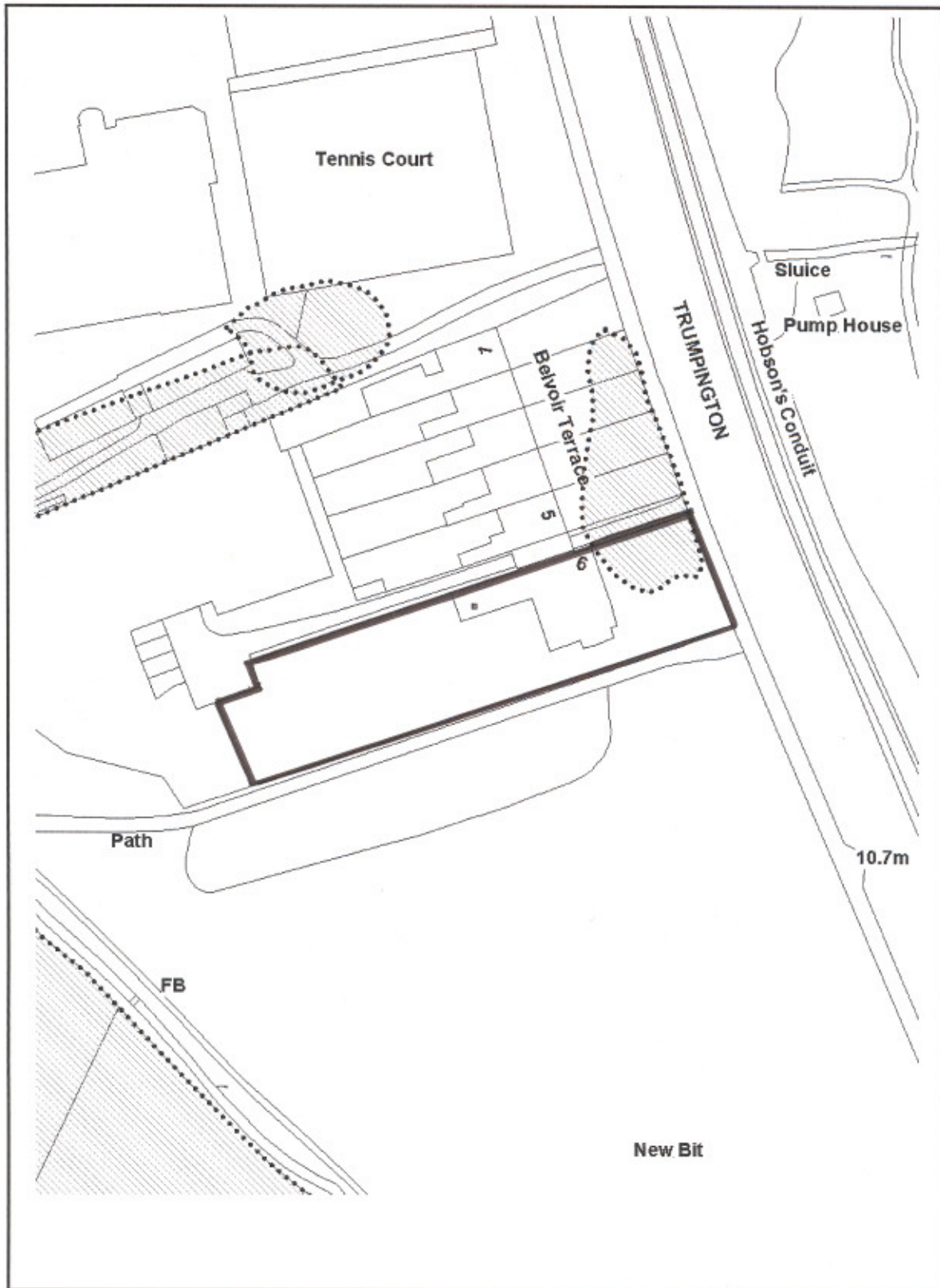
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

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

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



08/1391/FUL
6 Belvoir Terrace Trumpington Road Cambridge Cambridgeshire