

Application Number	09/0609/FUL	Agenda Item	8.2
Date Received	7th July 2009	Officer	Miss Catherine Linford
Target Date	1st September 2009		
Ward	Trumpington		
Site	Clay Farm Long Road Cambridge Cambridgeshire		
Proposal	Erection of 6 3bed houses and associated works.		
Applicant	Mr C Pemerton C/O Agent		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site lies on the southern side of Long Road, adjacent to the Clay Farm Urban Extension to the east. This area is suburban/semi-rural in character, with farmland to the south, and residential properties to the north and west.
- 1.2 The site lies within the curtilage of Clay Farmhouse, which is a Grade II Listed Building. Clay Farmhouse is an early to mid 19th century, two storey, brick building under a slate roof. It is orientated east for views across the original farmland, and it has a large private garden around the house.
- 1.3 The site is allocated as residential in the Cambridge Local Plan (2006).
The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission for six semi-detached houses to the north of the farmhouse, with their main elevations facing south. They are to be of brick construction under a tiled roof with UPVc windows and of simple design. The existing access, which serves the farm and existing cottages would be used for access to these properties.
- 2.2 The application is accompanied by the following supporting

information:

1. Design and Access Statement
2. Planning Statement
3. Local List Statement
4. Tree Survey, Arboricultural Implication Statement and Method Statement

3.0 SITE HISTORY

Reference	Description	Outcome
08/1562/FUL	Development of six residential properties	REF

- 3.1 The decision notice for the previously refused application 08 / 1562/FUL (delete as applicable) is attached to this report as Appendix 1.

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 **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 **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.
- 5.6 **PPG16: Archaeology and Planning (1990):** Provides policy advice with regard to archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.
- 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 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.

5.9 East of England Plan 2008

SS1 Achieving sustainable development

SS8 The urban fringe

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

5.10 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.11 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/6 Ensuring co-ordinated development

3/7 Creating successful places

3/11 The design of external spaces

3/12 The design of new buildings

4/4 Trees

4/9 Scheduled Ancient Monuments/Archaeological Areas

4/13 Pollution and amenity

5/1 Housing provision

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

9/1 Development of areas of major change

9/3 Development in the urban extensions

9/5 Southern Fringe

Planning Obligation Related Policies

- 3/7 Creating successful places (*public art/public realm*)
- 3/8 Open space and recreation provision through new development
- 5/14 Provision of community facilities through new development
- 10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.12 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.

5.13 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.

Cambridge Southern Fringe Area Development Framework (2006)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No Objection: The proposed access works satisfy the requirements of the Highway Authority. However, the internal layout would not comply with the requirements of the Highway Authority for an adoptable highway and the road would remain a private road.

Head of Environmental Services

- 6.2 Concerns about road noise heard in the rear gardens of the proposed dwellings.

Historic Environment Manager

- 6.3 No Objection: The proposed houses will not detract from the listed farmhouse.

Cambridge City Council Policy

- 6.4 The development does not necessarily need to integrate with the Clay Farm urban extension site, but the application documentation should address this matter appropriately.

Cambridge City Council Arboriculture

- 6.5 The comments made on the previous application (08/1562/FUL) have been taken into consideration when assessing this current application.

Cambridgeshire Fire and Rescue Service

- 6.6 Adequate provision must be made for fire hydrants.

Cambridgeshire County Council Archaeology

- 6.7 The site lies in an area of high archaeological importance, and

therefore the site should be the subject of a programme of archaeological investigation.

