

<b>Application Number</b>	08/1564/REM	<b>Agenda Item</b>	6.2
<b>Date Received</b>	9th December 2008	<b>Officer</b>	Miss Amy Lack
<b>Target Date</b>	3rd February 2009		
<b>Ward</b>	Castle		
<b>Site</b>	Land Rear Of 34 Storeys Way Cambridge Cambridgeshire		
<b>Proposal</b>	Reserved Matters Application for the erection of three dwellings and associated works (original outline application reference 05/1366/OUT)		
<b>Applicant</b>	Storeys Way LLP C/O York House Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ		

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

- 1.1 This application relates to the land to the rear of 34 Storey's Way, a large, recently renovated and extended detached house situated at the end of the north-western spur of Storey's Way, which is a cul-de-sac for cars but is part of a pedestrian / cycle link through to Madingley Road. Storey's Way is primarily residential in character, with most of the dwellings being large detached houses with large gardens, although there are also institutional college buildings and commercial accommodation along its length. Excluding the access drive, the main part of the application site, the rear garden of number 34, is approximately 60 metres wide and 48 metres deep.
- 1.2 The drive to the existing house is incorporated within the site, and abuts the western side boundary of the neighbouring property, 32 Storey's Way, one of two detached houses which face south across lengthy front gardens towards the spur road. The remainder of the south-eastern boundary of the site abuts the rear garden boundaries of numbers 24, 26, and 28 Storey's Way, all of which are large detached houses with large gardens. A hedge of approximately 2.5 metres in height separates the rear gardens of these houses, and the side garden of number 32, from the application site. The crown of a mature beech tree

overhangs the application site along this south-eastern boundary. This tree is in good condition, is of high public amenity value, and is subject to a Tree Preservation Order (TPO).

- 1.3 The north-eastern boundary of the site abuts the Ascension Parish Burial Ground which contains the Chapel of All Souls. The burial ground is of historical importance, as a number of notable people are buried there, including Wittgenstein. This north-east boundary is demarcated by a brick wall of varying height, up to approximately 1.7 metres. Just behind this wall, and within the grounds of the adjoining cemetery, is a line of mature pollarded sycamore trees.
- 1.4 The north-western boundary of the site abuts open fields. This boundary is demarcated by a low post and wire fence and bushes and hedging of varying height.
- 1.5 The south-western (front) boundary to 34 Storey's Way is demarcated by a mixture of bushes and trees of varying height. The vegetation along this frontage includes a row of lime trees which, although of mixed condition, nevertheless collectively comprise a significant feature of the street and which contribute to the overall greenness of this road frontage.
- 1.6 34 Storey's Way has recently been renovated and extended on its northwest side; the formal front garden between the house and the spur road has been re-established and a summerhouse has been renovated adjacent to the south-western (front) boundary of the site.
- 1.7 Vehicular access to the site is from the north-west cul-de-sac spur of Storeys Way. This spur also provides vehicular access to numbers 30 and 32 Storey's Way, and to the University Department of Zoology, the Botany School, and Wolfson Flats. From this spur, the drive of number 34 Storey's Way runs close to, and parallel with, the common boundary with 32 Storey's Way.
- 1.8 The whole of the application site is now within the Storey's Way Conservation Area, which has recently been extended to incorporate the application site, the Ascension Parish Burial Ground and Chapel of All Souls, and dwellings either side of this SW / NE spur of Storey's Way. The burial ground is also

designated as a City Wildlife Site in the Cambridge Local Plan 2006.

- 1.9 34 Storey's Way is on the Cambridge City Council list of Buildings of Local Interest (BLI), as is the chapel of the Ascension Burial Ground, to the north-east of the site. 30 Storey's Way is a Grade II listed building.
- 1.10 The open land beyond the north-western boundary of the site is known as 19 Acre Field, and is designated as proposal site 9.12 in the Cambridge Local Plan 2006, for the development of University/College faculties, student residential accommodation or affordable or special housing needs for university purposes.
- 1.11 The site is not within the Controlled Parking Zone.

## **2.0 THE PROPOSAL**

- 2.1 This application seeks reserved matters approval for the erection of two, five bedroom and one, six bedroom, two and a half storey detached dwellings. The application site, inclusive of the access road is approximately 0.29hecares. The development therefore represents a density of approximately 7.4 dwellings per hectare.
- 2.2 Under planning permission reference 05/1366/OUT, outline planning permission was granted for residential development of an unspecified number of dwellings on the site of 34 Storey's Way. The permission was subject to conditions, including one requiring the retention of the existing house, a condition that was challenged but upheld at appeal; as rehearsed previously the existing house has been retained renovated and extended. The present application seeks approval of reserved matters for part of this wider site. The application seeks approval of all reserved matters: the number of dwellings; the layout; the scale; the appearance; the landscaping; and access.
- 2.3 The application is accompanied by the following supporting information:
  1. Design and Access Statement;
  2. Arboricultural Method Statement and Pre Development Tree Survey; and
  3. Access Appraisal;

### 3.0 SITE HISTORY

Reference	Description	Outcome
05/1366/OUT	Outline application for residential development	A/C
	Appeal against condition requiring retention of house	Dismissed
07/0917/FUL	Alterations and extensions, including construction of an annexe, garage and car port block, roof conversion and installation of dormer windows	A/C
08/0060/REM	Reserved Matters Application for the erection of 4 dwellings on part of the site (following the retention of number 34 Storeys Way) and associated works. (original outline application reference 05/1366/OUT).	REF Appeal Dismissed

- 3.1 The decision notice for the outline permission 05/1366/OUT, is attached to this report as Appendix 1.
- 3.2 The decision notice for the previously refused reserved matters application 08/0060/REM is attached to this report as Appendix 2.
- 3.3 The decision of the Planning Inspector in the appeal on the previous application 08/0060/REM, which was dismissed, is attached to this report as Appendix 3. Following the appeal decision the applicants have made changes to this current application to address the concerns of the Inspector about the relationship of houses to the northern boundary and the Ascension Burial Ground. These amendments are as follows;
- The house on plot 1, in the north west corner of the site has been re-designed (it remains in the same style) and pulled further away from the boundary with the Ascension Burial Ground. The main two-storey element is now 11metres from the common boundary (it was previously 7metres); a new single-storey wing has been introduced to the northern side of the building to 'break-up' the elevation, its northern wall is 7 metres from the boundary; the garage is now 9 metres

- from the northern boundary - previously it was 5 metres (*in the letter advising neighbours of the changes it was incorrectly suggested it was previously 7 metres distant*);
- The house on plot 2, in the south-east corner of the site has moved slightly to the west (to align with the new design on plot 1) and the garage has been reduced to a single car width.

#### **4.0 PUBLICITY**

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

#### **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 PPS9: Biodiversity and Geological Conservation (2005):**

Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.

**5.5 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.

**5.6 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.

**5.7 Circular 11/95 – The Use of Conditions in Planning**

**Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

**5.8 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

## 5.9 Cambridge Local Plan 2006

3/1 Sustainable development  
3/4 Responding to context  
3/7 Creating successful places  
3/10 Sub-division of existing plots  
3/11 The design of external spaces  
3/12 The design of new buildings  
4/3 Safeguarding features of amenity or nature conservation value  
4/4 Trees  
4/6 Protection of sites of local nature conservation importance  
4/10 Listed buildings  
4/11 Conservation Areas  
4/12 Buildings of Local Interest  
4/13 Pollution and amenity  
4/15 Lighting  
5/1 Housing provision  
8/2 Transport impact  
8/4 Walking and Cycling accessibility  
8/6 Cycle parking  
8/10 Off-street car parking

## 5.10 Material Considerations

**Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001)** - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

**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 Nature Conservation Strategy – Enhancing Biodiversity (2006): and Cambridge City Wildlife Sites**

**Register (2005):** Give guidance on which habitats should be conserved and enhanced, how this should be carried out and how it relates to Biodiversity Action Plans.

