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Cambridge City Council

Planning

Committee Members: Councillors Dryden (Chair), Blencowe (Vice-Chair), Gawthrope, Hart, Hipkin, Pippas, C. Smart and Tunnacliffe

Alternates: Councillors Bird, Holt and Holland

Published & Despatched: Tuesday, 26 January 2016

Date: Wednesday, 3 February 2016

Time: 10.00 am

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: Toni Birkin

AGENDA

19 AMENDMENT SHEET *(Pages 5 - 32)*

Meeting Information

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2, the Council Chamber and the Small Hall) are on the first floor, and are accessible via lifts or stairs.

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(Access to
Information)
Act 1985**

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each of the above reports on planning applications:

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 Head of Planning Services (01223 457103) in the Planning Department.

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Forum** Meetings of the Development Control Forum are scheduled for a week after the meetings of Planning Committee if required

**Public
Participation** Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Members of the public who want to speak about an

application on the agenda for this meeting may do so, if they have submitted a written representation within the consultation period relating to the application and notified the Committee Manager that they wish to speak by **12.00 noon on the day before** the meeting.

Public speakers will not be allowed to circulate any additional written information to their speaking notes or any other drawings or other visual material in support of their case that has not been verified by officers and that is not already on public file.

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Public representations on a planning application should be made in writing (by e-mail or letter, in both cases stating your full postal address), within the deadline set for comments on that application. You are therefore strongly urged to submit your representations within this deadline.

The submission of late information after the officer's report has been published is to be avoided.

A written representation submitted to the Environment Department by a member of the public after publication of the officer's report will only be considered if it is from someone who has already made written representations in time for inclusion within the officer's report. Any public

representation received by the Department after 12 noon two business days before the relevant Committee meeting (e.g by 12.00 noon on Monday before a Wednesday meeting; by 12.00 noon on Tuesday before a Thursday meeting) will not be considered.

The same deadline will also apply to the receipt by the Department of additional information submitted by an applicant or an agent in connection with the relevant item on the Committee agenda (including letters, e-mails, reports, drawings and all other visual material), unless specifically requested by planning officers to help decision-making.

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PLANNING COMMITTEE MEETING –2016

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 15/1683/FUL

Location: Department of Chemistry, Lensfield Road

Target Date: 05.11.2015

To Note:

- A. (with reference to paragraph 8.26 of the Committee report) On 19th January the County Council confirmed that other contributions to the highway improvements at Lensfield Road / Trumpington Road have been secured in the Section 106 agreements associated with planning permissions granted at the Judge Business School, and the Doubletree Hilton Hotel. The contribution sought in connection with the present proposal is thus the third sought, and the total of schemes contributing to this highway improvement will be limited to five.
- B. (with reference to Condition 21) Following the publication of the Committee report, I received advice from the Senior Sustainability Officer that the condition relating to BREEAM certification could and should be amended to the wording shown in the amendment below, in order more accurately to reflect City Council policy on sustainability.
- C. (with reference to Condition 10) Following the publication of the Committee report, I received a representation from the Bursar's office at the Stephen Perse Foundation, stating that the school would prefer the delivery hours condition to specify the standard hours of 0800-1800 attached to the permission granted on their own site opposite. I subsequently received a second representation from the same office, indicating the the Foundation did not intend to use the whole delivery window during term times, and would prefer the condition to limit deliveries to 0930-1430. This request seems unduly restrictive to me, but I remain concerned that deliveries should be controlled to reduce the hazard and inconvenience to those arriving at and leaving the school, and I have therefore proposed below an alternative condition requiring the submission of a delivery plan, which can if necessary be varied with the local planning authority's consent.

Amendments To Text:

In paragraph 8.26, delete the reference to Condition 28(travel plan)

Pre-Committee Amendments to Recommendation:

1. Amend Condition 9 (construction hours) to follow the standard wording:

No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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)

2. Amend Condition 10 (construction deliveries) to read as follows:

Collections from, and deliveries to, the site during demolition and construction phases shall take place only in accordance with a Construction Deliveries Plan, which has been approved in writing by the local planning authority before any deliveries or collections take place. The Plan may be varied during the course of development with the written approval of the local planning authority.

The Construction Deliveries Plan shall prohibit deliveries before 0700 and after 1930, and shall also prohibit deliveries after 1300 on Saturday, and at any time on Sundays and Bank Holidays. It shall recognize the particular circumstances of the site in close proximity to school entrances, and indicate clearly how any harmful impacts on the safety or convenience of other highway users will be minimized.

