

Application Number	09/0522/FUL	Agenda Item	
Date Received	20th July 2009	Officer	Miss Catherine Linford
Target Date	14th September 2009		
Ward	Cherry Hinton		
Site	Adjacent 108 - 122 High Street Cherry Hinton Cambridge Cambridgeshire		
Proposal	Vehicle crossing and access.		
Applicant	Mr John Isherwood The Guildhall Peas Hill Cambridge Cambridgeshire CB2 3QJ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Nos. 108-122 are situated on the southern side of High Street, Cherry Hinton, adjacent to a mini-roundabout. The surrounding area is mixed in character, with residential properties and shops. The site does not fall within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 This application has been submitted by Cambridge City Council, and seeks planning permission for vehicle crossings and access to the front of these properties. The works include:
- A dropped kerb to the front of No. 122, with one off street parking space;
 - A dropped kerb to the front of No. 118, with one off street parking space;
 - A dropped kerb between Nos. 116 and 114, with one off street parking space to the front of each property;
 - A dropped kerb to between Nos. 112 and 110, with an off-street parking space to the front of No. 112 (there is an existing off-street parking space to the front of No. 110); and

- A dropped kerb to the front of No. 108, with one off-street parking space.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

None.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

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

5.3 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.4 East of England Plan 2008

SS1 Achieving sustainable development

T14 Parking

5.5 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/11 The design of external spaces
8/2 Transport impact

5.6 Supplementary Planning Documents

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 Objection: The accesses to Nos. 114, 116, 118 and 120 are located on or adjacent to a mini-roundabout. The location of these accesses, conflicting with the entry and exit to the roundabout have a very significant potential to increase driver confusion and therefore increase the risk of accidents.

7.0 REPRESENTATIONS

7.1 Councillor Newbold has requested that this application is considered by South Area Committee in order to give wider consideration to any transport assessment from the Local Highway Authority.

7.2 The owners/occupiers of the following addresses have made representations, supporting the application:

- 22a High Street, Cherry Hinton
- 120 High Street, Cherry Hinton

7.3 The representations can be summarised as follows:

- Pleased that the vehicle crossing and access is to be upgraded as it will make the use of footways easier for pedestrians.
- However, the cable cabinet restricts access and should be relocated.

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

8.0 ASSESSMENT

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

1. Context of site, design and external spaces
2. Highway safety
3. Third party representations

Context of site, design and external spaces

8.2 I have no doubt that the proposed works would improve the visual appearance of this section of the High Street, as off-street parking would be more regulated and organized.

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

Highway Safety

8.4 The Local Highway Authority objects to this application due to the potential impact the proposed accesses to 114-120 could have on highway safety. These accesses are located on or adjacent to a mini roundabout, and introducing additional exits on this roundabout may well increase driver confusion and increase the risk of accidents. In my view, the risk of accidents is significant, as

vehicles using these driveways would have to reverse out onto the roundabout.

- 8.5 The applicant has argued that there are other examples of vehicles accesses and lay-bys adjacent to mini-roundabouts along Cherry Hinton High Street. This is true, but these other examples are, in most, if not all cases, accesses to car parks, where vehicles can leave in forward gear, and lay-bys where vehicles can also leave in forward gear.
- 8.6 In my opinion the proposal does not comply with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.7 The representations received support this application. Whilst I understand that the proposal would improve the appearance of the area and the use of the footpaths, I cannot discount the concerns raised by the Local Highway Authority.

