

Application Number	09/0743/FUL	Agenda Item	11.3
Date Received	17th August 2009	Officer	Mr Tony Collins
Target Date	12th October 2009		
Ward	Abbey		
Site	20 Occupation Road Cambridge Cambridgeshire CB1 2QR		
Proposal	Erection of 5 one-bed flats and associated external works.		
Applicant	Falcon Est Ltd 33 Newton Road Cambridge Cambridgeshire CB2 8AL		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a narrow rectangular plot on the east side of Occupation Road, a cul-de-sac just south of the Elizabeth Way/Newmarket Road roundabout. The site is occupied by a light industrial building, but it is not in active use at present. To the north is another larger light industrial building, currently not in use; to the south is a third, which is occupied by a vehicle repair workshop. To the south-east lie the small rear gardens of a terrace of dwellings on New Street; to the east, the rear parking court of another group of houses facing Abbey Street. On the opposite side of Occupation Road is a large area of student accommodation. The surrounding area is in mixed use, with commercial uses predominating further north and west, and residential to the east and south.
- 1.2 The site forms part of site 7.01 in the Proposals Schedule of the Cambridge Local Plan (2006), which is allocated for housing, student accommodation and Class B1 employment uses. The site is not within any conservation area, and falls outside the controlled parking zone. There are no trees on the site.

2.0 THE PROPOSAL

- 2.1 The application proposes a rectangular three-storey building containing five one-bedroom flats. The building would fill almost the full width of the site, measuring 8.2m in this dimension, and leaving a 1m wide access passage along the south side of the building. The ground floor would be set 4m back from the footway, and would extend 14.3m from front to back. Each higher floor would step out slightly at both front and rear, so that the overhanging flat roof, 10.5m above ground, would be 17m from front to back. A 3.5 x 1.2m rooflight would rise a further 800mm above the roof.
- 2.2 An entrance foyer on the north side of the ground floor would lead to a single flat on the same level, and a central stairwell, lit by the rooflight, which would lead to two flats on each of the upper two floors. The flats would be served by large full-length windows in the centre of each floor on both front and rear elevations.
- 2.3 A single car parking space and landscaping would be provided to the front of the building. To the rear would be a small amenity area measuring 6.5m x 6.5m, with space for waste storage and five cycles.
- 2.4 The application is accompanied by a Design Statement.

3.0 SITE HISTORY since 1990

*These applications included the current application site, but covered a larger area.

Reference	Description	Outcome
91/0491*	Outline application for business use and housing	Withdrawn
99/0014	First-floor extension to upholstery workshop	Approved with conditions
99/0979	First-floor extension to upholstery workshop, with pitched roof and mezzanine	Approved with conditions
02/0255*	Erection of three town houses and five flats	Refused
02/1236	Two three-bedroom houses	Refused;

appeal
dismissed

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 **PPS1 Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3 (PPS 3) Housing :** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing

development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

5.4 **PPG13 Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.5 **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

T2 Changing travel behaviour

T9 Walking, cycling and other non-motorised transport

T14 Parking

ENV7 Quality in the built environment

WM6 Waste management in development

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

5.9 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
5/1 Housing provision
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development
5/14 Provision of community facilities through new development
10/1 Infrastructure improvements

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.

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 Parking space too short; vehicles may overhang footway. Absence of off-street car parking may put additional pressure on on-street car parking in the area. Informatives recommended.

Head of Environmental Services

Noise

- 6.2 Adjoining use is industrial. Future residents of the proposed development may have a justifiable noise nuisance complaint against the surrounding commercial and industrial activities. Council could be forced to serve Nuisance Abatement Notice. Resolution of this could seriously impact on the running of the businesses and even possibly force them to close.
- 6.3 Not convinced that the structure or the amenity space can be adequately treated to protect the residents against noise. Therefore this site may not be suitable for residential development.
- 6.4 Environmental Health require a BS4142 noise assessment before planning permission is granted.

Contaminated Land

- 6.5 Existing industrial use of the site, and adjacent garage and other uses mean contamination is likely. Condition required.

Waste and Recycling

- 6.6 Bins too close to window of flat 1. Bin store is 20 metres away from the road; refuse crews are only able to move a bin a maximum of 10 metres. In the location shown, moving the bins for collection would be the responsibility of the occupiers. Each flat would require 3 wheelie bins (total 15). This would require considerable space and may be impossible to resolve without

redesign.

6.7 Refusal recommended on grounds of inadequate noise information and insufficient waste storage arrangements. Conditions suggested if approval given.

