

Application Number	08/1090/FUL	Agenda Item	9.1
Date Received	6th August 2008	Officer	Mr Neville Doe
Target Date	1st October 2008		
Ward	Castle		
Site	Land At Junction With Benson Place Westfield Lane Cambridge Cambridgeshire		
Proposal	Proposed erection of student accommodation block for Evangelical Lutheran Church of England Trust Ltd on land currently used as car parking in connection with Westfield House Theological College.		
Applicant	Rev. Reg Quirk 28 Huntingdon Road Cambridge Cambridgeshire CB3 0HH		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a parcel of land on the north-western corner of Westfield Lane and Benson Place measuring approximately 490 square metres and is currently used as a car park by the Evangelical Lutheran Church which is on the opposite side of Westfield Lane to the south-west. The Church has rented 16 of the 20 spaces to Cambridgeshire County Council for the last 20 years and it is their intention to terminate this contract. There is also an existing single-storey stable building at the northern-western corner, used for storage purposes. To the north-west of the site are the rear gardens of the terraced properties on Benson Street, which measure approximately 18 metres long. To the north-east an end of terrace house (No.10 Benson Place) which has its flank-elevation and rear garden running parallel with the north-eastern boundary of the application site. Benson Place bounds the site to the south-east and beyond that on the opposite side of the street is a bungalow.
- 1.2 The site does not fall within a Conservation Area. The site falls within the controlled parking zone in area where Residents Parking Permit. Scheme is in operation.

2.0 THE PROPOSAL

2.1 This proposal seeks full planning permission for the erection of a student accommodation block containing 12 double rooms and communal lounge and kitchen/dining area.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
08/0273/FU L	Proposed erection of student accommodation block for Evangelical Lutheran Church of England Trust Ltd on land currently used as car parking in connection with Westfield House Theological College.	W/D

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

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

indicate otherwise.

- 5.3 Planning Policy Statement 3 (PPS 3) Housing :** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.
- 5.4 PPG13 Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.5 Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.6 Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly

related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.7 East of England Plan 2008

SS1 Achieving sustainable development

T14 Parking

ENV7 Quality in the built environment

5.8 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.9 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

7/10 Student accommodation

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places (public art/public realm)

3/8 Open space and recreation provision through new development

5.10 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design

and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council

would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

5.11 Material Considerations

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 Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Applicant’s parking survey indicates heavy usage of the car park on Sunday evenings, when resident parking doesn’t operate and therefore the proposal has potential for adverse impact upon the amenity of existing residents of the area.

Head of Environmental Services

- 6.2 No comments

Cambridgeshire County Council (Archaeology)

- 6.3 Recommend that the site be subject to a programme of archaeological investigation prior to the commencement of development.

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:

Letters of support from 6 and 10 Benson Street

Letter of objection from 10 Benson Place

7.2 The representations can be summarised as follows:

Support

The proposal is now smaller than the previous withdrawn scheme, and more sympathetically designed to echo the mass and scale of development in the locality.

The reduction in scale and mass eliminates overshadowing and loss of privacy and reduces the impact upon residential amenity.

Retention of the old stable building is also welcome

The seat for public use is a thoughtful gesture

Objection

The proposed development is out of scale and out of character with the surrounding buildings and fails to respond positively to the context or contribute to a sense of place.

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

8.0 ASSESSMENT

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

1. 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

- 8.2 Policy 7/10 of the Cambridge Local plan 2006 permits speculative student accommodation subject to meeting the tests of the policy. Rather than being speculative development in the strictest sense, this is student accommodation that is being developed by a Theological college (Westfield House Theological College) for use by its full-time students. The use of the proposed accommodation is capable of being restricted to use by the college only, and I would recommend that a planning condition should be attached to the planning permission if approval is granted. The college operates appropriate management arrangements to ensure that students do not keep cars in Cambridge, and the proposed development makes provision for disabled students.
- 8.3 The site is directly opposite the Westfield Theological College and therefore within an appropriate proximity and also within an existing residential area. In my opinion, the redevelopment of this site for student accommodation would seem appropriate and the principle of the development is acceptable and in accordance with policy 7/7 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.4 The site context is characterized by the tight, urban grain, which is made up of the surrounding narrow streets and a varied townscape of mainly two-storey dwellings, some with extensions, and some three-storey residential properties nearby. The site is a corner plot and therefore is likely to be more prominent than say an infill plot.
- 8.5 The proposed building has roughly an L-shaped footprint, which wraps around the north-eastern and south-eastern boundaries and contains small landscaped areas at the north-western corner of the site and along the south-eastern frontage. The massing of the proposed building is arranged in three main elements, which are as follows. A pitched roofed, two-storey block of three bays wide, spanning the site along the south-eastern boundary and fronting Benson Place. The ridge height

