
Application Number	07/0973/FUL	Agenda Item	9_2
Date Received	23rd August 2007	Officer	Mr Paul Johnson
Target Date	24th October 2007		
Ward	Newnham		
Site	69 Grange Road Cambridge Cambridgeshire CB3 9AA		
Proposal	Additional use for the provision of education (withiin Use Class D1).		
Applicant	St Johns College School C/O Agents		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 69 Grange Road is a large, fairly prominent three-storey building sited on the west side of Grange Road, north of its junction with Clarkson Road to the south. The building is screened from the two road frontages by a number of trees and fencing, the area to the front of the building (east side) being hard landscaped and used for bicycle and car parking. The Grange Road frontage is more heavily tree'd than the Clarkson Road elevation. The remainder of the exterior of the site is landscaped with domestic-type areas of planting and grass. A number of more mature trees are located on the northern portion of the site and within close proximity on the site to the immediate north.
- 1.2 The building has a lawful use as a residential hostel for students and is owned by St. Johns College, and is internally laid out as such.
- 1.3 The site has no specific allocation in the Cambridge Local Plan 2006, nor is it listed, but is located within Cambridge Conservation Area No. 2 (West). The site falls outside of the controlled parking zone (CPZ).

2.0 THE PROPOSAL

- 2.1 This application for full planning permission proposes the additional use of 69 Grange Road for the provision of education falling within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended. The applicants wish to retain the option for the building to revert back to its existing lawful use, and as such, this application will be considered as an application for D1 Use or Sui Generis (student residential hostel) in the alternative for a period of five years.
- 2.2 No external alterations are proposed to the building. Numerous internal works are proposed, but these are outside of the remit of this planning application.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Supporting Planning Statement

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
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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 *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.*

5.4 *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.*

5.5 *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 **Cambridgeshire and Peterborough Structure Plan 2003**

P1/3 Sustainable development in built development

5.7 *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
4/11 Conservation Areas
4/13 Pollution and amenity
5/4 Loss of Housing
5/11 Protection of Existing Facilities
5/12 New community facilities
8/2 Transport impact
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/10 Off-street car parking

5.8 **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 No significant adverse effect upon the Public Highway should result from this proposal should it gain the benefit of planning permission.

Head of Environmental Services

6.2 No adverse comments to make regarding this application.

Conservation Section

6.3 No objection.

Disability Consultative Panel (Meeting of 3 October 2007)

6.4 No disabled toilet provision and unclear where other WC's are located. Entrance door appears narrow and no lift provision.

Planning Policy

6.5 No objection.

6.6 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:

- 11 Clarkson Road;
- 6 Clarkson Road

7.2 The representations can be summarised as follows:

- Increased noise and disturbance from the building and therefore an adverse impact upon residential amenity;
- Concern about the future use of the present back garden of the premises both in terms of the visual and character impact upon the Conservation Area and potential for noise and disturbance of nearby residential occupiers;
- If the stage is reached when 69 Grange Road is permanently to be used for teaching following completion of the other works, a separate application will be made for the proposed permanent alterations to the house;
- No objection to this temporary permission subject to the major building being approved.

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

Principle of Development

- 8.2 The application proposes the additional use of 69 Grange Road for the provision of education under Use Class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended. The main St. Johns College school site that currently houses this use, located north of and in close proximity to the application site, is in the near future planning a series of major planning applications that would see the replacement of a number of temporary classrooms on its Senior House site. Throughout the course of the proposed development on the main site, the school needs to continue to provide education for its pupils and a term time home for its boarders. This application, therefore, proposes the 'decanting' of an element of the existing use into 69 Grange Road for a temporary period (up to five years) whilst the main works are being undertaken, given its proximity to the Senior House site.
- 8.3 During the proposed use of the building for D1 purposes, the applicant has stated that the existing occupiers of the student accommodation will be moving into the newly refurbished college accommodation in the City Centre. As such, there would be no overall loss of usable student hostel accommodation, as other units would be coming forward. Furthermore, this application is for the temporary period of the works only, and as such, it is expected that the building will revert back to the current permitted use upon cessation of the need for the D1 use.
- 8.4 Policy 5/12 of the Cambridge Local Plan supports in principle proposals to develop or extend existing community facilities, including schools. Whilst this policy would comply with that policy in the short term, the longer term implications for the improvement of the level and quality of provision on the main school site are also significant.
- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 5/4 and 5/12 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.6 69 Grange Road is not a listed building, and as such, none of the proposed internal works would require planning permission.
- 8.7 No external works are proposed to the building or surrounding landscaping as part of this application, and as such, the appearance of the building as well as its wider impact in the street scene and Conservation Area would remain unaltered. The conservation section have raised no conservation objections to the proposal. As such, this impact would be neutral and is fully in

accordance with policies P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003 and policies 3/4, 3/7, 3/11 and 4/11 of the Cambridge Local Plan 2006.