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

7.0 REPRESENTATIONS

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

- 100 Long Road

- 7.2 The representations can be summarised as follows:

- Impact on plants and wildlife
- Is it necessary to build on this land?
- The tree plan is inaccurate
- Turning area close to boundaries

- 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. Linkages with Clay Farm
3. Context of site, design and external spaces and impact on the listed farmhouse
4. Residential amenity
5. Refuse arrangements
6. Highway safety and car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Background to Clay Farm

- 8.2 Duplicate applications 07/0620/OUT and 07/0621 were submitted in June 2007 for the development of the Clay Farm site for up to 2,300 dwellings, a strategic open space of 49 hectares,

accompanying provision for education facilities, sports and recreation, health and community facilities, retail, financial and professional services, food and drink uses and all related infrastructure. These followed a previous application for the site submitted in October 2006, 06/0797/OUT. The earlier proposal was similar to the current applications, but did not include land for a secondary school.

- 8.3 Following detailed negotiations and amendments the applications were reported to the Joint Development Control Committee (JDCC) on 14 May 2008, recommended for approval, subject to the completion of the Section 106 Agreement (S106). Since that JDCC Meeting negotiations have continued on the overall viability of the development, the delivery of community facilities and detailed issues relating to the S106 package, particularly education, and planning conditions. However, the economic downturn has complicated the situation, making the negotiation process more difficult. Although there has been progress on a number of fronts, Countryside lodged an appeal against non-determination on 07/0621/OUT in May 2009. The Inquiry is to commence on 28 September and run for 2 weeks.
- 8.4 During the consideration of 07/0620/OUT and 07/0621 amendments were received to achieve a good relationship with the Listed Clay Farmhouse. An avenue was included running east from the Farmhouse to a landmark building within the Clay Farm site to provide a clear and framed view to the Farmhouse. This is shown on the Illustrative Connectivity Plan as an indicative tertiary road/green route/pedestrian priority route, but there is no vehicular, pedestrian, or cycle access from the Clay Farm site at this point. Another similar route is shown to the edge of the Clay Farm site close to the Clay Farmhouse application site, again with no vehicular, pedestrian, or cycle access.

Principle of Development

- 8.5 Clay Farmhouse lies within the Southern Fringe Area of Major Change, and therefore policies 5/1 and 9/1 of the Cambridge Local Plan (2006) are relevant to this application. The provision of extra housing is supported in the Local Plan and policy 5/1 of the Local Plan maintains that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. This proposal would be compatible with adjoining land uses and therefore complies with

policy 5/1.

- 8.6 Policy 9/1 of the Local Plan states that *limited development* (in the areas of major change) *may be permitted providing it would not prejudice the longer-term development of the Area of Major Change*. I do not believe that the development of the Clay Farmhouse site would prejudice the development of Clay Farm, and therefore consider that the proposal complies with policy 9/1.
- 8.7 In my opinion, the principle of the development is acceptable and in accordance with policies 5/1 and 9/1 of the Cambridge Local Plan (2006).

Linkages with Clay Farm

- 8.8 The Clay Farmhouse site is part of the Southern Fringe Area of Major Change and lies west of Clay Farm. Policy 3/6 of the Cambridge Local Plan (2006) maintains that *the development of a site or part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites*. Part f) of policy 3/10 of the Local Plan states that *residential development within the garden area or curtilage of existing properties will not be permitted if it will prejudice the comprehensive development of the wider area of which the site forms part*. Absolute adherence to these policies would suggest that the two sites must be integrated as they form part of the wider area of major change. This application, however, does not propose the integration of the two sites, and has not set out clearly good reasons why it is not appropriate. That notwithstanding I am of the opinion that the integration of these two sites is not necessary, practical or advisable.
- 8.9 The Clay Farm and Clay Farmhouse sites differ greatly in terms of scale and character and I do not consider it advisable that the smaller Clay Farmhouse site should mimic Clay Farm in any way. It is more logical and, in my view, desirable that the development of the Clay Farmhouse site should take its design direction from the rural character of this site, the listed farmhouse, and the character of 90 and 92 Long Road, rather than attempting to replicate what is to be achieved on Clay Farm. Therefore, it is my view that although the Clay Farmhouse site is in close proximity to Clay Farm, it should be considered as a separate, distinct site.