Reason: To protect the amenity of the occupiers and users of adjoining properties and of those using the highway in Union Road. (Cambridge Local Plan 2006 policy 4/13)

3. In Condition 19 (renewable energy), delete the words 'Prior to the commencement of development' and replace with 'Prior to any occupation of the building hereby permitted'
4. Replace Condition 21 (BREAM rating) with the following wording:

All non-residential buildings shall be constructed to meet the applicable approved BREEAM "Excellent" rating, unless an alternative rating is agreed in writing by the Local Planning Authority following detailed design. Prior to the occupation of the building, or as soon as practicable after occupation a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the Local Planning

Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

4. Replace Conditions 22 and 23 (public art) with a new Condition 22 worded as follows:

The Public Art Strategy submitted as Appendix G to the Design and Access Statement of the application shall be implemented in accordance with the timetable provided therein, and the building shall be occupied only if that timetable, and the other provisions of the Strategy, have been, and continue to be, adhered to.

Reason: To ensure appropriate public art. (Cambridge Local Plan 2006 policy 3/7)

5. Renumber Conditions 24-27 as 23, 24, 25 and 26
6. Delete Condition 28 (travel plan) because this is covered in the Section 106 agreement.

DECISION:

CIRCULATION: First

ITEM: **APPLICATION REF:** 14/1905/FUL

Location: 64 Newmarket Road

Target Date: 10.09.2015

To Note:

Connectivity

I have received a further representation from the Cambridge Cycling Campaign of 1 February 2016 regarding the issue of connectivity and the Eastern Gate SPD. The representation can be summarised as follows:

- 1) The Local Plan and the emerging plan contain clear policies requiring safe and convenient access for cycling.
- 2) The City Council's report on Orchard Park provides evidence that lack of connectivity to a development across a busy road leads to problems.

- 3) The infrastructure of East Road is hostile to cycling and walking.
- 4) The Eastern Gate SPD Project 3 provides evidence of this poor cycling environment on East Road (irrespective of whether the SPD is considered a priority for Section 106 obligations).
- 5) The developer claims that two pieces of cycle infrastructure are being created. These are not relevant to S106 funding nor do they improve connectivity.
- 6) The Transport Assessment shows inconsistencies and lacks evidence to show that a 30% cycling rate is achievable.
- 7) The developer's response to the Planning Committee's decision does not address the issue. The developer references the problem "around the site" whose mitigation will not be funded.
- 8) The County Council's Transport Team's lack of consideration of connectivity is an oversight. Their opinion is not fully robust.

On the above grounds, the Cycling Campaign consider the Planning Committee's 'Minded to Refuse' decision section on 'Eastern Gate SPD and Connectivity' is sound.

Officer Response

I have forwarded this representation onto the County Council Transport Team and will report any further comments orally at the Committee meeting. My initial response is that I do not necessarily disagree with points 1-4 made by the Cycling Campaign. However, I note that these cycling issues already exist and are recognised as part of the Eastern Gate SPD. S106 contributions cannot be sought to address existing deficiencies in infrastructure. I recognise that a level of cycling demand will arise from this site, but as set out in paragraphs 0.53 to 0.56 of my report, the Council is not in a position to ask for any monies for project 3 on the basis that: there is no detailed or agreed improvement plan for this junction; there is no certainty it would be delivered given existing City Deal commitments; there is no evidence that the improvements are necessary for the development to proceed; the junction improvements have not been costed (to enable monies to be sought) and could not be apportioned to the development site.

Affordable Housing

I have also received further advice of 1 February 2016 from the Council's viability consultants regarding comparable sales values. This is included at appendix 1 to the amendment sheet and can be considered together with the further report from BPS Surveyors included as an appendix to the officer report. Also included in full at appendix 2 to the amendment sheet is a note from Cllr Smart of 18 January 2016 that raises issues regarding the Islington case and sales values which the two advice notes from our viability consultants have sought to address. For purposes of clarity, the further advice note from BPS of 1 February 2016 does include consideration of a property currently on the market on the Brunswick site (Marlowe House, Kingsley Walk).

The advice concludes that:

'We discuss below some of the comments that have been made by Councillors regarding residential values, and put this into the context of the scheme's current viability deficit. Our overall conclusion remains that the applicant's estimated values are reasonable for this site, taking into account local new-build evidence, including schemes in superior locations. There would need to be an unrealistically large increase in sales values to entirely eliminate the financial deficit of the scheme, especially when the appraisal is corrected by adding in land finance costs and a land value for the existing vacant retail units – which we would expect the developer to do if this scheme were to be the subject of an Appeal.'

The officer position remains that Members have no reasonable grounds to pursue a reason for refusal based upon the level of affordable housing provision sought.