## **6.0 CONSULTATIONS**

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

6.1 No Objection.

#### **Head of Environmental Services**

6.2 No comments regarding contaminated land and no objection to the development in principle but recommends standard conditions to controls the hours of construction/demolition works and hours of deliveries/collections, to/from the site.

#### **Conservation and Design Panel**

6.3 The proposed scheme has not been considered by the Design and Conservation Panel, since its submission, or in its later amended form. The Panel considered the earlier scheme for four houses, refused under planning reference 08/0060/REM, giving it a unanimous 'red light'. The reasoning was:

Density; The panel considered one, or maybe two houses more appropriate to the site, four dwellings were considered completely out of character with the surrounding area and the geometric layout related badly to the informality and 'organic' growth of the buildings and spaces in the Conservation Area.

Dwelling size. The houses are too large for the site, their size and scale quite aggressive.

Elevation design; the Arts and Crafts inspired detailing is well considered but unfortunately the large garages appear to act as focal points.

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



## 7.0 REPRESENTATIONS

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

- 4, All Soul's Lane, Cambridge CB3 0EA
- 6, All Soul's Lane, Cambridge CB3 0EA
- 143, Huntingdon Road, Cambridge CB3 0DH
- 1, Storey's Way, Cambridge CB3 0DP
- 15 Storey's Way, Cambridge CB3 0DP
- 20, Storey's Way, Cambridge CB3 0DT
- 26, Storey's Way, Cambridge CB3 0DT
- 27, Storey's Way, Cambridge CB3 0DP
- 28, Storey's Way, Cambridge CB3 0DT
- 29, Storey's Way, Cambridge CB3 0DP
- 30, Storey's Way, Cambridge CB3 0DT
- 32, Storey's Way, Cambridge CB3 0DT
- 34, Storey's Way, Cambridge CB3 0DT
- 52, Storey's Way, Cambridge CB3 0DX
- Storey's Way Residents Association, 50, Storey's Way, Cambridge CB3 0DX.
- 58, Storey's Way, Cambridge CB3 0DX

7.2 The representations can be summarised as follows:

- Three properties represent an overdevelopment of the site. A maximum of two properties should be proposed;
- The shape of the plot, taken with the need to share access with existing no.34 effectively precludes the erection of more than two substantial properties without seriously encroaching upon privacy of neighbouring properties, namely nos. 26 and 28 Storey's Way;
- The proposal is contrary to Local Plan Policy 4/11 in failing to preserve or enhance the character or appearance of the Conservation Area, three properties in this garden area pays no reference to this setting;
- The Ascension Burial Ground falls within the Storey's Way Conservation Area visited by many to tend and visit graves (some of historical importance), to enjoy the tranquillity and peace, and to find quiet and sanctuary. The proximity of the property in the northwest plot (Plot 1) is too close to the Ascension Burial Ground and would adversely impact upon the Burial Ground and all these enjoyments;
- The proposal will affect the setting of the Conservation Area;

- The proposal totally fails to achieve good interrelations and integrations between buildings;
- There is very little reduction in the total volume of buildings or the amount of hard surfacing comparable to the previous application which was refused;
- Little regard has been paid to reducing the invasion to the privacy of neighbouring occupiers from that previously considered, nos. 26, 28 and 32 most greatly impacted upon;
- Care was taken to avoid overdevelopment in All Souls Lane the other side of the Cemetery, this should be demonstrated here and is not;
- Potential occupiers are likely to request trees be pruned or removed on the boundary with and within the burial ground for they present serious danger and consequently the whole area will change;
- The Design and Conservation Panel suggested that one or maybe two properties would be more appropriate for the site;
- The inadequate amenity space for the scale of the buildings and hard surfacing which is inappropriate to the context is contrary to policies 3/10 and 3/11 of the Cambridge Local Plan (2006);
- There is potential to harm the protected beech tree at the end of the garden of 28 Storey's Way;
- The proposal is contrary to policies 3/7, 3/10, 3/11 4/3 and 4/4 of the Cambridge Local Plan (2006);

Additional representation comments further to the Planning Inspector's report;

- This current proposal fails to adequately overcome the Inspector's objections and the grounds for refusing the development of 4 dwellings are equally germane to this proposal for 3;
- The Inspector's main objection concerns the impact of 2 of the 4 houses on views from the southern, most secluded part of the Burial ground, which is , 'an important part of the character of this part of the Conservation Area' and that the houses would appear "seriously overbearing and visually intrusive in such close proximity [to it]";
- One of the houses is too close to the boundary with the cemetery which will not be satisfactorily disguised by proposed new planting;
- The proposed layout does not reflect that of the Conservation Area mindful that No. 30 is Listed and No. 34

- and the Burial Ground Chapel are Buildings of Local Interest and the proposed development will affect the setting of all;
- The size of the gardens is not appropriate for the size and style of houses proposed;
  - The amount of land occupied by dwellings and associated hard standing is similar to the proposed for four and this was subject of the inspector's report.

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**

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

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

### **Principle of Development**

- 8.1 The broad principle of residential development on the site has been established by the original outline planning permission, reference 05/1366/OUT, which granted approval for development of an unspecified number of residential units on the site of 34 Storeys Way and its associated front and rear garden, and hence the present application site. As rehearsed above, the permission includes a condition that requires retention of the existing house, a condition that was upheld at appeal.
- 8.2 The acceptability of the general principle of residential development having already been established, the present application now seeks approval of the 'reserved matters' following the refusal of four residential units under planning

reference 08/0060/REM, a decision upheld at appeal. This current reserved matters application, now proposing three dwellings, again comprises the following details: the number of dwellings; the layout; the scale; the appearance; the landscaping; and access. All these issues are assessed below.

- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 3/10 and 5/1 of the Cambridge Local Plan (2006). The implications for other policies of the Local Plan needs to be considered further and in the context of the Inspector's decision which is a material consideration.

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

- 8.4 The proposal is for three large detached dwellings in an 'Arts and Crafts' style to the north east of existing 34, Storey's Way on the land which previously served as a rear garden/orchard to this property, but has since been cleared. Two of the proposed dwellings are sited to the northwest side of the site and a one slightly larger dwelling to the southeast side.
- 8.5 As with the previously refused scheme the proposed houses have been very well designed, and are, in themselves, considered to be attractive and appropriate to the immediate context and to the character and appearance of the Conservation Area in general, reflecting styles of houses in the vicinity. Subject to the imposition of conditions to ensure that appropriate materials are used, the proposal is, in these above respects, considered acceptable and compliant with policies 3/4, 3/12 and 4/11 of the Cambridge Local Plan 2006. However, it was the number and size of dwellings proposed and the consequential proximity and implications of the two northern houses to the Ascension Burial Ground that were previously considered unacceptable by the Inspector.
- 8.6 The most notable amendment in answering the previous reasons for refusal, before the appeal was heard, was the reduction in the number of dwellings proposed from four to three. However, since the initial submission of this application, an amended plan has been put forward making changes, which are set out in 3.3 above. The loss of a dwelling allows the site to more successfully accommodate the large houses, even though the associated gardens of each dwelling remain significantly smaller than is characteristic in other properties in

Storey's Way. The additional space has also allowed a more informal and less cramped layout, more planting to help the buildings sit more in the context typical of this sort of dwelling, and has reduced the emphasis on space for the motor car. The sense that the site is being overdeveloped is reduced, and the access is likened more to a minor lane onto which the houses front. I believe this to be considerably more sympathetic to the house type proposed and to the relationship between these dwellings, the ultimate appearance of this backland site and the character of the surrounding Conservation Area. The four houses previously proposed had a formal geometric layout with an internal courtyard dominated by access and manoeuvring space for cars which, it was argued by officers, objectors and the Design and Conservation Panel, were not well related to the less formal, more spacious layout of existing development in the vicinity. The additional space and less geometric form of the current scheme has changed the relationship with the car and will in my view allow a greener and more fluid, natural form of development which in turn significantly opens up the site and reduces the impact of the built form.