8.10 The Clay Farmhouse site and the Clay Farm site do not share a common boundary, as there is an 11m wide strip of land, running south from 90 and 92 Long Road separating the two. This 'buffer zone' is heavily planted with mature trees, and creates not just a physical separation but also a visual separation between the two sites. The Clay Farmhouse site also has many constraints, particularly trees, the listed farmhouse and the narrow access road, all of which make the potential integration of the two sites potentially problematic.

8.11 Policy 8/4 of the Local Plan maintains that in order to encourage walking and cycling, all development should be designed to link with the surrounding walking and cycling network. In this case this would mean linking with the proposed network on the Clay Farm site. In my opinion, this is not possible at this stage because the two sites do not share a common boundary. I do not have any information regarding the ownership of this 'buffer zone' but would say that potentially there may be scope to link the two sites at a later date when there is an approved scheme for Clay Farm. In saying this, linkages may not be possible in practice considering the constraints of the site.

Context of site, design and external spaces and impact on the listed farmhouse

8.12 The City Council's Conservation Officers have no objections to the proposals. Clay Farmhouse has a large private garden area immediately around the building, and by using some of this for the proposed dwellings, there will still be enough land to provide an appropriate setting for the listed building. The design of the houses is very simple and will not detract from the listed farmhouse. The proposed dwellings have been designed to replicate pairs of farm workers' cottages nearby and, in my opinion, in this semi-rural location this style of dwelling is in-keeping with the character of the area and is acceptable. There is no indication in the application of how the plots are to be divided, what boundary treatments will be used, what material will be used for the drives and hardstandings, and whether the break in fencing along the existing drive, to allow access to the site and the new buildings, will result in a change of boundary all the way along to Clay Farmhouse. These details can be required by condition.

8.13 There is a significant belt of oak trees on the boundary with Long

Road, with the more mature trees located closest to the boundary.

These trees would not be affected by the proposed development, and therefore a heavily planted boundary would remain, shielding the dwellings from the road. The trees within this tree belt, which are closest to the proposed dwellings are of a poor quality, and the tree survey submitted as part of the application does not consider them to be a constraint to development.

8.14 On the western boundary with 100 Long Road two trees are to be removed, which are both sycamore trees (T010 and T011). Neither of these trees is visible from Long Road, but they are visible from the rear garden of 100 Long Road, and may be visible from properties on Clay Farm. The previous application also proposed the removal of these trees, and their loss was not considered to be of concern or a reason for refusal. What was of concern was the impact the proposed dwellings may have on T009, which is also a sycamore. In order to overcome this concern the dwellings have been relocated 2m further south.

8.15 Policy 4/9 of the Local Plan states that *proposals affecting important archaeological remains and their setting must be accompanied by a full assessment of the nature and importance of the remains and the impact of the proposals on them as part of the application*. The County Council Archaeologists have been consulted on this application and have commented that the site lies in an area of high archaeological importance and it is considered likely that important archaeological remains survive on the site. They therefore recommend that a programme of archaeological investigation be secured by condition.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.16 As the properties are to be some distance from Long Road, they would be positioned alongside the rear garden of 100 Long Road. Due to the size of the garden of this property, the 2m separation distance between the closest new dwelling and the boundary, and the screen provided by trees, I do not believe that the proposed dwellings would overshadow neighbouring properties or have an overbearing impact upon them. The proposed dwellings would have blank elevations to the west and east, and there would therefore be no direct overlooking of neighbouring properties or the gardens of these properties.

- 8.17 The spur road would be a no-through road, with a turning area between the pair of houses closest to the boundary with 100 Long Road. Concern has been raised that locating this turning area relatively close to the boundary could lead to noise disturbance. I do not believe that the turning area would create a significant additional disturbance to neighbouring residents. Clearly, the provision of a spur road would create additional noise for the occupiers of 100 Long Road, but considering this road would be used by relatively few vehicles and there is a driveway to 98 Long Road between the site and No. 100, I do not believe this road would create disturbance to such a degree to warrant refusal of this application.
- 8.18 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.

