

Application Number	08/1374/FUL	Agenda Item	9.4
Date Received	2nd October 2008	Officer	Mr Amit Patel
Target Date	27th November 2008		
Ward	Queen Ediths		
Site	Land Adjacent To 2 Nightingale Avenue Cambridge Cambridgeshire		
Proposal	Erection of one 3-bed house (to side of 2 Nightingale Avenue and rear of 42 and 44 Queen Ediths Way).		
Applicant	Mr Colin Proctor 11 The Penthouse 139 Long Road Cambridge CB2 2HE		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site represents the rectangular 'dog-leg' part of the rear garden of 40 Queen Ediths Way, fronting Nightingale Avenue. The frontage of the site to Nightingale Avenue is approximately 9 metres wide, and the site extends to a depth of approximately 29 metres. The northern boundary of the site abuts the rear boundary of the rear gardens of numbers 42 and 44 Queen Ediths Way. The southern boundary of the site abuts the northern side boundary of number 2 Queen Ediths Way, a detached house.
- 1.2 The frontage to Nightingale Avenue consists of an overgrowth of vegetation, to a height of approximately that of the roof ridge of number 2. There is a tall line of conifers of a similar height, adjacent to the southern boundary. There is a substantial tree situated just outside the site, on the highway verge, adjacent to the side boundary of number 44 Queen Ediths Way.
- 1.3 Nightingale Avenue and Queen Ediths Way are residential streets. The dwellings in this part of Nightingale Avenue are primarily detached, and of a variety of styles. There are examples of dwellings with gable ends to the road, and the

materials are largely brick and render. Number 2 also has timber boarding to its frontage.

- 1.4 The site is not within a Conservation Area or within the Controlled Parking Zone. The site has no allocation in the Cambridge Local Plan 2006.

2.0 THE PROPOSAL

- 2.1 Erection of a two-storey, two-bedroom dwelling, with off-set front and rear ridge lines and eaves heights that is set at 90 degrees to the road.
- 2.2 This proposal is an amended scheme to planning reference 08/1171/FUL and 07/0534/FUL. The scheme differs in the fact that the overall length of the house has been shortened and slightly widened with the footprint moving back into the site by approximately 100mm.
- 2.3 There have also been alterations to the glazing and door arrangements and the velux windows have been moved further down the roof slope.
- 2.4 The application is accompanied by a Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
08/1171/FUL	Erection of a house (to side of 2 Nightingale Avenue and rear of 42 and 44 Queen Ediths Way).	WDN
07/0534/FUL	Erection of a two storey 3-bedroom dwelling.	A/C

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 **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.

5.5 **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.

5.6 **East of England Plan 2008**

SS1 Achieving sustainable development

T14 Parking

ENV7 Quality in the built environment

5.7 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

5.8 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/10 Sub division of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

4/4 Trees

5/1 Housing provision

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

10/1 Infrastructure improvements

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*)

5.9 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.

Cambridge City Council (January 2008) - Affordable Housing: Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.

5.10 Material Considerations

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 City Council (2002) - Provision of Public Art as Part of New Development Schemes: Encourages the provision of art as part of new development proposals, setting applicable thresholds.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 The scheme needs to have an informative to state that any works encroaching on to highways land need to have the permission of the Local Highway Authority.

Cambridgeshire County Council (Transport)

6.2 No Objection

Head of Environmental Services

6.3 Comments are awaited. These will be reported on the amendment sheet or verbally at the meeting.

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 No representations have been received, if subsequent representations are received these will be reported to the South Area Committee by amendments of the amendment sheet or verbally at the committee. Any subsequent comments from consultees will be referred to committee either on the amendment sheet or orally at the meeting.

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. Renewable energy and sustainability

4. Disabled access
5. Residential amenity
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

- 8.2 The provision of extra housing in the city is strongly supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses. Policy 3/10 allows for the sub-division of existing plots, subject to compliance with specified criteria.
- 8.3 The principle of developing the site for residential purposes is considered acceptable and conforms to the provisions set out in the development plan. However, while residential development is broadly supported, it must comply with considerations such as impact on the appearance of the area and impact on the amenity of neighbouring properties. These, and other relevant issues, are assessed below.

Context of site, design and external spaces

- 8.4 The erection of a two-storey dwelling on the site would be in character with the existing two-storey houses in this part of Nightingale Avenue and Queen Edith's Way. The proposed house has asymmetrical off-set front and rear elements, each with a separate pitched roof. The design of the house, although unusual, is not, in itself, considered inappropriate; there is no uniformity amongst existing houses in the vicinity, and there are examples of gables facing the street close by. The proposal would need to match the external finishing of the nearby properties to make it fit in with the street scene.
- 8.5 The Arboriculture officer has not yet commented upon this application but her previous comments suggest that subject to a condition to protect the trees on the boundary with 42 and 44 Queen Elizabeth Way, there are no arboricultural reasons justifying refusal of the application. I do not consider the loss of the green space which currently is an untidy, overgrown mixture

of hedges and planting, will be harmful to the character of the area.