Height of Block G

I have received a further note from the applicants which summarises their position regarding the officer report. In relation to Block G, they state:

'Detailed submissions have been made throughout the application and in the recently submitted Block Study (January 2016) prepared by ABA, which have outlined the design rationale and justification for the height of Block G demonstrating that it will play a townscape role, and is considered acceptable in the context of its immediate surroundings.'

In my view, this does not alter the officer advice as set out in the Committee report.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1652/FUL

Location: Trumpington Park and Ride

Target Date: 10.02.2016

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:

MINOR PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 15/1499/FUL

Location: Brethren Meeting Room, Radegund Road

Target Date: 25.09.2015

To Note:

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1879/FUL

Location: 3 Barton Road

Target Date: 11.12.2015

To Note:

Amendments To Text:

In paragraph 8.36 of the Outlook section the penultimate sentence needs to be replaced with:

I do not consider the proposed development would result in a form of development that is uncharacteristic of this area.

Pre-Committee Amendments to Recommendation:

Conditions to add:

Student Management Plan

The development hereby approved shall not be occupied until an operational management plan for the site, which provides details of site management, security, delivery handling, waste collection management, litter control, student management, and term end pick-up and drop-off arrangements has been submitted to and approved in writing by, the local planning authority. Occupation of the site shall take

place only in accordance with the approved management plan.

Reason: To protect the amenity of neighbouring occupiers and highway users, and to ensure efficient operation of the highway network and protect highway safety. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/12 and 8/2)

Obscure glazing

The bedroom window in the first floor of the south elevation of Building B (room 22) shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

The landing windows at first and second floor in the east elevation of Building A shall be obscure glazed to a height of 1.7 metres and to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

Surface Water Drainage

Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

Access drainage

The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: for the safe and effective operation of the highway in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

Informatives to add:

Car Club

The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.

Considerate Contractor

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).

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2063/FUL

Location: Land Rear of 268 Queen Ediths Way

Target Date: 30.12.2015

To Note:

Representation from 222 Queen Ediths Way has been submitted. I have addressed the comments made in my report.

The public speaker will be showing a short computer generated video, which officers have already seen. The video has not been verified by officers and therefore members should give it little weight in their considerations.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

Condition 14, 15 and 16 – the following reason needs to be added:

Reason: To ensure the retention of the trees adjacent to the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2235/FUL

Location: 171 Hills Road

Target Date: 11.02.2016

To Note: Amended plans submitted showing upper level window in main part of house. Attached as Appendix 1.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1673/FUL

Location: 15 Whitehill Road

Target Date: 09.11.2015

To Note:

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1686/FUL

Location: 106 Wulfstan Way

Target Date: 18.11.2015

To Note:

The owner of 106 Wulfstan Way made representations in response to the objections received.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1421/FUL

Location: Land Adjacent to 4 Grantchester Road

Target Date: 28.09.2015

To Note:

The appeal decision letter for C/84/0425 is presented as an appendix document.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Condition no.7 should be removed.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1826/FUL

Location: 56 Kimberley Road

Target Date: 10.02.2016

To Note:

A third party representation from no.72 De Freville Avenue has been received. The representation reads as follows:

“I have seen the Officer report in relation to the latest application for the above which, inter alia, concludes that having regard to the ‘proliferation’ of rear box dormers in Kimberly Rd, the proposal is acceptable.

I have to say that, as professional planner myself, I am rather staggered by this conclusion which serves to use existence of existing ‘non compliant ‘ dormers (most of which were permitted before the CA was declared) as a justification for more. It completely fails to have regard to the very different context of this property which is, in marked contrast to others, fully in the public view. Moreover, comparison is drawn with the dormer at 54 Kimberly and it is said that it is essentially the same: with respect it is certainly not: as well as being inset to the eaves the latter is set well away from the roof edge/gutter & as such a much greater proportion of the original roof profile is seen. As such it is in marked contrast to the current scheme with its minimal set back from eaves only.

In many other situations planning officers will quite rightly be at pains to say that each proposal must be judged on its merits & that plainly must be the case here: To justify a policy breach in this way simply cannot discharge the statutory requirement to preserve or enhance and I would urge the council to assess the proposal appropriately against the relevant development plan policy and supplementary planning guidance which this manifestly offends. Why I might ask does the report not refer to the latter when it is clearly highly material: it is being totally ignored

Unfortunately I myself will be away & cannot be at the planning committee but shall ask local members to raise these points.”

Amendments To Text:

Paragraph 2.4 should read “Councillor Austin” instead of Councillor Avery.

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1848/FUL

Location: 58 Arbury Road

Target Date: 24.12.2015

To Note: None

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/1865/FUL

Location: 317 Hills Road

Target Date: 01.12.2015

To Note:

Amendments To Text:

Amendment to site history table to show that application C/91/0561 was allowed at appeal.