- 8.7 This change in form also helps to address the early concerns about the impact of the proposal upon the character of the surrounding Conservation Area and views of the site from Storey's Way. It reduces the overall impact of roofs and yet does not diminish the Inspector's opinion at paragraph 6 of his decision letter that, "I consider that the proposed development would not cause any significant harm to views from Storey's Way, nor to the setting of the listed and locally listed buildings in that area". The Inspector also makes the point, in the same paragraph, that he is not opposed to the character being a contrast to the linear street pattern of Storey's Way, because the development would be essentially a separate, self-contained entity, and that Local Plan policy 4/11 allows for contrast as a legitimate approach in a Conservation Area. By proposing three as opposed to four dwellings, and off-setting them, the gaps between the buildings, and the breaking up of the mass all helps reduce the impact when the buildings are seen from outside of the site to the east, south and west. In my opinion in terms of the relationship of buildings one to another, their impact on adjacent buildings and the views of them from outside the site in Storey's Way and to the west, and from inside the site to the south, the proposal is acceptable. The context in relation to the burial ground I will return to later.

## Impact on trees

- 8.8 The City Council's Council Principal Arboricultural Officer expressed concern that the previously proposed houses, at approximately 5 metres distance from the burial ground wall were too close to the cemetery wall and to the existing and proposed replacement trees; the consequence would be that as the replacement trees mature and reach their potential, they would be likely to take significant amounts of daylight from the gardens and rooms of the houses, which might well prompt requests for pruning or felling of the trees, which would be unacceptable given their importance to the burial ground. This application, and the later amendments to the current scheme to answer the concerns of the Inspector who upheld the refusal, see significant changes.
- 8.9 In that context, previously, two houses each with a main wall about 16.5 metres long and with substantial garages to the side, closing the courtyard, formed the northern built edge of the site. This comprised about 46 metres (with only a 2 metre gap between the garages) of the 59 metre overall width of the site. The garages and a lean-to (a total width of 28 metres with a 2 metre gap) were only 5 metres from the boundary - the main walls were only 7 metres from the boundary. It was this very high proportion of the site width combined with the proximity that caused the Inspector to take the view that the site could, "be developed in a more sensitive and less intensive way, reserving more space adjacent to this northern boundary."
- 8.10 The reduction to three houses has allowed the house on plot three, on the eastern part of the site, to be turned so that it now presents two gables to the Ascension Burial Ground, and at distances of 16.5 and 19 metres; this opens up the back of the whole site very considerably, materially changing the relationship with the Burial Ground. The house remaining on the north western plot, Plot 1, has, since the Inspector's decision, been redesigned so that the main wall is 11 metres away from the Burial Ground Wall; the garage has been moved from 5 to 9 metres away from the wall; and a new single storey, five-metre wide room has been introduced to break up the north elevation and is 7 metres from the wall. Given this opening out of the northern part of the site, the Principal Arboricultural Officer is of the view that the implications for the new trees,

which would in all probability be planted at least a metre into the Burial Ground, would be much better than was previously the case. Provided that they are an agreed species (and not that shown on the latest plans), the trees should be able to develop without undue pressure for pruning or other tree works from the occupiers of that property.

- 8.11 There is some support for this belief in the nature of the design of houses in the 'Arts and Crafts' style, which frequently, and is the case here, have rooms with more than one aspect and, therefore, more than one source of natural light.
- 8.12 As mentioned in the site description above, there is a large copper beech tree that is subject to a Tree Preservation Order, which overhangs the site, but with its trunk just outside the south-eastern boundary of the site. The City Council Arboricultural Officer has recognised the proximity to this tree of the proposed house on plot 3, and has suggested conditions to protect the tree.
- 8.13 Subject to the imposition of conditions as suggested by the City Council's Arboricultural Officer the proposal is, considered compliant with policies 3/10, 4/3 and 4/4 of the Cambridge Local Plan 2006.

#### Design of external spaces

- 8.14 In paragraph 8 the Inspector makes reference to the width of the strip of garden between the houses and the Burial Ground wall as being negligible. As rehearsed above, the new layout with three houses has significantly changed the open space around plots 1 and 3, so that there is much more space and that there no longer is a 'strip'. At the same time the whole of the approach to the site and to the setting of the house on plot 3 is much more open and informal.
- 8.15 The proportion of hard to soft ground surfacing has been significantly improved. As addressed above the less formal layout of the access road and private driveway surfacing and paving around the houses in the form of paths and patios, results in a less acute and harsh relationship between soft and hard landscape. While the relationship of built footprint to soft landscape is still clearly relatively small in comparison with the character of development in the surrounding area, it is not so

insignificant as to justify the lack of garden space as a ground for refusal.

### Density of development in the Conservation Area

- 8.16 The applicants point out that the elsewhere on Storey's Way there are examples of development at similar, or higher, densities than that proposed on the present site. However, as indicated above, the acceptability of a proposal in terms of the density of the development depends very much on the circumstances of the site. It is necessary to bear in mind the character of the immediate vicinity, rather than a more general level of density, or individual examples within the wider area. Different levels of density may be appropriate in different parts of the same Conservation Area. Central government advice contained in PPS3: Housing, encourages maximum use of land and suggests 30 dwellings per hectare should be used as a national indicative minimum. However, that advice also recognises that increasing the density of an area is not always appropriate, and emphasizes the need to ensure that development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
- 8.17 While I acknowledge that a significant area of the site will be developed, not only by the dwellings proposed but also through the laying of hardsurfacing, the reduction in the overall density of the development to less than 7.4 dwellings per hectare is an acceptable level in the local circumstances and does achieve better integration both between the new dwellings, with the existing dwelling and with the locality. It is respectful of the existing character of the area in terms of scale, density and layout than that previously proposed. The Conservation Officer acknowledges that the houses proposed are quite large for their plots but the nature of the design and the relationships between buildings is such that the overall visual impact is appropriate. The scale and volume of the houses does not overwhelm the existing nearby buildings or each other. Provided that the materials are well chosen and construction is well executed in detail, then these houses should sit comfortably with the neighbours. Again, I am of the view that the Inspector has not raised an issue with density of itself and the reduction in the density is, in these particular circumstances, appropriate and not too low and is not a reason for refusing the application.



