

Application Number	09/0749/FUL	Agenda Item	9.4
Date Received	20th August 2009	Officer	Mr Tony Collins
Target Date	15th October 2009		
Ward	Romsey		
Site	12 Brookfields Cambridge Cambridgeshire CB1 3NW		
Proposal	Erection of 8 one-bed flats and associated external works.		
Applicant	Mr M Swanborough C/O Agent Neale Associates The Tam Shed East Road Cambridge CB1 1BG		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular plot on the north side of Brookfields (the eastern continuation of Mill Road), just west of its junction with Seymour Road, and about 40m from the signal controlled junction with Perne Road and Brooks Road. The site is occupied by a bungalow, which appears to be vacant at present. The site extends from Brookfields through to Seymour Road at the rear. The rear garden is untended and filled with self-seeded saplings and scrub.
- 1.2 The surrounding area is primarily residential, but there are some commercial uses, such as a dentist's practice on the east side of Seymour Road, and the Brook public house on the opposite side of Mill Road. The site is not within any conservation area, and falls outside the controlled parking zone. There are trees on the site, but they are small; none is protected.

2.0 THE PROPOSAL

- 2.1 The application proposes two identical buildings, one facing Brookfields, and the other at the rear of the site, facing Seymour

Street. Each would resemble a pair of semi-detached houses similar to those at 4/6 Brookfields and 8/10 Brookfields, to the west of the site, with symmetrical fenestration, and a hipped roof; but each building would actually contain four one-bedroom flats, two on the ground floor served by entrances at the sides of the buildings, and two on the upper floors, served by a common entrance in the centre of the street elevation. The first-floor flats would have their bedroom in the roof space, reached by a staircase in a square dormer to the side of the hipped roof. The buildings would measure 10m x 9.5m, with eaves 5m above ground and a ridge at 8m above ground.

- 2.2 The space between the two buildings (10m x 16m) would provide amenity areas, with bin storage and cycle parking at both sides of the site midway between the buildings.
- 2.3 On the Seymour Street frontage four car parking spaces would be provided, one suitable for disabled users.
- 2.4 The application is accompanied by a Design Statement.

3.0 SITE HISTORY

Reference	Description	Outcome
72/0509	Erection of one dwelling	Withdrawn
83/0623	Extension to bungalow	Approved with conditions
86/0123	Outline permission for single dwelling at rear of site	Refused
88/1315	Outline permission for bungalow at rear of site	Approved with conditions
96/0997	Outline permission for bungalow at rear of site (renewal of 88/1315)	Approved with conditions

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

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

5.3 Planning Policy Statement 3 (PPS 3) Housing : Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

5.4 PPG13 Transport (2001): This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce

the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.

5.5 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

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

5.7 **East of England Plan 2008**

SS1 Achieving sustainable development
T2 Changing travel behaviour
T9 Walking, cycling and other non-motorised transport
T14 Parking
ENV7 Quality in the built environment
WM6 Waste management in development

5.8 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision
P9/9 Cambridge Sub-Region Transport Strategy

5.9 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/13 Pollution and amenity
5/1 Housing provision
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/8 Open space and recreation provision through new development

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements

5.10 Supplementary Planning Documents

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

5.11 Material Considerations

Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 Limited off-street car parking may put additional pressure on on-

street car parking in the area. Conditions sought regarding visibility splays, and surface and dimensions of car parking spaces. Informatives recommended.

Head of Environmental Services

Noise

- 6.2 Traffic noise on Mill Road is at a high level. Noise assessment and insulation scheme should be required by condition.

Contaminated Land

- 6.3 Previous uses mean contamination is likely. Condition required.

Waste and Recycling

- 6.4 The bin store is 20 metres away from the road; refuse crews are only able to move a bin a maximum of 10 metres. In the location shown, moving the bins for collection would be the responsibility of the occupiers. Each flat would require 3 wheelie bins (total 24). This would require considerable space and may be impossible to resolve without redesign.
- 6.5 Refusal recommended on grounds of insufficient waste storage arrangements. Conditions on ground contamination, waste storage, construction hours and noise suggested if approval given.
- 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 prospective lessees of the following addresses have made representations:

106 Seymour Street

- 7.2 The representations can be summarised as follows:

overshadowing

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

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is to be made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban extensions, development of additional residential units on sites such as this will be permitted subject to the existing land use and compatibility with adjoining uses.