6.8 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 prospective lessees of the following addresses have made representations:

- 23-29 Occupation Road

7.2 The representations can be summarised as follows:

- proposal might impact on access to adjoining site
- proposal might impact on fire escape route from adjoining site
- proposal incompatible with industrial use on adjoining site to the north which may shortly be recommenced

7.3 The Petersfield Area Community Trust have also made representations.

7.4 The representations can be summarised as follows:

- no objection in principle
- insufficient detail about materials – condition required
- insufficient detail about use of amenity space – condition required
- staircase and bathroom layouts not well suited to disabled use

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

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is to be made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban extensions, development of additional residential units on sites such as this will be permitted subject to the existing land use and compatibility with adjoining uses.
- 8.3 20 Occupation Road forms part of site 7.01 in the Proposals Schedule of the Cambridge Local Plan (2006), which is allocated for employment uses in Class B1, housing and student accommodation. This application site forms only a very small part of the allocated site; it would not be reasonable to expect all of the allocated uses to be accommodated. I do not consider that the use of this site for housing would jeopardise a balanced distribution of the three uses proposed in the allocation across the wider area.
- 8.4 In my opinion, subject to its compatibility with adjoining uses as indicated above, the principle of the development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.5 The surrounding area is heterogeneous in character, and provides no distinctive features to guide design. This application has not sought to mimic the design approved on the 71-73 New Street site to the south, but has consciously adopted a contrasting and loosely modernistic architectural vocabulary, with a flat roof and prominent glazed central panel. This approach is in my view acceptable, and the proposal fully respects the scale of the

building approved to the south, adhering to its storey heights exactly, and positioning the flat roof at the same level as the ridge of the northern section of that building.

- 8.6 The amenity space provided is very limited, and I concur with the view expressed in neighbour representations that its status is unclear. The tight dimensions of this space and its proximity to the sole living space of the ground floor flat mean that in my view it is not appropriate for it to be communal space, and should be clearly defined as being attached to the ground floor flat. I recommend a condition to ensure this. It is less than ideal that the other four flats have no external amenity space, but these flats are not designed for family occupation, and I do not consider that their lack of outdoor space would cause a conflict with any development plan policy.
- 8.7 In my opinion, in this respect, the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The only existing residential properties which would be affected by the proposed building are those at 77-81 New Street. The proposed building would have a considerable presence in the rear gardens of these houses because of its three-storey height. The proposed building would be approximately 14m from the rear of No. 77, however, and stand to the northwest. I do not consider the impact on sunlight to these gardens is likely to be significant. The gardens currently enjoy little privacy, being mutually overlooked, and to some extent visible from the parking court to the north. I do not consider that there would be any significant loss of privacy. The visual impact of the proposed building from this direction would be similar to that of the proposed building recently approved on the vehicle repair workshop site at 71-73 New Street; I do not consider that it would be unacceptable dominant, or create an undue sense of enclosure.
- 8.9 I note the reservations expressed by the potential lessee of the industrial site to the north. The issue raised with regard to access to that property is a civil matter between the respective landowners. The question of safe fire escape from those premises

is subject to a separate regulatory regime, not part of planning control. I do not consider that industrial use of the site at 23-29 Occupation Road necessarily renders residential use inappropriate on the application site, but I indicate below that the potential juxtaposition between these uses requires the attachment of a condition regarding noise insulation.

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

Amenity for future occupiers of the site

- 8.11 At present, industrial uses lie to the north and south of the site. The site to the north is vacant, that to the south is in use for vehicle repairs. Representations suggest that third parties may plan to bring the site to the north back into industrial use. The Environmental Health department have suggested that the noise from neighbouring industrial uses may lead to a complaint about noise nuisance, which could require the issuing of a Nuisance Abatement Notice, which could have impacts on adjoining businesses and even force them to close.
- 8.12 In my view, the threat from industrial noise on this site may not be as great as is implied in comments from the Environmental Health officer. Planning permission for residential units has been granted on the site to the south, and it appears likely, therefore, that the motor vehicle repair use on this site may soon be terminated. Although the allocation for the wider site which covers the application site and all its neighbours to the north, east and south includes B1 use, it does not appear likely that this allocation will be realised in the form of especially noisy uses. The poor access to the site for heavy vehicles in particular militates against the adoption of uses requiring noisy deliveries and collections. I am aware that in 2003, the Inspector in the appeal on C/02/1236/FP considered the potential impact of noise from neighbouring premises on future occupants to be a reason for refusal in that case. However, I consider that the granting of permission for residential development on the site to the south makes a material difference to the circumstances in this case. In addition, the earlier application was for 'family' houses; the need for outdoor amenity space free from external noise could be considered more

important in that case. I am not aware that noise complaints have arisen in the recent past from residential sites immediately to the east or south-east, or from the student accommodation opposite, and this issue was not raised with respect to the site immediately to the south. I have also not experienced any noisy activities on my visits to the site. In my view, the attachment of a noise insulation condition is a sufficient safeguard with respect to this issue.