9.0 CONCLUSION

- 9.1 In my opinion, the proposed works would improve the appearance of this area, but due to the location of the proposed access, close to or on a mini-roundabout, the works would have an unacceptable impact on highway safety

10.0 RECOMMENDATION

REFUSE for the following reason/s:

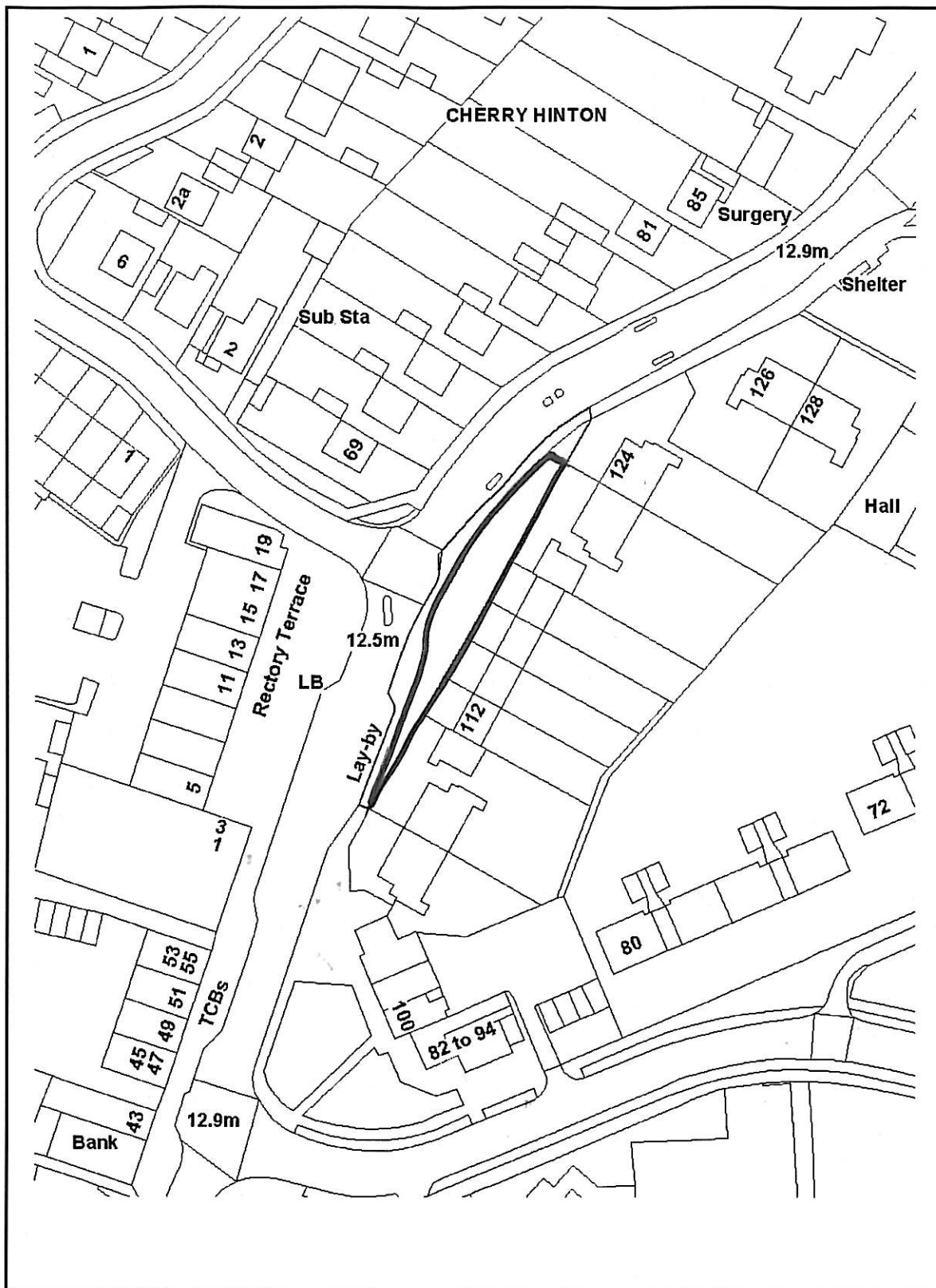
1. The proposed vehicle accesses to Nos. 114, 116, 118 and 120 High Street, Cherry Hinton are either located on or adjacent to a mini roundabout and have the potential to increase the risk of accidents due to vehicles not being able to leave in forward gear. Due to the unacceptable transport impact, this proposal is unacceptable and conflicts with policy 8/2 of the Cambridge Local Plan (2006).

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.



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