Disabled access

- 8.8 The Disability Consultative Panel have raised numerous concerns regarding the location of disabled toilets, the provision of lifts and entrance doors. These issues are principally a matter for Building Regulations as they deal with internal works that are outside of the remit of this planning application. However, to ensure the applicant is made aware of these concerns at an early stage, an informative has been added drawing this to their attention and requesting that they contact the Council's Access Officer to discuss such requirements.

Residential Amenity

- 8.9 From an amenity point of view, the principle issues relate to an intensification of the use of the site, and resultant impacts in terms of noise and disturbance to nearby residential occupiers, as well as the use of the external space connected with 69 Grange Road as a playground.
- 8.10 No part of the application makes reference to the use of the external grounds or landscaping of 69 Grange Road being used for external play areas, as existing provision is provided on the main site. Given the concerns of local residents and for the avoidance of doubt, a condition has been recommended that would prevent any use of the gardens or external amenity areas of the site for childrens play, for the period of this consent, in the interests of the residential amenity of nearby and adjacent occupiers.
- 8.11 With regard to the potential intensified use of the site and the knock-on implications for noise and disturbance, it is accepted that the level of use over the existing situation may increase. No additional provision is made for noise mitigation measures on the building itself. Given the restriction on the gardens of the building noted above, and the fact that the access would be retained to the front, on balance I feel that the distance to neighbouring residential properties is such that any additional noise would be reasonably well mitigated against by boundary screening and planting on site. Additionally, the current use could generate a not insignificant amount of noise given the size of the property and number of occupiers, of which no control is retained over their use of the external area of the property. As such, the likely noise impact for the period of the consent is likely to be similar to the current level of noise and disturbance and controlled by the teachers when moving about the building and in lessons. I consider that such control is significantly greater and more stringent than any planning condition, and as such, is more than adequately controlled through management of the site.
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and constraints of the site and as such consider that it is

compliant with Cambridge Local Plan (2006) policies 3/7, 3/11 and 4/13.

Refuse Arrangements

- 8.13 Environmental Health have raised no concerns nor suggested any conditions regarding waste or recycling storage on site. Given the size of the existing building and the reasonably significant level of residential accommodation currently provided, refuse arrangements appear to be dealt with in a satisfactory manner. I am of the opinion that the alternative D1 use proposed would generate broadly similar levels of waste that can be handled in similar ways to the existing use of the site, both visually and in terms of the amenity of nearby residents, and as such, no additional details are required.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/7 and 4/13.

Highway Safety

- 8.15 The Highway Authority have been formally consulted as part of the planning application process and have raised no objection to the impact upon the free flow or safety of users of the public highway. As such, based upon this information, I consider the application to be compliant with policy 8/2 of the Cambridge Local Plan 2006.

Car and Cycle Parking

- 8.16 The principle drop off and collection point for the school would remain unaltered as part of this change of use application, and the impact upon bicycle and car parking areas would therefore remain broadly neutral. There may be a slight increase in the number of off-street car parking spaces given the additional hard landscaping surrounding the main building. On balance, for a temporary period, I am of the opinion that the impact upon the highway will be broadly neutral and would not, therefore be significantly detrimental such as to warrant refusal on those grounds.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/4, 8/6 and 8/10.

Third Party Representations

- 8.18 I consider that the principle issues raised through the received representations have been dealt with in the main body of text above. However, it is noted that it would not be possible to formally link this application to any subsequent application for works to the main school site, which would be considered on their own merit. As such, that is outside of the control of this application.
- 8.19 If at the end of the five-year period the building were still in use for D1 teaching, then that would become the lawful use. Irrespective of either use,

any exterior alterations to 69 Grange Road would require planning permission, and these would be considered on their own merit. As noted previously, as the building is not listed, no planning permission or listed building consent is required for any internal works, and these could be undertaken at any time.

10.0 RECOMMENDATION

1. APPROVE subject to the following conditions:

Conditions to follow

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 ^s 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.