of this part is approximately 8.5 metres tall and includes a third floor of accommodation at attic level with a pair of dormers facing the street. To the north-west of this is a cross-wing, with pitched roof and rooms in the attic space with a dormer window facing south-west towards Westfield Lane. This part projects north-west approximately 5.5metres and steps in from the north-east boundary by approximately 4 metres. A single-storey element wraps around the north-eastern corner of the building close to the north-eastern boundary and links to the existing stable building which is to be used as cycle storage and laundry facilities. The single-storey element of the proposal has an asymmetrical roof, with its shallower pitch facing the neighbouring dwelling (No.10 Benson Place), and an eaves height of approximately 2 metres. The main entrance to the building is taken from Westfield Lane and there is a fire escape stair on the south-east elevation.

- 8.6 The proposed building follows traditional lines in terms of its design and appearance, and is constructed in brick with pitched and hipped roofs and has a formal fenestration arrangement. In my view this is an appropriate approach, which reflects the general character of the setting. The proposed building has been designed so that it almost reads as a larger dwelling that has been extended to the rear at a later date. In my view this helps to break down the massing and bulk of the building, so that it doesn't appear too monolithic, and so that the impact on neighbouring dwellings is minimized.
- 8.7 The building has been sited so that the gable of the south-west elevation almost mirrors that of the building at the other end (north-west) of this block of Westfield Terrace, with the main pitch on the south east elevation corresponding to the direction of the pitch on the adjoining dwellings on Benson Place. While the ridge height of the proposed is approximately 1.2 metres taller than that of its neighbour (10 Benson Place), there is a distance of approximately 2.2 metres between the two buildings to allow 'breathing space', and the slight increase in height allows the building to accent the corner of the street. In my view the height difference is not crucial in this context and I believe that the overall scale of the proposed building relates well to its surroundings and is appropriate and acceptable. The proposed building includes a sufficient level of detailing such as the parapetted gables, stone heads to some of the windows and corbelling to gables, to provide visual interest and a good level

of architectural quality and finish.

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

Disabled access

- 8.9 The development includes pathways with smooth level surfaces, which connect to the main entrance, which has a level threshold and wider lobby for easy and convenient access to the building. Room 1 on the ground floor adjacent the main entrance has been designed specifically for disabled residents and features disabled WC and wet room facility. A dedicated car parking space for disabled drivers is provided adjacent the main entrance under cover.
- 8.10 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

- 8.11 The proposed development would adjoin a number of neighbouring properties, namely 2, 4 and 6 Benson Street and also 10 Benson Place. Those properties on Benson Street are unlikely to be significantly affected by this proposal given that there would be at least 18 metres between the existing dwellings and the proposed building, and in my view this is sufficient to ensure that there would be no undue overlooking or loss privacy, overbearing impact and loss of light and overshadowing of these properties.
- 8.12 No. 10 Benson Place lies immediately to the north-east of the application site and is therefore likely to be more affected by the proposed scheme. Its facing flank elevation contains no windows. The proposed building is the full two-storeys on the north-eastern boundary up to the rear building line of no10 Benson Place. At this point, the proposed building steps down to single storey (5m to ridge) on the boundary, and the two-storey wing, which projects approximately 4 metres past the rear building line, is stepped in from the (north-eastern) boundary by approximately 3 metres and 4.2 metres from the boundary of the neighbouring property.

- 8.13 In my view the depth of the two-storey part of the development, in combination with the distance away from the neighbouring property is sufficient to ensure that there would be no significant level of overshadowing and loss of light. While there will now be built form parallel to the boundary of the neighbouring dwelling, there is 1.2 metre public footpath between the site and the adjacent property and also a good proportion of the development is single-storey, of which only the top of the roof is likely to be seen and read, and which in any case recedes away from the property towards the site as it rises to ridge at 5 metres tall, 6.3 metres from the boundary with 10 Benson Place.
- 8.14 Established guidance from the Building Research Establishment says that for two storey extensions or buildings to be considered acceptable in terms of their impact upon neighbours with regard to shadowing and light loss, it should be possible to draw a 45 degree line from the centre of the neighbouring ground floor window that is closest to the development to provide a clear view. I have applied this test and find that the proposed development meets this guidance.
- 8.15 In light of these considerations I conclude that in my view, the impact of the proposed development upon the neighbouring property would not cause unacceptable harm to the residential amenity that is enjoyed by its occupant as the detailed massing and siting of the proposed building will ensure that there is no significant loss of light or overshadowing to the property.
- 8.16 There are a number of windows in the elevation that faces 10 Benson Place. These include a high level round window to a WC, two rooflights in the single-storey wing to light the corridor and a dormer at first floor level to room 5, which is angled at 45 degrees so that it has an oblique angle of view across the bottom of the adjacent garden. I am satisfied that none of these windows will give rise to any undue overlooking or loss of privacy.
- 8.17 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

- 8.18 The development provides an enclosure in front of the existing stable building on the Westfield Lane frontage for the containment of refuse and recycling bins.
- 8.19 In my opinion the proposal is compliant with East of England Plan 2008 policy WM8 and Cambridge Local Plan 2006 policy 3/12.