Amenity for future occupiers of the site

- 8.19 The City Council's Environmental Health Officers have some concern about the potential level of road noise that would be experienced in the gardens of the proposed dwellings. In my opinion, this could be mitigated through the provision of suitable acoustic fencing, and I would recommend that this be conditioned. I do not consider it reasonable to refuse this application on these grounds.
- 8.20 There was concern that due to the location of the proposed dwellings it was likely that the tree belt to the north of the site along Long Road would block daylight into the dwellings, leading to requests to prune or even fell the trees. The proposed dwellings are now further south than was previously proposed, which means that the trees would now be less overbearing in relation to the houses and their gardens. The tree belt G001 closest to the proposed dwellings is of poor quality, with G002 closest to the road the belt worthy of retention. In my opinion, if the trees in G001 do require pruning in the future, this work need not have a detrimental impact on the amenity of the residents, the quality of the trees or the appearance of this boundary.
- 8.21 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for

future occupiers, and I consider that in this respect it is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.22 Bin storage is not shown on the submitted plans, but I am confident that it can easily be provided, given the size of the plots and access to the rear gardens from the front. This can be secured by condition.
- 8.23 In my opinion the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety and Car and Cycle Parking

- 8.24 The proposed dwellings are to be accessed from an existing lane, with a spur created to run along the front of the dwellings. Parking spaces would be provided to the front of each property on an individual driveway.
- 8.25 The Local Highway Authority is satisfied that the proposed access is satisfactory. However, the internal layout would not comply with the requirements of the Highway Authority for an adoptable public highway, and therefore the road would remain a private road.
- 8.26 The number of car parking places available for each dwelling is not entirely clear from the plans submitted. Appendix C (Car Parking Standards) of the Local Plan states that a maximum of two car parking spaces should be provided for dwellings of this size. In my opinion, given the size of the frontages, no more than two car parking spaces could be provided to the front of each dwelling.
- 8.27 Cycle storage is not shown on the submitted plans, but, like the bin storage, I am confident that this can easily be provided in the rear gardens, given the size of the plots and access from the front. Details of this can be secured by condition.
- 8.28 In my opinion the proposal is compliant with East of England Plan (2008) policy T1, T9 and T14 and Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

Third Party Representations

8.29 The issues raised in the representations received have been addressed under the headings above.

Planning Obligation Strategy

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

Open Space

8.31 The Planning Obligation strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising formal open space, informal open space and children's play areas. The total contribution sought has been calculated as follows.

8.32 The application proposes the erection of six three-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Formal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	360	540		
2-bed	2	360	720		
3-bed	3	360	1080	6	6480
4-bed	4	360	1440		
Total					6480

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	306	459		
2-bed	2	306	612		
3-bed	3	306	918	6	5508
4-bed	4	306	1224		
Total					5508

Children's play space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	0	0		0
2-bed	2	399	798		
3-bed	3	399	1197	6	7182
4-bed	4	399	1596		
Total					7182

8.33 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.34 The Planning Obligation Strategy (2004) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1085 for each unit of one or two bedrooms and £1625 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1085		
2-bed	1085		
3-bed	1625	6	9750
4-bed	1625		

Total	9750
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8.35 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Education

8.36 Commuted payments are required towards education facilities where four or more additional residential units are created. In this case, six additional residential units are created, but contributions are only required for pre-school education and life-long learning. Contributions are therefore required on the following basis.

Pre-school education					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		0		
2-bed	2		810		
3-bed	3		810	6	4860
4-bed	4		810		
Total					4860

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2-bed	2		160		
3-bed	3		160	6	960
4-bed	4		160		
Total					960

8.37 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

9.0 CONCLUSION

- 9.1 In my opinion, the integration of the Clay Farmhouse and Clay Farm sites is not necessary or practical. The design of the dwellings is traditional and will not detract from the listed farmhouse or its setting. Due to the relocation of the dwellings further south, the tree belt along Long Road would now be less overbearing in relation to the houses and their gardens. This application is therefore recommended for approval.