## Impact upon the Ascension Burial Ground

- 8.18 The Inspector, in dismissing the appeal against the previous refusal, considered the impact of the development upon the Ascension Burial Ground unacceptable. Despite recognizing the, “scheme’s acceptability from within the appeal site and from Storey’s Way...”, he concludes that, “... the proposed details relating to siting, design, external appearance and landscaping would have a damaging impact on the character and appearance of that part of the Conservation Area comprising the Ascension Burial Ground.”
- 8.19 As rehearsed in 8.9 and 8.10 above, the previous northern built edge of almost unbroken development 46 metre long, at 5 or 7 metres maximum from the Burial Ground wall, has been replaced by: i) a 5 metre wide single storey projection set 7 metres from the wall; ii) a 6 metre wide garage 9 metres from the wall; iii) a 16 metre length of house (of which the 5 metre projection is a part), set 11 metres from the Burial Ground wall; and iv) a house and garage with the nearest gables at distances of 16.5 or 19 metres from the northern boundary.
- 8.20 The consequence of the reduction to three houses and the changes to the positions of the houses in the site is that the buildings have an entirely different relationship with the Burial Ground and with each other, compared with those the subject of the appeal. In his decision letter, the Inspector wrote that, “it seems to me that the sheer physical presence of these two large dwellings would appear seriously overbearing and visually intrusive in such close proximity to the burial ground.” He went on to say that , “I consider that the overall effect of the proposed dwellings nos. 1 and 2 would be to detract unacceptably from the Burial Ground’s air of quiet tranquility and seclusion, which in my view is an important part of the character of this part of the Conservation Area.”
- 8.21 This current scheme is clearly a marked improvement over what was previously refused and then dismissed at appeal. The issue that remains to be considered is whether the changes have overcome the objections previously raised by the Inspector. The reduction in the number of dwellings from four to three has allowed the single dwelling on the southeast side of the site (plot 3) to be pulled back from the boundary, leaving in

excess of 16 metres between the nearest gable and the northern boundary. This would significantly reduce the impact of the built form on this half of the site, so that it no longer reflects and works with the effect of the house on Plot 1, closing down and restricting of views out of the burial ground and light penetration in. I consider the relationship of plot 3 to be entirely acceptable and believe therefore that the remaining issue in terms of the impact of the proposal upon the setting and enjoyment of the Burial Ground, reduces to the presence of the dwelling on plot 1 and the impact it will have on views out of the Burial Ground and impact on light into and the quiet enjoyment of that space.

8.22 The house on plot 1 has not only been moved further from the north boundary, but is also further from the west boundary than in the previously refused scheme. The main two-storey element of this dwelling is now 9.5 metres from the west boundary and 11 metres from the common boundary (it was previously 5.5 and 7 metres respectively). A new single-storey projection introduced to the northern side of the building at 7 metres from the northern boundary will help to visually 'break-up' that elevation, both by its presence and the use of a different material; with the garage now 9 metres from the northern boundary (previously 5 m) there is an opening up to the spaces to either side of the building which I consider will mean that it read very differently from what was previously proposed and rejected. I acknowledge that any built form in this location will go some way to enclosing this boundary of the Burial Ground and the perception of openness and light outside, impacting upon its setting and existing views out towards the southwest from which it currently benefits. However, I believe the distance of the house on Plot 3 from the northern boundary and the Burial Ground and the space that has now been created around it is a sympathetic response to the constraint of the Burial Ground and does soften the impact that development of this site will have. Without the further changes introduced since the Inspectors decision I could not have supported this application, but with those further amendments I am of the opinion that the scheme will not have such an impact upon the Burial Ground as to warrant refusal of proposal.

8.23 The distance to the dwelling on plot 1 does also, as rehearsed above safeguard the proposed replacement trees, which are a critical element in softening the impact of the development and

preserving the character of the Burial Ground. The single storey element to accommodate a television room/snug falls closest to the trees to the northeast, but with a northwest facing window also serving this room I do not consider that this scheme still presents an unacceptable relationship to replanted trees along the boundary which may prompt reasonable requests to prune or fell the trees.

8.24 In concluding on this particular issue I do not consider that the Inspector's criticism that, "the sheer physical presence of *this development* (– my insert in italics replacing these two large dwellings) would appear seriously overbearing and visually intrusive in such close proximity to the burial ground", is valid in the context of the amended scheme; similarly I do not consider the current amended scheme would, "detract unacceptably from the Burial Ground's air of quiet tranquility and seclusion, which in my view is an important part of the character of this part of the Conservation Area."

8.25 It has to be balanced recommendation because any new building will be seen and will have some impact upon the Burial Ground. However, I consider the proposal compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and recommend approval.

### **Disabled access**

8.26 The applicants have indicated that level external access will be provided to the dwellings, and will be constructed in accordance with the relevant requirements of Part M of the Building Regulations for residential developments. There is also sufficient space for the provision to each dwelling of a parking space for a disabled person. In respect of disabled access, 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**

8.27 The main consideration with regard to residential amenity is the potential impact on the amenity of the dwellings that adjoin the site on its south-eastern boundary, with number 32 being the closest, and the impact on number 34 Storey's Way itself. The proposed houses have been carefully designed with regard to the positioning of rooms and windows, such that those rooms

with windows that could have resulted in the potential for significant overlooking can be obscure-glazed without detriment to the prospective occupants of the proposed houses. Other windows would be a sufficient distance from the neighbouring properties to avoid significant overlooking. A condition could preclude the introduction of further windows and require that obscure glazed windows remain as such.

The proposed houses would not result in any significant overshadowing or enclosing effects on any neighbouring property.

8.28 The occupants of number 32 Storey's Way have expressed concern about the potential noise pollution from the vehicular traffic associated with the proposed houses using the access road which runs alongside the boundary with this neighbouring dwelling. The boundary is presently demarcated by a dense hedge of approximately 2.5 metres in height. The occupants of number 32 Storey's Way have requested that the applicants be required to erect a wall to the height of the existing hedge to ameliorate potential noise disturbance. It is likely that there would be some increase in noise disturbance to this neighbouring property (and 34 itself) from increased use of this access. However, the proposal is not introducing a new access adjacent to this boundary, but is intensifying the use of an access that is already there, albeit that it serves only one dwelling. Even with the three large dwellings proposed the level of traffic is unlikely to be large. Given the relative positions and the existing hedge I do not consider that the loss of amenity to this neighbouring property from increased noise disturbance from the traffic associated with three additional large dwellings would constitute a reasonable reason for refusal. Similarly I do not consider there to be justification for a requirement that the requested wall be built, which might well detract from the appearance of the area. This matter was also aired at the appeal, when four dwellings were proposed (Ipa ref: 08/0060/REM). In his decision (para 14), the Inspector saw no reason why traffic noise from the access should be unacceptable if the surface were to be finished in a rolled and bound material. This matter could be addressed by condition.

8.29 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, and Cambridge Local Plan (2006) policies 3/4 and 3/7.

### **Refuse Arrangements**

- 8.30 The applicants indicate that waste bin provision is to be made within the curtilage of each proposed dwelling. However, the plans submitted do not universally show specific refuse bin stores, so the bins are to be stored either openly to the rear of the houses, or within the proposed garages. The provision of a specific refuse bin store within the curtilage of each house would reduce the garden area of each of the dwellings, but would also be unsightly if not in keeping with the design of the whole. Storage within the garages is acceptable, although this, together with the storage of bicycles in the garage (as no specific bicycle stores are provided either) would result in the garages effectively being able to accommodate only one car instead of two, or in the case of the house on plot 2, surrendering all garage space given the provision of only a single garage space. Although by no means an ideal arrangement, this is not considered to be grounds for refusal of the application, given that there is sufficient space on all plots to accommodate refuse and cycle storage, or if these are stored within the garages, space to accommodate car parking and any visitor parking on each respective driveway/hard standing to the front of the houses. The proposal is therefore considered compliant with East of England Plan (2008) policy WM8 and Cambridge Local Plan (2006) policy 3/12, but a condition must safeguard the design principles.