3.0 SITE HISTORY

Reference	Description	Outcome
C/00/0867	Erection of single storey rear extension.	Approved with conditions
C/02/0815	Erection of two storey side extension, front fence and gate.	Approved with conditions
C/63/0091	Erection of dwelling house and garage.	Approved with conditions
C/66/0137	Erection of flatlet	Refused
C/89/0536	CHANGE OF USE FROM RESIDENTIAL TO GUEST HOUSE.	Refused
C/90/0931	CHANGE OF USE FROM RESIDENTIAL HOME FOR THE ELDERLY. (AMENDED BY	Refused

C/91/0561	CHANGE OF USE OF EXISTING DWELLING TO RESIDENTIAL HOME FOR THE ELDERLY AND ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION.	Refused- Appeal Allowed
C/91/0562	THINNING OF THE LIME TREES TO HILLS ROAD FRONTAGE.	Approved with conditions
C/99/0903	Erection of a detached double garage.	Approved with conditions

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 15/2087/FUL

Location: 3 St Margarets Square

Target Date: 04.01.2016

To Note:

Amendments To Text:

Paragraph 6.2 to read:

6.2 The Environmental Health Officer considers the proposal to be acceptable subject to the imposition of a number of condition and informatives.
(conditions 3 & 4)

Condition 2 to read:

The development hereby permitted shall be used solely in conjunction with and ancillary to 3 St Margarets Square and shall not be separately used, occupied or let.

Reason: To protect the amenity of the adjoining residential properties and to avoid the creation of a separate planning unit. (Cambridge Local Plan 2006 policies 3/4 and 4/13)

Additional informative:

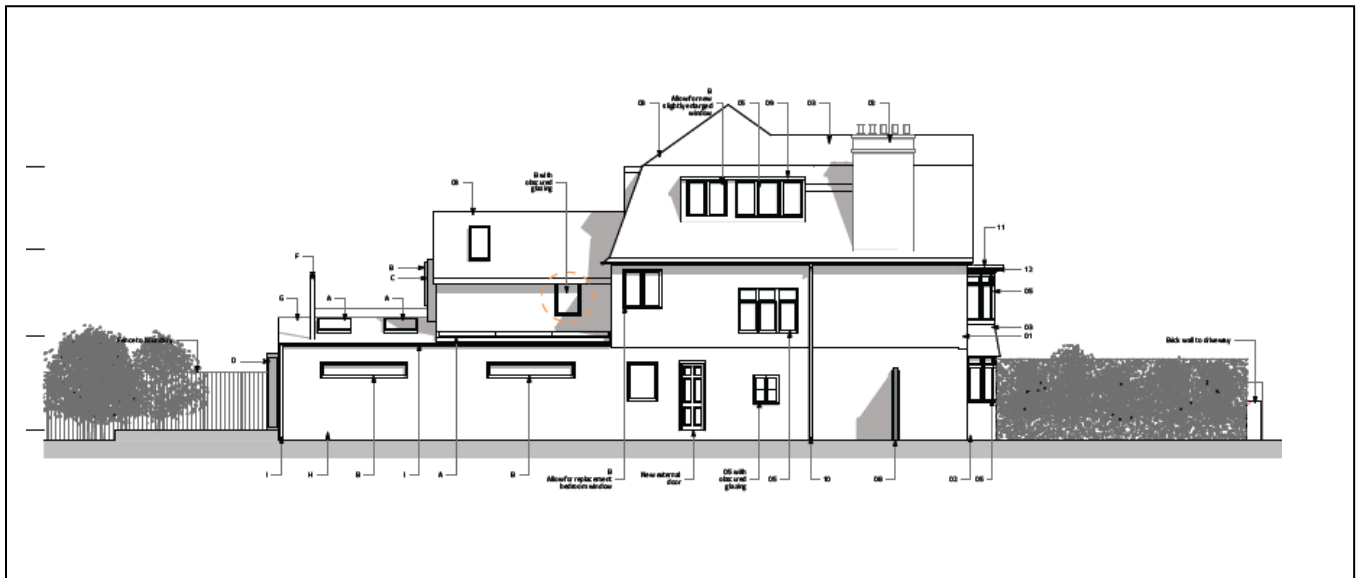
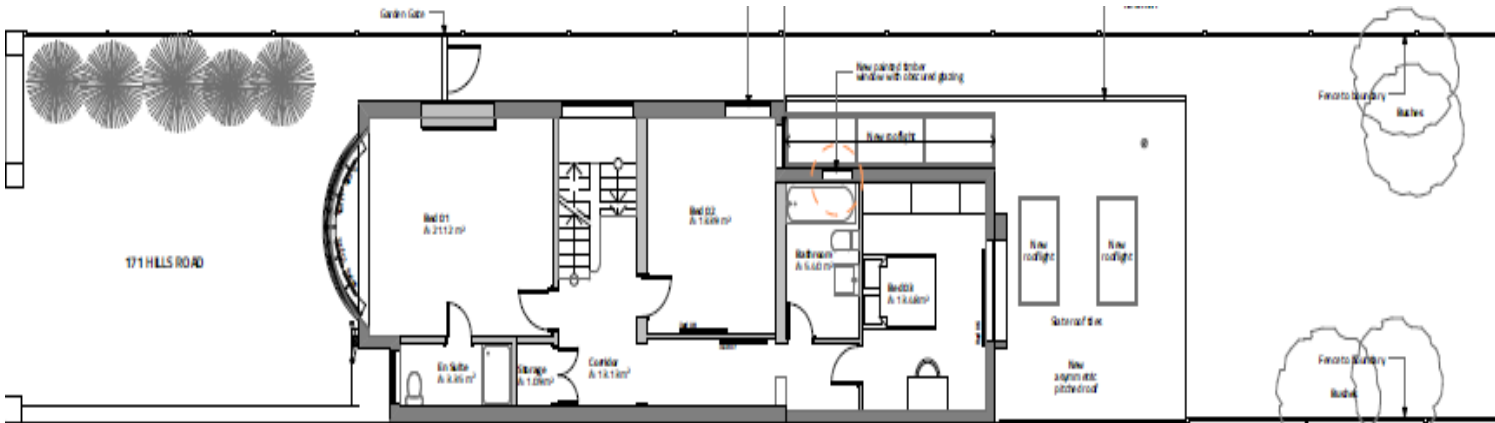
Annex dwellings with a basic amenity (toilet, bathroom or kitchen) separate from main dwelling annex may not be considered appropriate under the Housing Act 2004. Their