- 8.13 In my opinion, subject to condition, the proposal can provide a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12 (or 3/14).

Refuse Arrangements

- 8.14 Initial comments from the Environmental Health department questioned whether adequate space for waste storage was available, and recommended refusal on these grounds. However, subsequent comments from the waste strategy officer confirm that five 240 litre bins would be sufficient for this development. Space for this number of bins is shown on the plans, and although I accept that their proximity to the ground floor flat is not ideal, the positioning of the single organic waste bin furthest away from the building should be sufficient to ensure that odour problems are not created at an unacceptable level.
- 8.15 In my opinion, subject to a condition to control the number and type of bins provided, and the arrangements for moving the bins for collection, the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.16 The highway authority has suggested that the proposed car parking space is too short, and would lead to vehicles overhanging the footway. The space shown measures 4.7m in length on the north side and 4.9m on the south side. I agree that this length is insufficient to ensure that all makes of car can be drawn clear of the highway, but I do not consider this sufficient reason to refuse the application.

- 8.17 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

- 8.18 The application proposes a single car parking space. The City Council Car Parking Standards would permit up to five car parking spaces for a development of this size. In this location, close to the city centre, travel by means of transport other than the car is very feasible, and in my view, the level of car parking provided is acceptable, and in accordance with East of England Plan (2008) policy T14, Cambridge Local Plan (2006) policy 8/6 and government guidance in PPG13.
- 8.19 I have addressed the highway authority's concerns about the dimensions of the car parking space above.
- 8.20 The proposal includes five cycle parking spaces, which is in accordance with the City Council Standards, but no indication is given as to how they are to be covered. In my view a condition is necessary to secure this.
- 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 I have addressed all of the issues raised except for materials, about which I recommend a condition, and the suitability of the staircase and bathrooms for disabled users, which must be addressed by the Building Regulations.

Planning Obligation Strategy

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

Open Space

- 8.24 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.
- 8.25 The application proposes the erection of five one-bedroom flats. No residential units would be removed, so the net total of additional residential units is five. 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	5	2700
2-bed	2	360	720		
3-bed	3	360	1080		
4-bed	4	360	1440		
Total					2700

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	306	459	5	2295
2-bed	2	306	612		
3-bed	3	306	918		
4-bed	4	306	1224		
Total					2295

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	5	0
2-bed	2	399	798		
3-bed	3	399	1197		
4-bed	4	399	1596		
Total					0

8.26 The applicants have submitted a unilateral agreement to make the above contributions, but it has yet to be checked by legal officers. Subject to the legal check, 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

8.27 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	5	5425
2-bed	1085		
3-bed	1625		
4-bed	1625		
Total			

8.28 The applicants have submitted a unilateral agreement to make the above contributions, but it has yet to be checked by legal officers. Subject to the legal check, 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.

Education

- 8.29 Commuted payments are required towards education facilities where four or more additional residential units are created. In this case, seven additional residential units are created, but contributions are not required for pre-school education for one-bedroom units. Contributions are therefore required on the following basis.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0	6	0
2-bed	2				
Total					0

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	5	800
2-bed	2		160		
Total					800

- 8.30 The applicants have submitted a unilateral agreement to make the above contributions, but it has yet to be checked by legal officers. Subject to the legal check, 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 The application will provide additional residential accommodation, and is in accordance with the allocation of the site in the Cambridge Local Plan (2006). In my view its design is appropriate in this street scene, and I do not consider that the concerns raised about noise or waste storage are sufficient to merit refusal. Approval is recommended.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 30th November 2009 and subject to the following conditions:

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

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

2. The residential units hereby permitted shall not be occupied until details of fencing to mark the rear amenity space as private to the ground floor unit have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before occupation and maintained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure appropriate use of the external space. (Cambridge Local Plan 2006 policies 3/7 and 3/11)

3. The residential units hereby permitted shall not be occupied until details of the precise number of refuse and recycling bins to be provided, their exact positioning, and the arrangements for their moving to the highway on collection days have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before occupation and maintained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure appropriate storage of waste. (East of England Plan 2008 policy WM6 and Cambridge Local Plan 2006 policy 3/12)

4. The residential units hereby permitted shall not be occupied until details of the method of covering the cycle storage area have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before occupation and maintained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure appropriate cycle storage. (East of England Plan 2008 policy T9 and Cambridge Local Plan 2006 policy 8/6)

5. No development shall take place until a noise report prepared in accordance with the provisions of PPG 24 "Planning and Noise", that considers the impact of road traffic and industrial noise on the proposed development shall be submitted in writing for consideration by the local planning authority.

Following the submission of a PPG 24 noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme having regard to acoustic ventilation, shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve both the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice" and the requirements of Approved Document F (ventilation) simultaneously. The scheme as approved shall be fully implemented before occupation of the residential units and shall not be altered without prior approval.