8.3 Policy 3/10 of the local plan supports the subdivision of existing residential curtilages to create additional housing provided that the proposal does not infringe six criteria. Two of the criteria (those regarding listed buildings and local architectural, wildlife or arboricultural features) are not applicable here. A third concerns the protection of opportunities for comprehensive development, but I do not consider such opportunities exist in this case.

8.4 The fourth and fifth criteria concern the impact on residential amenity, of neighbours and future occupants respectively, and I consider those matters under the heading of residential amenity below. The final criterion concerns the impact on the character of the area, which I consider under the heading of context and design below.

- 8.5 In my opinion, subject to the three criteria set out in policy 3/10 as indicated above, the principle of the development is acceptable and in accordance with policies 3/10 and 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 The surrounding area is heterogeneous in character, although small terraced houses from the end of the nineteenth century predominate on Mill Road. The design mimics the form of the semi-detached houses immediately to the north, which is an appropriate solution in this context. At the rear of the site, the design is less obviously connected to the form of the late-twentieth century houses and bungalows in Seymour Street. The eaves height would be 300mm higher than that of the semi-detached pair of houses to the east (104/106 Seymour Street) and given its location closer to the footway than those houses, and its considerably bulkier roof, the building would be a much more dominant presence than its neighbour. Nos. 110 and 112 Seymour Street, to the west, are both bungalows, so although the proposed building here would be set back from the building line established by these two dwellings, it would again be more dominant in the street scene than its neighbours. There is however, no very clearly defined character to this part of Seymour Street, and I do not feel that the erection of a building here more visually dominant than its neighbours would have any significantly harmful impact on the street scene.
- 8.7 In my opinion, in this respect, the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposed buildings would lie to the west of N^o 14 Brookfields, and N^o 106 Seymour Street, and to the east of N^o 10 Brookfields and N^o 110 Seymour Street. The proposed buildings would result in some loss of early morning sunlight or late evening sunlight, respectively, to the occupiers of those pairs of properties; the most significant impact, however, would be to the rear garden of N^o 10 Brookfields in the morning. While recognising that there will be

some consequences of development, I do not consider any of these impacts would be significant enough to merit refusal.

- 8.9 The proposed buildings would result in some opportunities for overlooking of adjoining gardens and the rear windows of neighbouring properties. These would be oblique views. The distance from the rear of the proposed Brookfields building to the rear elevation of 110 Seymour Street would be about 18m, and from the rear of the proposed Seymour Street building to the rear elevation of 10 Brookfields would be about 22m. In my view, this separation, at an angle, is sufficient to be acceptable. The distances with respect to 14 Brookfields and 106 Seymour Street would be considerably less, but these two houses are already overlooked more closely by each other, directly face to face, so the proposed building would not represent any significant worsening of the existing situation.
- 8.10 The side windows of the proposed buildings would serve stairwells, and their positioning is such that they would not overlook garden areas or the windows of habitable rooms.
- 8.11 Although the proposed buildings would be larger than the existing bungalow on the site, neighbouring bungalows, and the houses to the east, I do not consider that they would produce any unacceptable sense of enclosure or visual domination.
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours 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

- 8.13 The flats in the two proposed buildings would face each other at a distance of 16m. This is closer than I would consider ideal, but given that both buildings would be new, and any future occupants would be aware of the proximity, and given that the planting of trees along the median line is proposed, which would in due course create at least a partial screen, I do not consider this proximity to give rise to unacceptable living conditions.
- 8.14 In my opinion, subject to condition, the proposal can provide 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 3/4, 3/7 and 3/12.