actions may result in the use of the Annex being restricted (e.g. they may prohibit its use as sleeping accommodation). You are strongly advised to contact Housing Standards Mandela House, 4 Regent Street, Cambridge, Tel: 01223 457000, Email: env.health@cambridge.gov.uk regarding this matter.

Pre-Committee Amendments to Recommendation:

DECISION:

Appendix 1 – Amended Plans 171 Hills Road 15/2235/FUL



Appendix 1: Email from BPS Chartered Surveyors, 1 February 2016

Dear Toby,

We discuss below some of the comments that have been made by Councillors regarding residential values, and put this into the context of the scheme's current viability deficit. Our overall conclusion remains that the applicant's estimated values are reasonable for this site, taking into account local new-build evidence, including schemes in superior locations. There would need to be an unrealistically large increase in sales values to entirely eliminate the financial deficit of the scheme, especially when the appraisal is corrected by adding in land finance costs and a land value for the existing vacant retail units – which we would expect the developer to do if this scheme were to be the subject of an Appeal.

Viability

To recap the scheme's original financial position, the benchmark land value is shown at £3.05m. The Unex appraisal generated a residual value of £0.527m. This is a deficit of £2.52m. We have sensitivity-tested this residual value to account for the impact of changes to sales values and build costs.

Since our June appraisal, the BCIS tender price index has increased by 3.5% (after allowing for a location factor) since then. The growth in residential sales values over this period for Cambridge is 3.4% (according to Zoopla data). By applying these actual growth figures, the result is a scheme deficit of £2.66m – marginally larger than the deficit stated in our June 2015 report. In the table below, we have adjusted the original appraisal's costs and values:

Scheme surplus/deficit

Build costs	Private market sales values			
	0%	5%	10%	15%
0%	-£2,523,000	-£1,250,000	£53,000	£1,342,078
5%	-£3,970,880	-£2,682,521	-£1,394,162	-£105,803
10%	-£5,418,761	-£4,130,402	-£2,842,042	-£1,553,683
15%	-£6,866,641	-£5,578,282	-£4,289,923	-£3,001,564

There are no land finance costs in the appraisal, nor in the above table. We estimated these at £533,750 based on 30 month development period and 7% interest rate. We have added in this land finance, and have increased the benchmark land value by adding the value of the two vacant retail units, as these units were only omitted from the benchmark because of Vacant Building Credit, which has now been discontinued by the Government. Based on these units' former rents, we estimate a total value of £2.5m, which would increase the benchmark to £5.55m. We estimated that this higher benchmark would incur a higher finance cost of £971,000. If this scheme we were be refused and then appealed, we would fully expect a revised appraisal to be provided by the appellant, with the additional land finance and the vacant units' values included to present an optimum case for the applicant. The revised sensitivity testing on this basis is shown below:

Scheme surplus/deficit, with updated finance costs and benchmark land value

Build costs	Private market sales values			
	0%	5%	10%	15%
0%	-£5,994,250	-£4,721,250	-£3,418,250	-£2,129,172
5%	-£7,442,130	-£6,153,771	-£4,865,412	-£3,577,053
10%	-£8,890,011	-£7,601,652	-£6,313,292	-£5,024,933
15%	-£10,337,891	-£9,049,532	-£7,761,173	-£6,472,814

The above shows that even assuming 15% sales value growth, and 0% cost growth, the scheme would still have a large deficit.