Reason: To ensure future residents of the development are adequately protected from noise. (Cambridge Local Plan (2006) policies 3/12 and 4/13)

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

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

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

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

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

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

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

Reason: to protect future occupants of the site from pollution (Cambridge Local Plan (2006) policies 3/12 and 4/13.

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)

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.

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: policies SS1, T9, T14, ENV7 and WM6

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

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

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

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

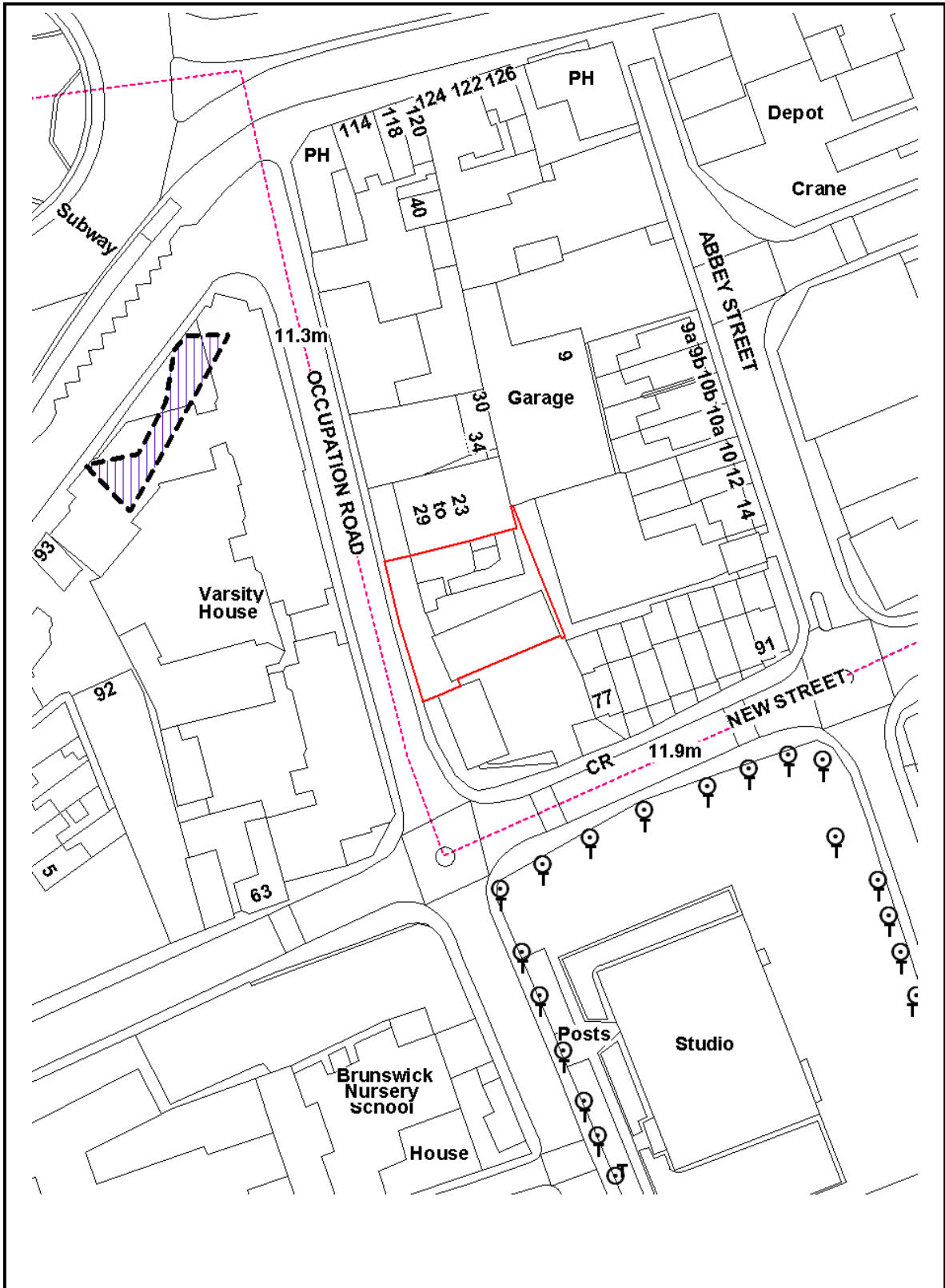
2. Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30th November 2009 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, education or community development facilities in accordance with policies 3/8 and 5/14 of the Cambridge Local Plan 2006 and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, and Guidance for Interpretation and Implementation of Open Space Standards 2006.

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

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

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



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20 Occupation Road Cambridge Cambridgeshire CB1 2QR

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