### **Highway Safety**

- 8.31 It is intended that vehicular access to the proposed houses be obtained via the existing drive to 34 Storey's Way. This drive is to be upgraded and widened in part, to provide the necessary turning space for larger vehicles, such as emergency service vehicles, and to provide a passing point. A turning space is to be provided on the site, adjacent to the existing house of number 34 Storey's Way, but this turning head is unlikely to be an intrusive feature if appropriate surfacing materials are used and good planting is introduced. In terms of appearance, the proposed access arrangements are considered acceptable. The Highway Authority has raised no objection on the grounds of highway safety, as such I consider the proposal compliant with

East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

- 8.32 For dwellings of three or more bedrooms outside the CPZ, the car parking standards allow for a maximum of two car parking spaces. Plots 1 and 3 are each provided with an attached double garage; plot 2 now has a single attached garage; all have driveways off the extended access past existing no.34 and graveled frontages providing ample space for the parking of additional cars. There is space for disabled car parking space for each dwelling. Although the provision is in excess of the maximum provision these are large houses and to artificially reduce provision would disrupt the design and layout and the ability to manoeuvre. As such the proposed car parking provision is considered acceptable and in compliance with East of England Plan (2008) policy T14 and Cambridge Local Plan 2006 policy 8/10.
- 8.33 The cycle parking standards require a minimum of 4 bicycle parking spaces for each of the five-bedroom houses (plots 1 and 2), and 5 parking spaces for the six-bedroom house (plot 3). As with the refuse storage facilities, no specific bicycle store is shown for any of the proposed houses; the applicants instead make reference to there being sufficient space in the curtilage of each dwelling for the provision of such facilities. With the garden areas of each proposed dwelling greater than what was previously considered, there is space for the provision of a bicycle store in the grounds of each house, though as with the bin stores, this would reduce the amount of garden area and could damage the appearance of the whole. However there would be space within the garages to accommodate the necessary space for bins and number of bicycle spaces, although, as mentioned above, this would effectively result in the loss of one of the car parking spaces in the double garages of plots 1 and 3 and the single garage serving plot 2. Nevertheless, I consider there to remain ample room for the parking of cars and visitors within the curtilage of each property and as such consider the proposal compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan 2006 policy 8/6, but again suggest a condition safeguard the design principles.

## **Third Party Representations**

- 8.34 I believe the issues raised in third party letters of representation received have been fully addressed in the above assessment.

## **Planning Obligation Strategy**

- 8.35 There are no outstanding S016 issues in relation to this application; these issues were dealt with under the original outline planning application.

## **9.0 CONCLUSION**

- 9.1 For the reasons given above I consider this proposal a significant improvement upon the scheme previously refused. I acknowledge that the development will undoubtedly have an impact upon the setting of the Burial Ground and the light which it currently benefits from the southwest given the open, undeveloped nature of the proposal site as it currently stands. However, subject to the imposition of conditions to ensure the landscaping, boundaries and surfacing of the scheme are correct (many of which have been secured at outline under planning reference 05/1366/OUT) which will be key to the success of the scheme in order that it relate to the existing house and its gardens, the existing trees, the Ascension Burial Ground and the wider Conservation Area I consider the proposal acceptable. I am happy that this scheme has satisfactorily overcome the previous reasons for refusal of planning reference 08/0060/REM and the Inspector's reasons with regard to character and context, now proposing to develop the site in a more sensitive and less intensive way, that reserves more space adjacent to the common boundary of the site with the Ascension Burial Ground.

## 10.0 RECOMMENDATION

### **APPROVE subject to the following conditions:**

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

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

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

3. 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)



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

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development and to ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

6. No development shall take place until such time as details of replacement trees to be planted in the grounds of the Ascension Parish Burial Ground and Chapel of All Souls adjacent to the north-east boundary wall of the site, have been submitted to and approved in writing by the, the local planning authority. The tree planting shall be carried out as approved. The details to be submitted for approval shall include, inter alia, species, size and location of the trees to be planted. All tree planting works shall be carried out to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. Maintenance shall be carried out in accordance with the approved schedule. Any trees that, within a period of five years after planting, are removed, die or become damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives written consent to any variation.

Reason: In the interests of the character and appearance of the Ascension Parish Burial Ground and the Chapel of All Souls, and of the wider Conservation Area (Policies 4/4 and 4/11 of the Cambridge Local Plan 2006)

7. The window in the east elevation, at first floor level to the dwelling in plot 3 which serves the dressing room, shall be obscure glazed and fixed shut when first installed and shall not thereafter be altered unless a variation is agreed in writing with the local planning authority. Thereafter the development shall remain in accordance with the approved details.

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

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

**INFORMATIVE:** The applicant is reminded that any development in accordance with this permission must also meet the conditions attached to the outline permission on the site.

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

### **Reasons for Approval**

1. This development has been approved, 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: Policies SS1, T9, T14, ENV6, ENV7 and WM8

Cambridge Local Plan (2006): Policies 3/1, 3/4, 3/7, 3/10, 3/11, 3/12, 4/3, 4/4, 4/6, 4/10, 4/11, 4/12, 4/13, 4/15, 5/1, 8/2, 8/4, 8/6 and 8/10

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

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

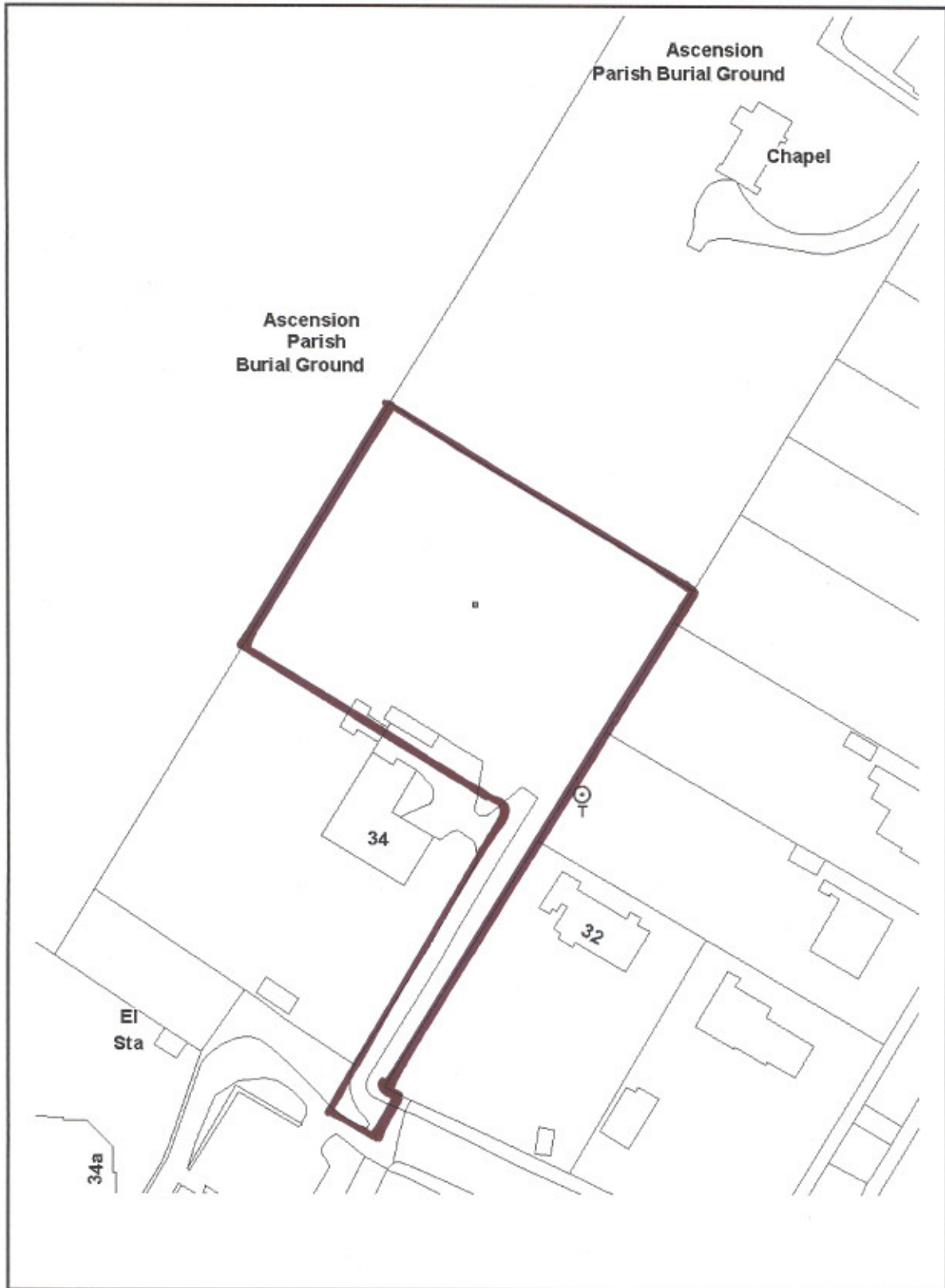
## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