Highway Safety

- 8.20 There is only a single disabled car parking space provided in this development and therefore there will only be a light traffic flow from the site. There will in any case be a reduction in vehicular traffic as the previous use of a car park would have ceased. I am therefore satisfied that in light of this consideration and given the quiet nature of the roads around this site that the proposal would not result in compromise to highway safety.
- 8.21 In my opinion the proposal is compliant with East of England Plan 2008 policy T1 and Cambridge Local Plan 2006 policy 8/2.

Car and Cycle Parking

- 8.22 There is no general car parking provision for this development, other than a single space for disabled drivers, as students are subject to proctorial control and are not therefore permitted by the college to keep cars within the city. The Council's adopted car parking standards allow a maximum of 1 car parking space for every 10 bed spaces. This would equate to 3 parking spaces for the development. PPG13 says that developers should not be obliged to provide more car parking space than they require, and the parking survey that the applicant submitted with the planning application demonstrates that the 4 spaces that it currently retains for its own use (the other 16 are rented to the County Council) are generally underused, the exception being on Sundays when the church holds a service. There are however pay and display spaces on Huntingdon Road, and residents' spaces can be used on Sundays. While the loss of the existing car park may result in some limited competition with local residents for on-street parking on some Sundays, in my view I do not think that this would have such a significant effect upon residential amenity or could be sustained as reason for

refusal.

8.23 The proposed development provides 26 cycle parking spaces in the existing stable building. These spaces are covered and secure and sited for convenient use by the residents and visitors. This level of provision is more than adequate as the minimum number of cycle parking space that is required through the adopted standards is 2 spaces per 3 bed spaces, which is the equivalent of 16 spaces.

8.24 In my opinion the proposal is compliant with East of England Plan 2008 policies T9 and T14, and Cambridge Local Plan 2006 policies 8/6 and 8/10.

Third Party Representations

8.25 Those issues and concerns raised by third parties have been considered and addressed in the assessment part of this report above.

Planning Obligation Strategy

8.26 The Planning Obligation Strategy (2004) provides a framework of expenditure of financial contributions collected through planning obligations. The proposed development will result in a net increase of 12 rooms on the site and will therefore trigger the requirement for the following financial contributions:

£6480 towards the provision and improvement of formal open space

The Planning Obligation Strategy requires the provision of 18 square metres of informal open space per resident and the total requirement for the existing and proposed area for a total of 29 residents would equate to 522 square metres. The college has demonstrated that it has 734 square metres of informal open space at its site on the opposite side of the street, no more than 20 metres away from the application site, for use by students residing at the proposed hostel. In light of this I am satisfied that there is no requirement for the applicant to make a contribution towards informal open space.

The applicant has indicated a willingness to enter into the necessary S106 legal agreement but at the time of writing the completed documentation has not been received from the

applicant.

9.0 CONCLUSION

- 9.1 In my view the development accords with Development Plan policies and there are no other material considerations that lead me to the conclusion that the application should be determined otherwise than in accordance with the Development Plan. I recommend that the application be approved.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 30 November 2008 and subject to the following conditions:

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

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

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

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

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

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

4. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.
 - i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
 - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

5. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the local planning authority for approval.
 - (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
 - (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

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

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

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

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

Reason: To safeguard the amenity and health of future occupants of these residential units (Cambridge Local Plan 2006 policy 4/13)

8. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / 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 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 residential amenity of neighbouring residents (Cambridge Local Plan 2006 policy 3/4)

6. Prior to the commencement of the development hereby approved (Including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition/construction noise and vibration impact associated with this development, for approval by the local planning authority. The report shall be in accordance with the provisions of BS5228 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). The development shall be implemented in accordance with the approved details.

Reason: To protect the residential amenity of neighbouring residents (Cambridge Local Plan 2006 policy 3/4).

7. In the event of the foundations for the proposed development requiring piling, prior to the development taking place 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 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.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the residential amenity of neighbouring residents (Cambridge Local Plan 2006 policy 3/4)

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

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

9. The development hereby permitted shall be used only as a hostel for the provision of residential accommodation for students attending full-time courses of education at the Evangelical Lutheran Church of England Westfield House of Theological Studies and who are subject to proctorial control.