- 8.6 The proposed house would project approximately 1.3 metres forward of the front wall of number 2. However, the four houses to the south of the site on this side of the road are not completely in alignment: the two middle houses project further forward. It is considered that the proposed building would appear more as a visual 'stop' to this row of four houses than as an intrusive feature, particularly with number 44 Queen Ediths Way being very much closer to the road.
- 8.7 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

- 8.8 The property will benefit from a ramp at the front of the entrance to the house giving access to disabled users.
- 8.9 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

- 8.10 The windows in the south elevation of the proposed building are either high-level or obscure-glazed. In the north elevation there is one high level window and an obscure-glazed window. There are three rooflights proposed in the northern roof-slope. However, two of these serve only a first-floor void and the other is for bedroom number 3. To ensure that overlooking from these windows is not possible, a condition can be attached to any permission granted, restricting the location of these windows to prevent overlooking. With this condition in place, none of the windows in the side elevations of the house would result in loss of privacy to any neighbouring property.
- 8.11 The rear (west) elevation includes one first-floor window, which would allow oblique views of the end of the rear garden of number 2 Nightingale Avenue and number 42 Queen Ediths Way, and direct views over the end of number 40 Queen Ediths Way. However, this degree of overlooking is not significant in planning terms, and would not justify refusal of the application.

- 8.12 The proposed house would be 1 metre from the boundary with number 2 Nightingale Avenue which itself is approximately 0.9 metres from this boundary. The proposed house would project approximately 1.3 metres beyond the rear wall of number 2. However, the eaves of the proposed house step down to 3.5 metres for the length that it projects beyond this neighbouring property. The proposed house would also be to the north of number 2. Given this, and the existence of the high conifer hedge along this boundary, it is considered that the proposed development would not result in any significant increase in overshadowing of either the house or garden of number 2. The proposed building may cause a slight increase in overshadowing of the ends of the rear gardens of numbers 42 and 44 Queen Ediths Way. However, the existing high conifer hedge already causes a certain amount of overshadowing, and any increase would be insignificant in planning terms.
- 8.13 The occupation of a house on the site would increase the potential for noise disturbance to neighbouring properties. However, this would be no different to the potential noise disturbance from any property neighbouring another, and would not represent justification for refusal of the application.
- 8.14 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, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.15 The plans submitted show an area for bin storage at the front of the property. No details of the store itself are provided, but it is considered that there would be sufficient space within the curtilage of the property to provide the required facilities.
- 8.16 Subject to the submission of details, which can be secured by means of a condition, 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

- 8.17 The Highway Authority has raised no objection on the grounds of highway safety.
- 8.18 Subject to the informatives, 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

- 8.19 The City Council's parking standards allow for the provision of two off-street car parking spaces. The plans submitted show two parking spaces, which satisfies the car parking standards. Although manoeuvring space is restricted on site, this would not represent a reason for refusal in itself. The proposal would result in the loss of two on-street car parking spaces, as the frontage of the site is adjacent to a short stretch of the west side of Nightingale Avenue where there are currently no parking restrictions, up to the junction with Queen Ediths Way. The loss of these two spaces would result in increased pressure on on-street car parking spaces elsewhere in the vicinity, as it is evident that there is high demand for such spaces. However, I do not consider this sufficient justification to refuse the application.
- 8.20 The parking standards require a minimum of three bicycle parking spaces for the proposed three-bedroom dwelling. No details of bicycle parking facilities are provided. However, there would be sufficient space within the curtilage of the proposed dwelling for such facilities to be provided, and so this issue can be dealt with by the imposition of a condition.
- 8.21 Subject to conditions, 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

- 8.22 None received at the time of the completion of this report. If any are received subsequently they will be reported to committee on the amendment sheet or orally at the meeting. As the deadline for neighbour representations does not expire until after the date of this committee meeting, I recommend that if approval is

given, it be subject to the absence of any adverse representations. In the event that such approval is given, if any adverse representations are received after the committee meeting, but before the deadline for comments, the application will not be approved, but will be brought back to South Area Committee on 18th December.

Planning Obligation Strategy

8.23 The proposal generates the following contributions under the Planning Obligation Strategy:

Formal Open Space: £1,080
Informal Open Space: £918
Children's Play Space: £1,197
Community development: £1,625

8.24 The applicants have agreed to enter into a S106 Agreement, in the form of a Unilateral Undertaking Version B, for the payment of these contributions. However, this agreement has yet to be finalised. An update on this issue will be given orally at committee.