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

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

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

06.2 app 1



**08/1564/REM**  
**Land Rear Of 34 Storeys Way Cambridge Cambridgeshire**



# CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

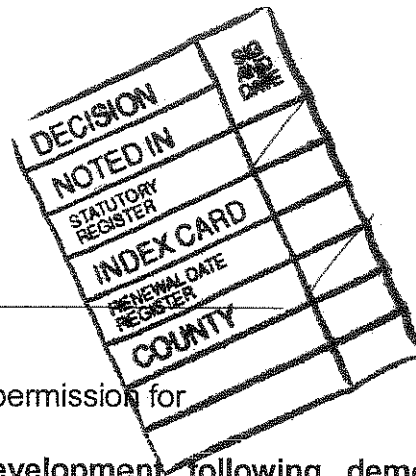
TOWN AND COUNTRY PLANNING ACTS 1990

## OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: 05/1366/OUT

Januaries Chartered Surveyors  
York House  
Dukes Court  
54-62 Newmarket Road  
Cambridge  
CB5 8DZ



The Council hereby grant outline planning permission for

**Outline application for residential development following demolition of existing house.**

at  
34 Storeys Way Cambridge Cambridgeshire CB3 0DT

in accordance with your application received 28th December 2005 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

2. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To ensure that all necessary details are acceptable. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and TR27)

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



3. Application for approval of the reserved matters shall be made to the local planning authority 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.

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. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE8)

5. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to the completion of the development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

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

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 1996 policy TR27)

7. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the Local Planning Authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 1996 policy TR18)

8. Details of any proposed floodlighting or external lighting shall be submitted to and approved in writing by the local planning authority before the building [s] is/are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 1996 policy BE2)

9. No development, including demolition, shall commence on site until the following details have been submitted to and approved by the local planning authority:

(a) A plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree;

(e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage during the course of development.

(f) details of any trees proposed for removal.

In the condition retained tree means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.



Reason: To safeguard and ensure the protection of those existing trees which are to be retained on or adjacent to the site. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

10. 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 1996 policies EO1 and BE2)

11. 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 1996 policies EO1 and BE2)

12. Wheel washing facilities shall be put in place on site prior to the commencement of development and implemented throughout the construction process.

Reason: In the interests of highway safety and to protect the amenity of local residents. (Policy 1/3 of the Cambridgeshire and Peterborough Structure Plan (2003) and policies TR27, E01 and BE2 of the Cambridge Local Plan (1996).)

13. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

14. Unless otherwise agreed in writing by the local planning authority there shall be no off-site storage of waste including waste for recycling associated with the use hereby permitted.

Reason: In the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2 and BE4)

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

a) A Tree Protection Plan, as defined in BS 5837:2005 'Trees in relation to construction - recommendations' containing the following Arboricultural Method Statements/specifications has first been submitted and agreed to, in writing, by the Council's Principal Arboricultural Officer:

Arboricultural method statements for the precise location and erection of tree protection barriers and ground protection for all trees retained on, and adjacent to, the site, in order to establish Root Protection Areas and construction exclusion zones;

Arboricultural method statements for any special engineering operations within Root Protection Areas;

Arboricultural method statements for root pruning and root barrier installation; including specifications for root-barrier material; and root-soil back-fill;

Arboricultural method statements for the amelioration of the rhizosphere within the Root Protection Areas comprising of de-compaction (Terravention) and soil inoculation with spore derived mycorrhizae and bio-activators; soil tilthing utilising air-spade technology; irrigation; and mulching where appropriate;

Arboricultural method statement for any development facilitation pruning,

and,

b) That there has been:

A pre-construction site meeting between the site agent, the developers, chosen arboriculturalist, and the Council's delegated Arboricultural Officer. All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.

All tree protection barriers and ground protection measures have been installed to the satisfaction of the Council's delegated Arboricultural Officer.

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.

All tree protection barriers and ground protection must be in accord with BS 5837:2005 clause 9 - "The construction exclusion zone: barriers and ground protection"

Throughout the construction process, the developers shall employ an independent arboriculturalist, agreed in advance by the local planning authority, but funded by the applicant, who will undertake regular site inspections, in accordance with a programme to be agreed with the City Council Principal Arboricultural Officer. The arboriculturalist employed by the applicants 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 visual amenity of the area and to ensure the retention of the trees on the site. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies NE16, NE17, NE18, BE2, BE4 and BE7).

16. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 1996 policies BE2, BE4 and BE7)

17. Prior to the commencement of the development, (including any pre-construction, or enabling works), the applicant shall submit a report in writing, regarding the construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228 2 Noise and Vibration Control On Construction and Open Sites, especially Part 1: 1997 Code Of Practice (COP) for basic information and procedures for noise and vibration control, Part 2: Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance, and Part 4: COP for noise and vibration control applicable to piling operations, (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

Reason: to protect the amenity of adjoining properties during the construction period. (Cambridge Local Plan (1996) policies BE2 and E01)

18. Prior to the commencement of development, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228 Part 4: COP for noise and vibration control applicable to piling operations. Development shall be carried out in accordance with the approved details.

Reason: to protect the amenity of adjoining properties during the construction period. (Cambridge Local Plan (1996) policies BE2 and E01)

19. Except with the prior agreement of the local planning authority in writing, there shall be no collections from, or deliveries to, the site during construction outside the hours of 0700 hrs and 1900 hrs Monday to Saturday (inclusive), and there shall be no collections from, or deliveries to, the site at any time on Sundays or Bank and public holidays.

Reason: to protect the amenity of adjoining properties during the construction period. (Cambridge Local Plan (1996) policies BE2 and E01)

20. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the construction period has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details unless the local planning authority agrees to the variation of any detail in advance and in writing.

Reason: to protect the amenity of adjoining properties during the construction period. (Cambridge Local Plan (1996) policies BE2 and E01)

21. Before development commences, details of any proposed external lighting of the site to be used during construction, shall be submitted to and agreed in writing by the local planning authority. Construction shall be undertaken in accordance with details agreed.