Refuse Arrangements

- 8.15 Comments from the Environmental Health department question whether adequate space for waste storage is available, and recommend refusal on these grounds. However, I am of the view that adequate waste storage can be provided on the site without any fundamental redesign.
- 8.16 In my opinion, subject to a condition to control the number and type of bins provided, and the arrangements for moving the bins for collection, the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.17 The highway authority's only concerns about safety relate to visibility splays and the surfacing of the parking area. In my view these can be addressed by conditions.
- 8.18 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 application proposes four car parking spaces, on the Seymour Street side of the site. The City Council Car Parking Standards would permit up to eight car parking spaces for a development of this size. In this location, close to bus and cycle routes, travel by means of transport other than the private car is very feasible. I note the comment of the highway authority that the level of off-street car parking proposed may lead to increased pressure on on-street car parking, which is already limited, but in my view this pressure will inevitably increase, regardless of this application, and I am mindful of government guidance in PPG13 that applicants should not be required to provide more on-site car parking space than they themselves require. In my view, the level of car parking provided is acceptable, and in accordance with East of England Plan (2008) policy T14, Cambridge Local Plan (2006) policy 8/10 and government guidance in PPG13.

- 8.20 The proposal shows parking spaces for eight cycles, which is in accordance with the City Council Standards, but no indication is given as to how they are to be secured or covered. In my view a condition is necessary to ensure this provision.
- 8.21 In my opinion, subject to conditions, 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 I have addressed the issue raised under neighbour amenity.

Planning Obligation Strategy

- 8.23 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

- 8.24 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.
- 8.25 The application proposes the erection of eight one-bedroom flats. One residential unit would be removed, so the net total of additional residential units is seven. 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	7	3780
2-bed	2	360	720		
3-bed	3	360	1080		
4-bed	4	360	1440		
Total					3780

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
1 bed	1.5	306	459	7	3213
2-bed	2	306	612		
3-bed	3	306	918		
4-bed	4	306	1224		
Total					3213

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	7	0
2-bed	2	399	798		
3-bed	3	399	1197		
4-bed	4	399	1596		
Total					0

8.26 The applicants have submitted a unilateral agreement to make the above contributions, but it has yet to be checked by legal officers. Subject to the legal check, 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

8.27 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	5	7595
2-bed	1085		
3-bed	1625		
4-bed	1625		
Total			7595

8.28 The applicants have submitted a unilateral agreement to make the above contributions, but it has yet to be checked by legal officers. Subject to the legal check, 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

8.29 Commuted payments are required towards education facilities where four or more additional residential units are created. In this case, seven additional residential units are created, but contributions are not required for pre-school education for one-bedroom units. 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	7	0
2-bed	2				
Total					0

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	7	1120
2-bed	2		160		
Total					1120

8.30 The applicants have submitted a unilateral agreement to make the above contributions, but it has yet to be checked by legal officers. Subject to the legal check, 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.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 31st January 2010 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 approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the local planning authority for approval.

(a)The contaminated land assessment shall include a desk study to be submitted to the local planning authority 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 local planning authority 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.

(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. 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 avoid pollution and to protect the welfare of future occupants of the site. (Cambridge Local Plan 2006 policies 3/7, 3/12 and 4/13)

3. 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)

4. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

5. 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)

6. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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)

8. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. Details of any proposed floodlighting or external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

10. 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)

11. 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)

12. 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)

13. No development shall take place until a noise report prepared in accordance with the provisions of PPG 24 'Planning and Noise', which considers the impact of road traffic noise on the proposed development has been submitted to the local planning authority

Following the submission of that report and before any development takes place, a noise insulation scheme, compliant with Approved Document F and BS 8233:1999, shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the buildings hereby permitted are occupied, and shall not be altered without the written approval of the local planning authority.

Reason: To protect the residential amenity of future occupiers. (Cambridge Local Plan 2006 policies 3/7, 3/12 and 4/13)

14. Notwithstanding the details shown on the approved drawings, development shall take place until full details of the on-site storage facilities for waste, including waste for recycling, and the arrangements for the disposal of waste have been submitted to, and approved in writing by, the local planning authority. The approved arrangements shall be implemented before any occupation of the buildings hereby permitted, and shall thereafter be maintained unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure satisfactory waste storage arrangements. (Cambridge Local Plan 2006 policy 3/12)

15. 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)

16. 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)

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, SS1 and WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 and P9/9

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

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

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 31st January 2010 it is recommended that the application be refused for the following reason.