Sales values

A total value of £35.64m has been attributed to the private market housing. This value has been calculated by applying the following values per sqft to the different housing types proposed within the scheme:

- *One-beds: £675 per sqft*
- *Two-beds: £650 per sqft*
- *Three-beds: £635 per sqft*

Adding in 3.4% of sales growth gives:

- *One-beds: £698 per sqft*
- *Two-beds: £672 per sqft*
- *Three-beds: £660 per sqft*

Regarding the comparables we provided in our report, we were of the view that the subject site is, while close to the town centre, in a mixed use area that is not a 'prime' location for housing in Cambridge.

Taking the units in Block C as a representative example, the units values as agreed in our June report are:

- *One-beds: £431,900-£457,884*
- *Two-beds: £532,231-£648,445*
- *Three-beds: £765,262*

We refer to comments made by one of your Councillors:

"In the document discussing the question of viability, I see that the main comparison has been made with Pym Court, off Cromwell Road. Other sites mentioned are Hampden Gardens, next to Pym Court and also off Cromwell Road, Bailey House off Rustat Road, Occupation Road and Auckland Court off Auckland Road.

*"**Pym Court cannot**, by any stretch of imagination, be said to be in the city centre as the application site clearly is. **Pym Court** is the other side both of the inner ring road and the railway line. The same is true also for Hampden*

Gardens and Bailey House. Sites in the Kite and other city-centre areas command a premium which does not apply to sites the other side of the railway in Romsey and Coleridge.

*“It is more reasonable to use **Occupation Road** as a comparator as it is only one step away from the centre just over the inner ring road and in a mixed residential and commercial area. Likewise, it is appropriate to use Auckland Court as it is near and would be counted by many as in the city centre, though further from the historic area.*

“I am however puzzled why no reference has been made to the apartments on the Brunswick site as it is just the other side of Newmarket Road and was built quite recently. Likewise, I am surprised that no reference has been made to Parkside Place though it was referred to in the meeting when we were discussing height. If it is near enough to be “prayed in aid” on those ground, surely it is also relevant when discussing sale prices?

“All in all, I am not convinced that the correct market value has been put on the sale price of these dwellings because I believe inappropriate comparisons have been made.”

Regarding **Pym House scheme**, this is half a mile to the south east of the application site, and further from the town centre, but closer to open countryside which is a potential advantage. The key point to make is that Pym Court’s values, at circa £450 per sqft, were indeed substantially *below* those applied to the subject site (£635-£675 per sqft). Therefore a substantial uplift had been applied to reach values for the application site, which we note is not an ideal site for residential by any means.

Another scheme we cited, on **Occupation Road**, is extremely close to the application site. The values of £553 and 486 per sqft we cited for Occupation Road are considerably lower than those the appraisal, despite there being little reason to adopt higher values than Occupation Road scheme, given its close similarities.

Regarding the **Brunswick site** mentioned, we have not heard of this site and do not have its exact name and location, thus are unable to find its sales history.

We have searched for the **Parkside Place** scheme that has been referred to. This is near Parker's Piece. . We understand that a large number of the units are available as self-catered serviced apartments, typically available for rent for period of 2 days to 1 week minimum stay depending on the level of advance booking. These schemes typically generate values much more closely allied to hotel development than residential sales. It has been noted that normal, non-serviced units are at this scheme. We have viewed Land Registry records which shown that the latest sale at this development was in July 2014. Most of the sales date from 2013, which makes this scheme of limited use as comparable evidence. The sale of a 2-bed in February 2014 for £720,000. This is a 1,270 sqft property, which is large for a 2-bed. It is £567 per sqft. Once growth is factored in since Feb 14, this would suggest values per sqft close to those applied to the proposed scheme values. We consider Parkside to be a superior scheme in a superior location. A 3-bed sold for £1.8m

(£862 per sqft) in July 2014. It is an exceptionally large apartment and is not directly comparable to the proposed scheme. A 1-bed sold for £355,000 in July 2014. This is £717 per sqft.