Reason: to protect the amenity of adjoining properties during the construction period. (Cambridge Local Plan (1996) policies BE2 and E01)

22. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 1996 policies EO1 and BE2)

23. The existing house, 34 Storeys Way, shall be retained and may not be demolished.

Reason: The existing house is integral to the function of the site in forming an essential part of the setting of the Conservation Area. Demolition of the house would significantly undermine the contribution that the application site presently makes to the setting of the Conservation Area and would thereby adversely affect the historical and architectural character of the locality. (Policy BE2 of the Cambridge Local Plan 1996, and policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.)

24. Approval of the final number of dwellings to be accommodated on the development shall be obtained from the local planning authority as part of the submission of reserved matters. For the avoidance of doubt, no approval is hereby given for the precise number of dwelling units or a specific density.

Reason: To define the terms of the permission and to ensure that all necessary information is available to enable an assessment of the detail of the development to be undertaken in accordance with the Development Plan.

**INFORMATIVE:** The Applicant is advised that in relation to Condition 24, the contents of the Access and Traffic Appraisal which supports this application and which states an intention for the development to comprise 19 dwellings should not be regarded as any indication that this scale of development is acceptable on the application site. It is the opinion of the Local Planning Authority that the determination of an appropriate scale of development on the site can only be determined in the light of further information which forms the basis of the reserved matters submission.

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

**INFORMATIVE:** The applicant / developer is advised to contact The Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP (Tel 01582 444200) concerning health and safety regulation requirements associated with the construction and operational phases. Considering the age of these buildings asbestos may be present and will need to be removed in accordance with appropriate regulations.

**INFORMATIVE:** The applicant/developer is advised to contact the Environment Agency, Brampton Environment District, Bromholme Lane, Brampton, Huntingdon, Cambs, PE28 4NE, (Tel 01480414581) for advice regarding, the removal and disposal of waste and adherence to Agency pollution prevention guidelines. The waste produced on the site during construction will be subject to the general Duty Of Care under the Environmental Protection Act 1990 and is likely to be subject to control under the Waste Management Licensing Regulations 1994 and the Special Waste Regulations 1996 (hazardous waste).

**INFORMATIVE:** To satisfy the condition requiring the submission of a construction noise and vibration impact report, the following should be included in any report: details regarding the phasing of the construction, the construction activities of each phase, the timetable for that phasing, associated predicted noise and vibration levels at the nearest noise sensitive locations, details of any noise/vibration mitigation measures and noise/vibration monitoring. The report should also detail liaison, consultation and public relation arrangements. This report could detail phase schemes as they progress.

**INFORMATIVE:** With regard to design, the proposed dwellings should provide a safe and healthy environment for any potential occupier or visitor. The Housing Act 2004 Part 1 brings into law from April 2005 the Housing Health and Safety Rating System (HHSRS), which, introduces an assessment as to the extent to which a house is free from hazards to health and safety. The residential design needs to be undertaken having regard to the HHSRS. The applicant a/ developer should contact the City Council Housing Standards team at Mandela House for advice in respect of the proposed layout and the new Housing Act.

**INFORMATIVE:** The applicant / developer is advised to contact Gillian Lee or Jen Robertson of the Cambridge City Council Recycling Team on 01223 457896 for further advice/information regarding recycling provision, and the Head of Waste and Fleet, City Services, Cambridge City Council on 01223 458281 for further advice/information regarding general refuse collection provision.

**INFORMATIVE:** The applicant / developer is advised to contact the following:

The Housing Standards Team, Environmental Services, Cambridge City Council, Mandela House, 4 Regent Street, Cambridge, 01223 457953 for further advice regarding matters such as housing fitness standards, HMO registration, fire precautions/fire escape and amenity provision requirements.

**INFORMATIVE:** The applicant/developer is advised to contact Building Control at Cambridge City Council (Tel 01223 457118) for advice regarding building control requirements. Sanitary provision will need to be sufficient. All the toilets / bathrooms will require natural or mechanical ventilation. Adequate noise insulation will be required between different room floor uses and will need to be in accordance with building regulation Approved Document E: Resistance To The Passage of Sound. Fire precautions and means of escape will need to be complied with.

**INFORMATIVE:** To satisfy the condition regarding noise insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the application site and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and to prevent unreasonable noise disturbance to other premises.

It is recommended that the applicant/developer submit a noise prediction survey/report in accordance with the principles of BS4142: 1997 Method for rating industrial noise affecting mixed residential and industrial areas, or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises. Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

### **Reasons for Approval**

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

Cambridgeshire and Peterborough Structure Plan 2003: P1/2, P1/3, P8/1, P6/1, P8/2, P8/3, P9/8, and P9/9

Cambridge Local Plan (1996): E01, BE1, BE2, BE4, H06, TR18, TR22, TR27, E08, H07, CS3, CS9, RL3, RL4, RL26, TR2, and TR3

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.

This decision notice relates to the following drawings

#### **1:1250 site plan**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.



Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Dated: 5 June 2006

Guildhall, Cambridge, CB2 3QJ



Director of Environment & Planning *He.*

SEE NOTES OVERLEAF

DECISION	SIG
NOTED IN	DATE



## CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

### REFUSAL OF RESERVED MATTERS

Ref:08/0060/REM

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Januaries Chartered Surveyors  
Colin Brown  
York House  
Dukes Court  
54-62 Newmarket Road  
Cambridge CB5 8DZ

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The Council hereby refuse permission for

**Reserved Matters Application for the erection of 4 dwellings on part of the site (following the retention of number 34 Storeys Way) and associated works. (original outline application reference 05/1366/OUT).**

at

**34 Storeys Way Cambridge Cambridgeshire CB3 0DT**

in accordance with your application received 30th January 2008 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The site is too small to adequately accommodate four dwellings of the size proposed. Consequently, the proposed development appears cramped, with the houses having relatively small gardens for their size and little space between them. The attempt to fit four large dwellings on too small a site results in an inappropriate geometric layout and density of development that is uncharacteristic of the existing form of development in the vicinity. The density of the development also results in a disproportionate amount of hard ground surfacing (the access road, drives, necessary paths and patios surrounding the houses), and an undue prominence to car parking provision. The proximity of the two houses closest to the north-eastern boundary with the Ascension Parish Burial Ground and Chapel has a detrimental impact on the character of this historic site, particularly with respect to views out of the cemetery.

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



INVESTOR IN PEOPLE

In failing to respond to its context, and failing to use the characteristics of the locality to help inform the siting and massing, the proposed development is contrary to policy 1/3 of the Cambridgeshire and Peterborough Structure Plan (2003), and policy 3/4 of the Cambridge Local Plan 2006. In failing to have a positive impact on the setting, in terms of location on the site, scale, wider townscape impacts and available views, the proposed buildings are contrary to policy 3/12 of the Cambridge Local Plan 2006. In providing inadequate amenity space for the scale of dwellings proposed, and hard surfacing which is inappropriate to its context, the proposal is contrary to policies 3/10 and 3/11 of the Cambridge Local Plan 2006. In failing to achieve good interrelations and integrations between buildings and spaces, the proposal is contrary to policy 3/7 of the Cambridge Local Plan 2006. The unacceptably dense development does not retain spaces which contribute positively to the character or appearance of the Conservation Area, and fails to preserve or enhance the character or appearance of the Conservation Area by faithfully reflecting or providing a successful contrast with it, and is therefore contrary to policy 4/11 of the Cambridge Local Plan 2006.