9.0 CONCLUSION

9.1 The proposed dwelling would be of an unusual, but nevertheless appropriate design, with appropriate external materials the details of which can be controlled by condition. The building would have no significant adverse impact on the appearance of the street or the wider area. With the imposition of appropriate conditions, there would be no overlooking of neighbouring properties. There would also be no significant overshadowing of neighbouring properties. Adequate car parking facilities are provided. Conditions can be imposed to ensure the provision of adequate bicycle and bin storage facilities.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 27 November 2008 subject to no adverse representations from the public being received by 29th October 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. 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)

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. 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)

8. 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)

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

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

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

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 3/12)

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

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

12. 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)

13. The windows illustrated on the drawing YC119.1c as having, "(obscure) glazing" shall be so glazed when first introduced to the building and shall remain as such thereafter; the velux windows in the north elevation shall, as illustrated on the drawing YC119.1c, have an external cill level of at least 2.0 metres above first floor finished floor level.

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

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

INFORMATIVE: The applicant 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.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

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 ENV7

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

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

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.

2. 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 27 November 2008 it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for public open space, community development facilities, public realm improvements, in accordance with the following policies, standards and proposals 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, Guidance for Interpretation and Implementation of Open Space Standards 2006.

If any adverse representations are received from the general public before 29th October 2008, the application shall not be approved, but shall be brought back before South Area Committee on 18th December 2008.

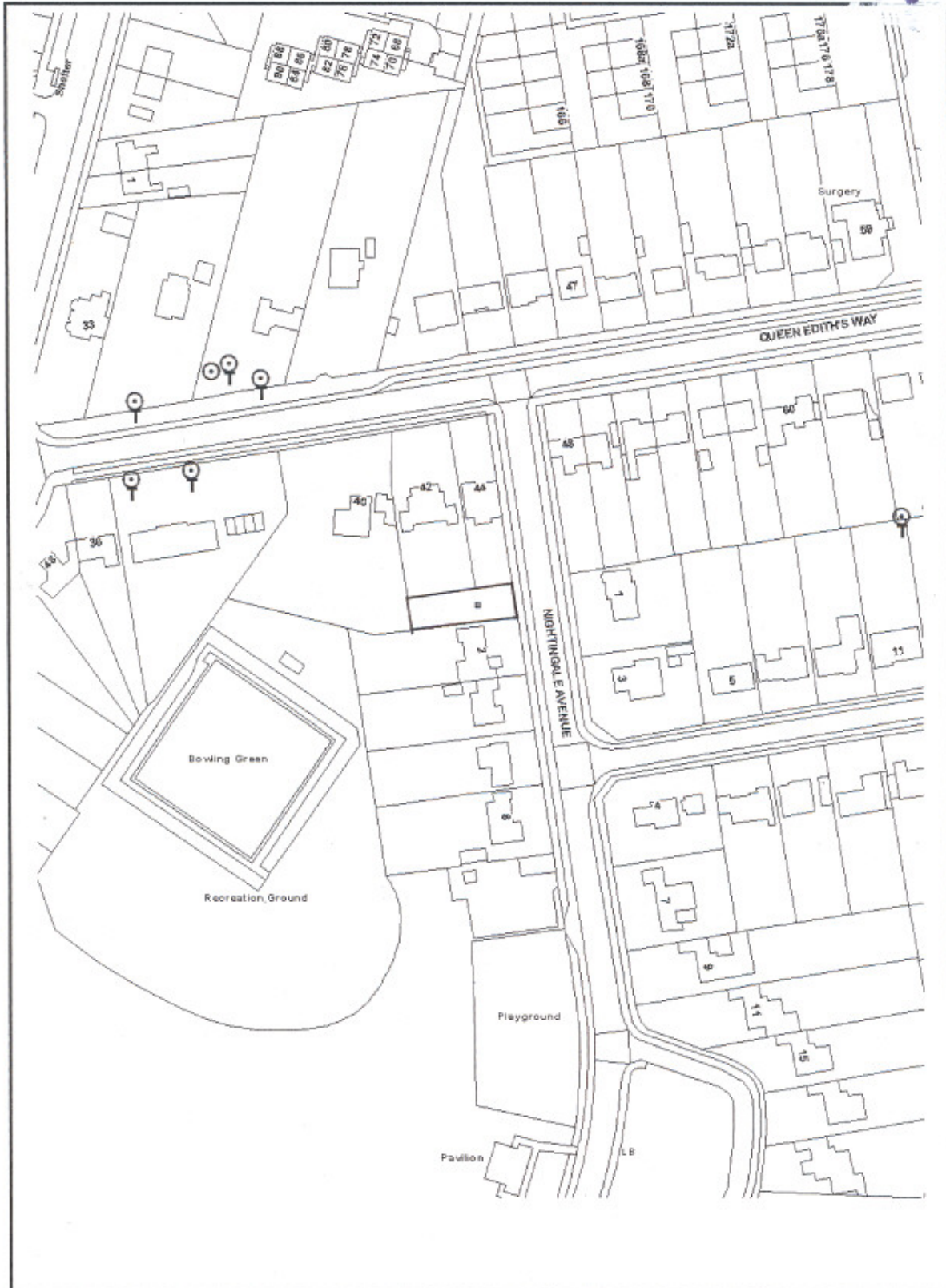
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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.

9.4



08/1374/FUL
Land Adjacent To 2 Nightingale Avenue Cambridge
Cambridgeshire

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