10.0 RECOMMENDATION **APPROVE** **Subject to the satisfactory completion of the s106 agreement by 12 October 2009 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. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. 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).

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

Reason: to avoid harm to the setting of the listed building (Cambridge Local Plan 2006, policy 4/10)

6. All joinery [window frames, etc.] is to be recessed at least 50 / 75mm back from the face of the wall / facade. The means of finishing of the `revela` is to be submitted to and approved in writing by the Local Planning Authority.

Reason: to avoid harm to the setting of the listed building (Cambridge Local Plan 2006, policy 4/10)

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

Reason: to avoid harm to the setting of the listed building (Cambridge Local Plan 2006, policy 4/10)

8. Details will be required of the driveways, hardstanding and all altered boundaries for written agreement, prior to commencement of works.

Reason: to avoid harm to the setting of the listed building (Cambridge Local Plan 2006, policy 4/10)

9. 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)

10. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with 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)

11. Prior to the commencement of the use hereby permitted, the on-site storage facilities for waste including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall thereafter be maintained 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. (Cambridge Local Plan 2006 policy 3/14)

12. 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 2006 policy 8/6)

13. No development shall commence until such time as a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to the local planning authority in writing. Thereafter the development shall be in accordance with the approved details.

- (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 local planning authority. The local planning authority 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 local planning authority in writing.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority in writing. 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 residential amenity of prospective and neighbouring occupiers (Cambridge Local Plan 2006 policies 3/4 and 4/13)

14. 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 Root Protection Area, as defined by 'BS5837 (2007) Trees in relation to construction' of any retained tree or of any tree on land adjacent to the site;

(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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/4)

15. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of two years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837 and the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

16. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

17. 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)

18. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

19. 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 written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

20. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

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: ENV7

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

Cambridge Local Plan (2006): 3/4, 3/6, 3/7, 3/8, 3/12, 4/4, 5/1, 5/14, 9/1

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.



09/0609/FUL

Clay Farm Long Road Cambridge Cambridgeshire



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Ref:08/1562/FUL

Mrs Liz Beighton
Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

The Council hereby refuse permission for

Development of six residential properties.

at

Clay Farm House Long Road Cambridge Cambridgeshire

in accordance with your application received 20th November 2008 and the plans, drawings and documents which form part of the application, for the following reasons:

1. Due to the location of the proposed development and the orientation of the dwellings, it is likely that the tree belt to the north of the site along Long Road would block daylight into the dwellings, which would lead to requests to prune or even fell the trees. This would mean that the proposed development would have a detrimental impact on the future health and existence of these trees, which is directly contrary to policy 4/4 of the Cambridge Local Plan (2006).
2. Insufficient information has been provided to demonstrate that the proposal would provide a safe junction with Long Road to serve the further 6 dwellings proposed. In the absence of that information, the potential adverse impact upon highway safety puts the proposal in conflict with policy 8/2 of the Cambridge Local Plan (2006).

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457050



INVESTOR IN PEOPLE

3. The proposed development does not make appropriate provision for public open space, community development facilities, public art, education and traffic mitigation measures in accordance with policies, 3/7, 3/8, 5/14, 8/3, 10/1 of the Cambridge Local Plan 2006; and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Northern Corridor Area Transport Plan 2003, and Guidance for Interpretation and Implementation of Open Space Standards 2006.