Reason: Inadequate off-street parking provision is available on site to meet the car parking standards of the City Council for any use other than a sui generis hostel use, the occupation of which is restricted to students who are subject to a system of parking control administered by the Evangelical Lutheran Church of England Westfield House of Theological Studies (Cambridge Local Plan 2006 policy 8/10).

10. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

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

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: SS1, T14 and EV7

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

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 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.

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30 November 2008 it is recommended that the application be refused for the following reason.

The proposed development does not make appropriate provision for public open space, in accordance with policies 3/8 and 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 Guidance for Interpretation and Implementation of Open Space Standards 2006.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

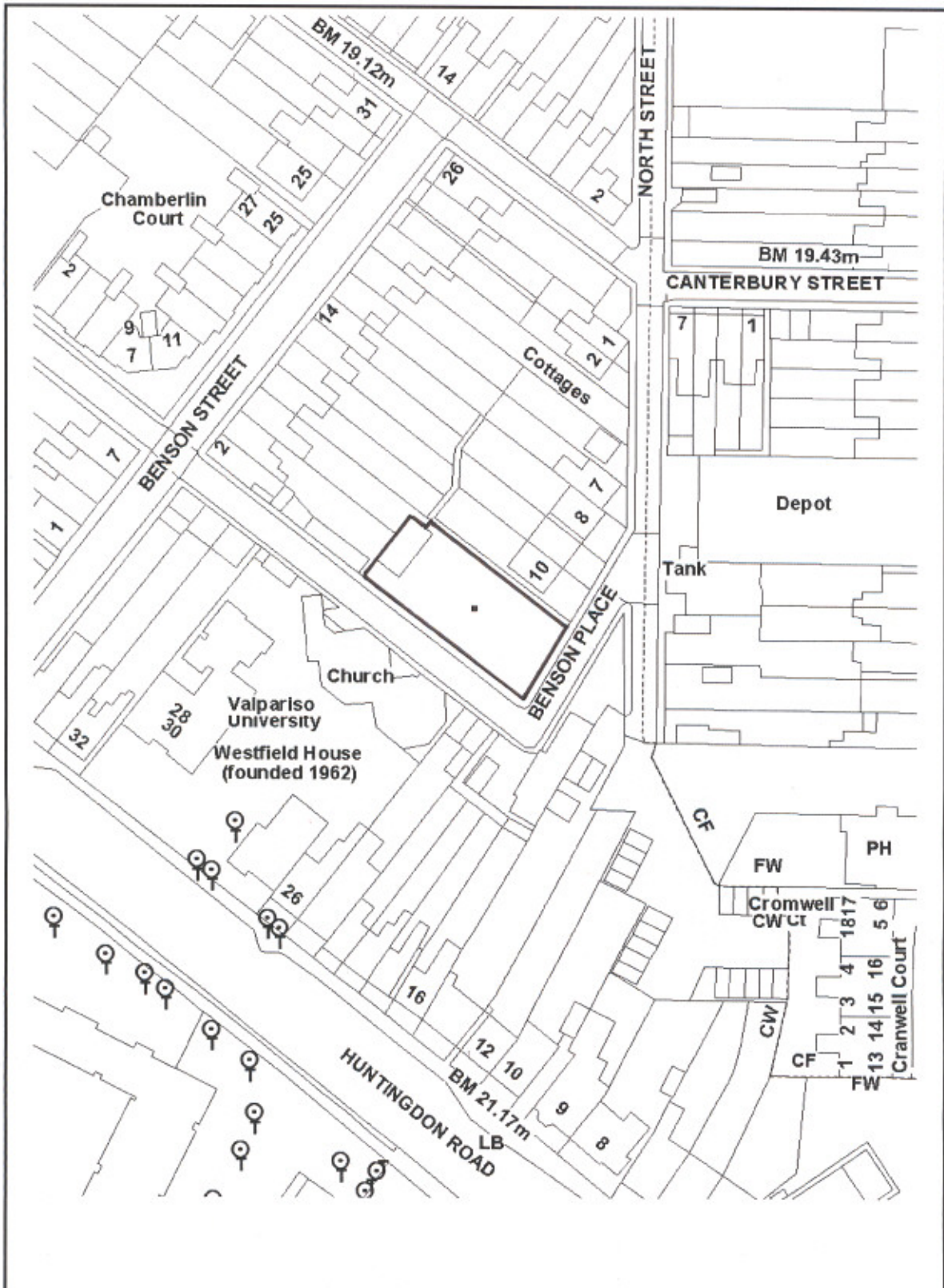
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.



08/1090/FUL

Land At Junction With Benson Place Westfield Lane Cambridge
Cambridgeshire

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