2. The proximity of the two proposed houses closest to the north-eastern boundary with the Ascension Parish Burial Ground, is likely to result in requests for the pruning or felling of the trees required to replace the existing sycamores within the cemetery, as a result of likely overshadowing of the gardens and rooms of the proposed houses as the replacement trees grow to their maximum size. The degree of pruning that would be required, or the removal of trees altogether, would have a significant adverse effect upon the appearance of the area, and particularly upon the character of the cemetery. In adversely affecting trees of important amenity value close to the site, the proposal is contrary to policies 3/10, 4/3 and 4/4 of the Cambridge Local Plan 2006.

This decision notice relates to the following drawings: Location plan at 1:1250, 425/A3/301 - Site plan at 1:500, 425/A3/302 Site plan at 1:200, 425/A3/310, 425/A3/311, 425/A3/312, 425/A3/313, 425/A3/320, 425/A3/321, 425/A3/322, 425/A3/323, 425/A3/330, 425/A3/331, 425/A3/332, 425/A3/340, 425/A3/341 and 425/A3/342.

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

Dated: 3 April 2008



Guildhall, Cambridge, CB2 3QJ

 Director of Environment & Planning 

SEE NOTES OVERLEAF



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# Appeal Decision

Hearing held on 11 December 2008

Site visit made on 11 December 2008

by **John Felgate BA (Hons), MA, MRTPI**

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

**Decision date:**  
19 January 2009

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**Appeal Ref: APP/Q0505/A/08/2073749**

**Land at 34 Storey's Way, Cambridge CB3 0DT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
  - The appeal is made by Mr Simon Somerville-Large, of Storey's Way LLP, against the decision of Cambridge City Council.
  - The application Ref 08/0060/REM, dated 28 December 2007, sought approval of details pursuant to condition No 2 of permission Ref 05/1366/OUT, granted on 5 June 2006.
  - The application was refused by notice dated 3 April 2008.
  - The development proposed is the erection of 4 dwellings and associated works.
  - The details for which approval is sought are stated in the application to be: access, appearance, landscaping, layout and scale.
- 

## Decision

1. I dismiss the appeal.

## Procedural matter

2. Condition 2 of the outline permission specifies that the reserved matters are "the siting, design, and external appearance of the buildings, the means of access thereto, and the landscaping of the site". Although procedural changes relating to reserved matters were introduced in 2006, the terms of the existing permission remain unchanged. I have therefore treated the application accordingly, rather than as expressed in the application itself.

## Main issue

3. From the submissions before me, I consider that the main issue concerns the effect on the character and appearance of the Storey's Way Conservation Area.

## Reasons for decision

4. The Storey's Way Conservation Area comprises principally the area of the Storey's Charity Building Estate, which was developed mainly during the period 1911 – 1932, as an estate of individual detached houses set in large plots. The area also includes some college buildings, playing fields and the Ascension Parish Burial Ground. The proposed development would occupy No 34's rear garden, and would comprise four detached houses and attached double garages, arranged in a rectangular formation around an internal courtyard.
  5. Apart from within the site itself, the proposed development would be visible mainly from two distinct parts of the Conservation Area. One of these would be the short dead-end section of Storey's Way, running from its right-angled bend to the site access. This section of the road also contains No 30, which is
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already accepted. But that permission does not specify the number of dwellings, nor their size or disposition. In my view there seems no reason why the site could not be developed in a more sensitive and less intensive way, reserving more space adjacent to this northern boundary. I note the appellant's contention that occupiers do not always want large gardens, and I am also well aware of the need to make efficient use of urban land. But in this case these considerations do not outweigh the harm that I have identified.

10. I appreciate that the proposed planting scheme would include a row of new lime trees along the Burial Ground's boundary, and I do not doubt the advice of the appellant's arboricultural expert, that within a 10-15 year timescale these would provide substantial screening. But it also appears that this particular variety was chosen for its lighter and finer-textured foliage, in order to allow some light penetration and transparency in both directions. To my mind this highlights the conflicts that would arise if dwellings are sited too close to this boundary. Given the particular sensitivity that I have described, it seems to me that as long as the development remained visible, either above, below or through any such planting, its proximity to the boundary would be apparent; which in this case I consider unacceptable, for the reasons explained above. In these circumstances, however rapid the trees' growth might prove to be, there can be no guarantee that fully effective screening would be achieved, especially given the type of planting proposed. And in any event limes would not provide such a degree of screening all year round. But on the other hand, if the new landscaping (whether limes or any other species) were eventually to grow so tall and so dense as to fully screen the development, those same qualities would be likely to result in an unsatisfactory relationship, in terms of daylighting and outlook for the occupiers of the new dwellings, and also the loss of any outward views or light penetration to the Burial Ground. This in turn could give rise to justified pressures to thin or reduce the boundary vegetation, which in this case would defeat its purpose. Overall therefore, I have considerable doubts as to the likely long-term effectiveness of landscaping as a means of mitigating the impact of this particular development on the Burial Ground.
11. For these reasons, I conclude that, despite the scheme's acceptability as seen from within the appeal site and from Storey's Way, the proposed details relating to siting, design, external appearance and landscaping would have a damaging impact on the character and appearance of that part of the Conservation Area comprising the Ascension Parish Burial Ground. As such, the scheme would also fail to comply with the aim of Policy 4/11 to protect important spaces and features which contribute positively to the Conservation Area. These proposed details are therefore not acceptable.

#### **Other matters**

12. I accept that the proposed landscaping scheme would provide for the replacement of the Burial Ground's existing boundary trees which are over mature, decaying and in some cases possibly dangerous. I agree that this would be a benefit. However, there is no evidence before me to suggest that this cannot be achieved in any other way.
13. I note that major development is planned on land to the west, adjoining both the appeal site and the Burial Ground. But although a master plan has been

APPEARANCES

FOR THE APPELLANT:

Mr Colin Brown BA (Hons), MRTPI	Januaries Consultant Surveyors (Agents for the appellant)
Mr James Snell BA (Hons), Dip Arch, Oxford	Snell David Architects 73 Lightermans Walk, Point Pleasant, Wandsworth, London SW18 1PS
Dr David Brown BSc (Hons), DipLD, MA, MIHort, PhD, FArborA	10 College Road, Impington, Cambridge CB24 9PD
Mr Simon Somerville Large	The appellant

FOR THE LOCAL PLANNING AUTHORITY:

Mr Peter Carter MRTPI	Planning Officer
Ms Amy Lack BA (Hons) MPlan	Planning Officer

INTERESTED PERSONS:

Mrs Harriet Gillett	32 Storey's Way, Cambridge CB3 0DT
Prof. David Brading	28 Storey's Way, Cambridge CB3 0DT
Mr John Chaplin	50 Storey's Way, Cambridge CB3 0DX
Mr Martin Boyle	143 Huntingdon Road, Cambridge CB3 0DH
Mrs PA Farman & Mr J C Farman	20 Storey's Way, Cambridge CB3 0DT
Mr Ian Mantle	62 Storey's Way, Cambridge CB3 0DX
Mrs Sue Finer	30 Storey's Way, Cambridge CB3 0DT
Mr Neil Davison	Oakfields, Sages End Road, Helions Bumpstead, Essex CB9 7AP

DOCUMENTS TABLED AT THE HEARING

- 1 Storey's Way Conservation Area appraisal report, April 2008
- 2 Proposed master plan for West Cambridge major development area
- 3 'Figure Ground' diagram, tabled by Mr Snell
- 4 Set of analysis drawings: 'Access/cars', 'Landscaping', and 'Built form', tabled by Mr Snell.
- 5 Agreed statement regarding replacement planting in the Ascension Parish Burial Ground.