This decision notice relates to the following drawings: **A35,257, 08-121-01, 08-121-02**

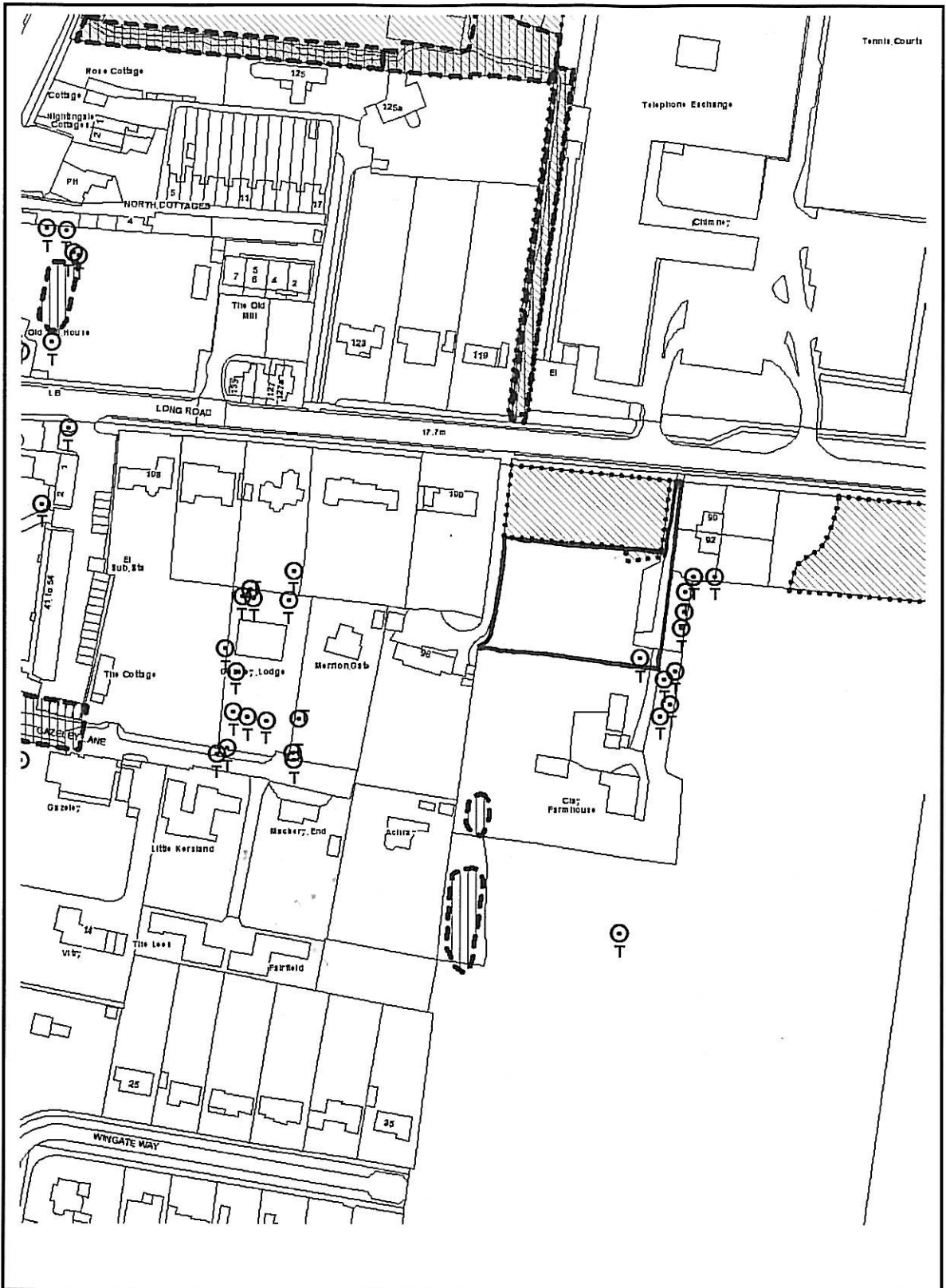
A copy of the refused plan(s) is/are kept in the planning application file.

Dated: 15 January 2009

Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning

SEE NOTES OVERLEAF



09/0609/FUL
Clay Farm Long Road Cambridge Cambridgeshire



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