The scheme at **1-5 Midsummer Place, Auckland Road** will comprise semi-detached 2 and 3 bed houses. Consequently we would expect this scheme to achieve sales values in excess of flatted schemes. The scheme has not yet come to the market and will be offered in February for terms as yet un-finalised but anticipated to be in the region of £550,-£600,000 for 2 bed units. This suggests rates of £650-£750 per sq ft. There are a range of units value applied to the subject scheme two bed units but typically values are £520-£530,000. Though it should be noted ground floor 2 beds maisonettes are priced at over £900- £1,000,000 with other 2 bed flats priced at £600-£700,000 dependent on location. The proposed values from the subject scheme compare well to this scheme.

Latest sales evidence

- **Marlowe House**, 2 bedroom apartment for sale, Kingsley Walk, Cambridge, Cambridgeshire, CB5. Available at **£595,000**. This is **£734 per sqft**. This is higher than the aforementioned £672 per sqft (indexed to present day values) for the proposed 2-beds. Marlow House has a leisure complex including a resident's gymnasium and benefits from front-of-house concierge. This is a riverside scheme with quality landscape communal gardens are views over the River Cam. We do not expect these values to be reached at the application site, given its proposed specification and its location, including the proximity of busy roads and a busy roundabout. The value per sqft of this Marlow House unit is 10% higher than the proposed 2-beds in the developer's appraisal.
- **101 New Street opposite Occupation Road**. This new build terraced house sold for £450,000 in March 2015. No further details are readily available but the figure broadly equates to the lower priced 1 bed units in the subject scheme.
- **Unit 9 Evening Court/Newmarket Road**. This modern terraced unit first sold in 1997 and has now achieved values in excess of £1m as at June 2015. This is broadly in line with the value for the 2 bed maisonettes in the subject scheme, though more valid analysis would be possible with floor areas and the number of beds available to us.
- Nidus is a new development located on Newmarket Road. One-bed available at **£290,000**, which is **£625 per sqft**. A 2-bed is available at **£385,000** which is **£606 per sqft**. Based on our comparison of this to the application site, we see no reason to apply higher rates to the proposed units. This suggests that the appraisal's values remains reasonable, and are perhaps marginally higher than can be justified in this location.

I hope the above is clear. Please get in touch if you wish to discuss this matter further.

Kind Regards

Kyle

Kyle Gellatly MSc MRICS
Associate Director
BPS Chartered Surveyors
82 South Street
Dorking
RH4 2HD

Appendix 2, Note from Cllr Smart of 18 January 2016

The viability issue on the Newmarket Road / Severn Street application.

1) The Islington Case.

Reading the article written by Chris Smith editor of 24Housing in the December edition of that magazine - I see that there is a case before the Planning Inspectors involving Islington Council concerning viability - or there was when the article was written.

I understand from the article that the Council asked for clarification from DCLG and got the reply, "land or site value should reflect policy requirements". The article goes on to interpret this as meaning that the developer should take the policy requirements of the planning authority into account when negotiating to buy the land.

At the briefing on viability, I said I had read something about discounting the price of the land. Obviously, I had mis-remembered or mis-interpreted it a bit but this must have been what I had seen reference to.

However, the answer I got at the briefing did not refer to this at all. Has the situation moved on? Has the Islington case been finished and the result not reflect the position indicated in the article?

2) The estimated sale price of dwellings.

In the document discussing the question of viability, I see that the main comparison has been made with Pym Court, off Cromwell Road. Other sites mentioned are Hampden Gardens, next to Pym Court and also off Cromwell Road, Bailey House off Rustat Road, Occupation Road and Auckland Court off Auckland Road.

Pym Court cannot, by any stretch of imagination, be said to be in the city centre as the application site clearly is. Pym Court is the other side both of the inner ring road and the railway line. The same is true also for Hampden Gardens and Bailey House. Sites in the Kite and other city-centre areas command a premium which does not apply to sites the other side of the railway in Romsey and Coleridge.

It is more reasonable to use Occupation Road as a comparator as it is only one step away from the centre just over the inner ring road and in a mixed residential and commercial area. Likewise, it is appropriate to use Auckland Court as it is near and would be counted by many as in the city centre, though further from the historic area.

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All in all, I am not convinced that the correct market value has been put on the sale price of these dwellings because I believe inappropriate comparisons have been made.

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CAMBRIDGE CITY COUNCIL
The Guildhall, Cambridge, CB2 3QJ

Ref: C/0425/84

Town and Country Planning Act 1971

REFUSAL OF PLANNING PERMISSION

To: MR. M. G. PETER,
C/O E. WILLIAM PALMER AND PTNS.,
THE STUDIOS,
101 FOTHERINGHAM ROAD,
ENFIELD, MIDDX. EN1 1QD

The Council hereby refuse permission for
ERECTION OF SINGLE-STOREY DWELLING UNIT AND GARAGE
(AMENDED BY LETTER AND DRAWINGS NO. 984:01A, 021 DATED
31ST MAY, 1984)

at
4A GRANTCHESTER ROAD, NEWNHAM, CAMBRIDGE.

in accordance with your application dated 25th April 1984

for the following reasons:-

- 01 The proposal would be detrimental to the amenities of the adjoining residential property/properties by reason of increased noise, disturbance and loss of privacy.