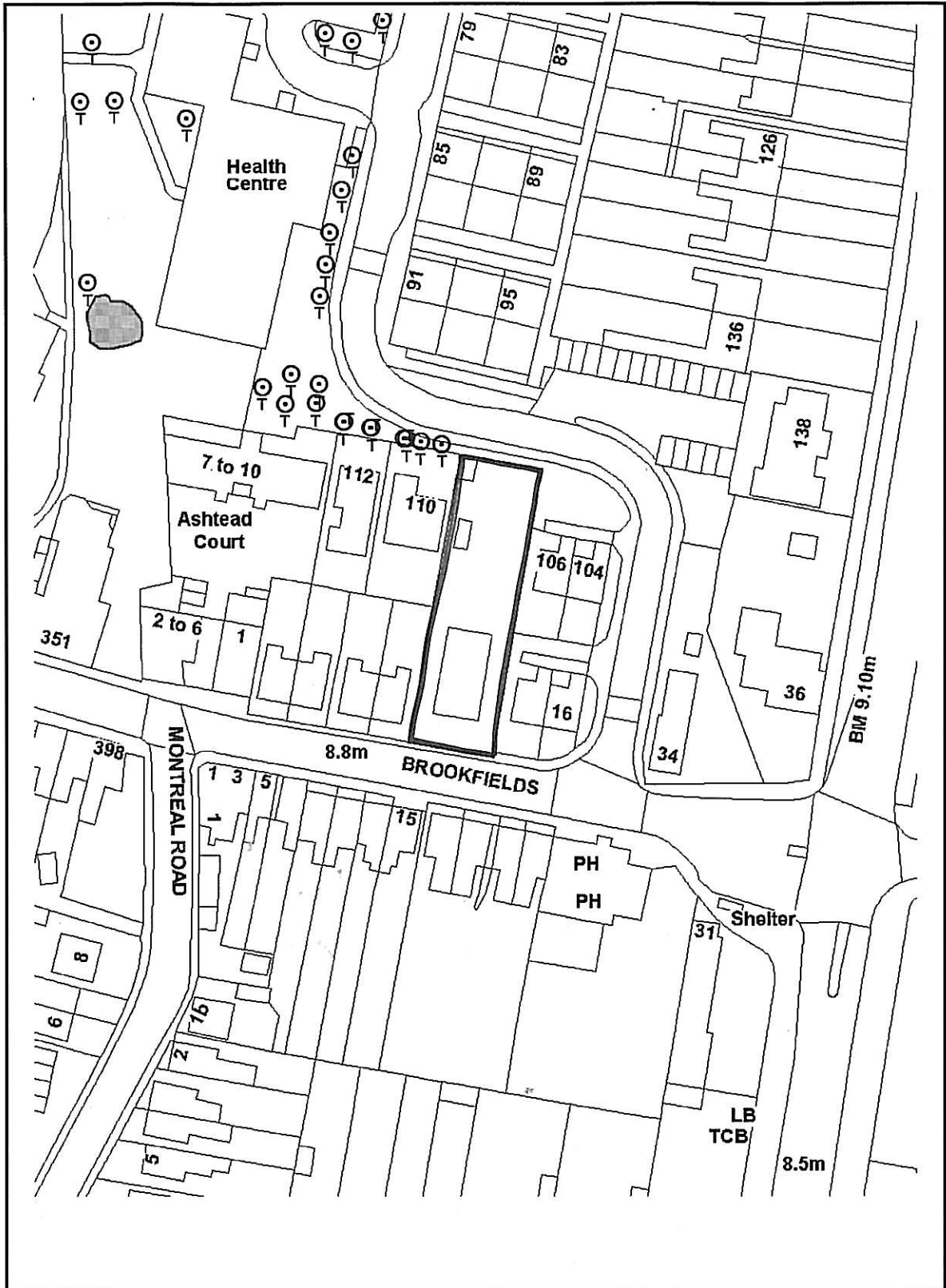
The proposed development does not make appropriate provision for public open space, community development facilities, or education, in accordance with policies 3/8, 5/14 and 10/1 of the Cambridge Local Plan 2006 and policies P6/1 and P9/8 of the Cambridgeshire and Peterborough Structure Plan 2003; and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

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



09/0749/FUL

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