Dated: 18th July 1984

Guildhall, Cambridge, CB2 3QJ.

Michael Ball
City Secretary & Solicitor

SEE NOTES OVERLEAF

Department of the Environment and
Department of Transport

Common Services

Room 1309

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 861

Switchboard 0272-218811

GTN 2074



JG
for entry
in LLC R

RECEIVED
23 JUL 1985
CHIEF EXECUTIVE
CAMBRIDGE
ME/85

E William Palmer & Partners
The Studios
101 Fotheringham Road
ENFIELD
EN1 1QD

Your reference

984

Our reference

T/APP/Q0505/A/85/026827/P7

Date

19 JUL 85

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR M G PETER
APPLICATION NO:- C/0425/84

ENTERED IN LAND
CHARGES REGISTER
INITIALS 399
DATE 23/7/85

- As you know I have been appointed by the Secretary of State for the Environment to determine the above appeal against the decision of the Cambridge City Council to refuse planning permission for the erection of a single-storey house with garage at 4A Grantchester Road, Newnham, Cambridge. I have considered the written representations made by you, by the Council and by interested persons. I inspected the site on 17 June 1985.
- The proposed bungalow would be built on a wedge shaped site which has only a narrow frontage to Grantchester Road. As a result, the bungalow would occupy a position behind the adjoining houses. The rear of the site runs down to Boltons Pit, a lake which is designated as a site of Natural History Interest in the adopted Newnham and West Cambridge District Plan.
- I therefore consider that the main issues in this appeal are the effect the proposed bungalow would have on the occupiers of the adjoining houses and its effect on the character and appearance of Boltons Pit and its surroundings.
- Although the proposed development would be entirely behind the rear line of the 2 adjoining houses in Grantchester Road, I saw on my site inspection that its impact on the occupiers of these properties would be substantially reduced not only by its single-storey character but also by the existing high and thick hedges. In addition all the main windows in the bungalow would face towards the lake. I do not therefore consider that it would create any major problems of overlooking.
- The bungalow would be visible from the first floor windows of the adjoining houses but I note that as a result of discussions with the Council the plans have been amended to reduce the height of the roof. This means that the proposed bungalow would be significantly less obtrusive although I accept that it would still interrupt the largely undeveloped view from the rear first floor windows of 2A and 4 Grantchester Road.
- The introduction of a new bungalow on the appeal site would, in my view, result in some increase in activity, although I note that the site is already used as a garden and that there is an existing garage on its front part. The effect of any increased noise and disturbance would however be minimised by the

fact that the rear garden of the bungalow, in which any increase would be at its greatest, would be, for the most part, beyond the rear gardens of the 2 adjoining properties.

7. I therefore consider that although the proposed development would have an effect on the occupiers of the adjoining properties, this effect would not be so great as to justify dismissing the appeal.

8. Although I understand the concern of local residents over the impact of the proposed bungalow on Boltons Pit and its surroundings, I note that this concern is not shared by the Council in its representations. While the lake clearly has natural history interest, the nearest part of the bungalow would be some 50 ft from the shore of the lake.

9. The development would involve the loss of some trees and shrubs. While this would reduce the rural character of the lake shores, I consider that appropriate landscaping would limit the impact of the proposed single-storey building to an acceptable level, particularly since I understand that no trees within 20 ft of the lake shore would be felled. I do not therefore consider that the effects of the proposed development on the lake and the surrounding area would be so great as to be unacceptable.

10. I have taken account of all the matters raised in the representations including the legal constraints on development on the site. None of these is however sufficient to outweigh my conclusions on the main issues.

11. In allowing this appeal, I shall impose conditions regarding landscaping and the protection of existing trees during the course of development, in order to ensure that the effect of the bungalow on the appearance of the area around the lake is minimised.

12. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the erection of a single-storey house with garage at 4A Grantchester Road, Newnham, Cambridge in accordance with the terms of the application (No C/0425/84) dated 25 April 1984 and the amended plans submitted on 31 May 1984 subject to the following conditions:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

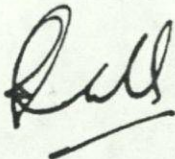
2. no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;

3. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

13. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

14. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant



M J BRUNDELL BA DipTP FRTPI
Inspector