



SOUTH AREA COMMITTEE



AGENDA

To: City Councillors: Dryden (Chair), Meftah (Vice-Chair), Ashton, Blackhurst, Birtles, McPherson, Pippas, Stuart and Swanson

County Councillors: Carter, Heathcock and Shepherd

Dispatched: Tuesday, 28 August 2012

Date: Wednesday, 5 September 2012

Time: 7.30 pm

Venue: British Legion Hall, Fishers Lane, Cherry Hinton

Contact: Martin Whelan **Direct Dial:** 01223 457012

1 APOLOGIES FOR ABSENCE

2 MINUTES (*Pages 1 - 8*)

3 MATTERS AND ACTIONS ARISING FROM THE MINUTES

4 DECLARATIONS OF INTEREST

Members of the committee are asked to declare any interests in the items on the agenda. In the case of any doubt, the advice of the Head of Legal should be sought **before the meeting**.

5 OPEN FORUM

6 SOUTHERN AREA TRANSPORT CORRIDOR FUNDING

To follow

Development Plan Policy, Planning Guidance And Material Considerations

7 12/0834/FUL- 39 LONG ROAD (*Pages 21 - 36*)

- 8** **12/0763/FUL - 51A HARTINGTON GROVE** (*Pages 37 - 52*)

- 9** **10/0035/FUL - OUTSIDE 108, 110, 112, AND 122 HIGH STREET, CHERRY HINTON** (*Pages 53 - 60*)

Meeting Information

Open Forum

Members of the public are invited to ask any question, or make a statement on any matter related to their local area covered by the City Council Wards for this Area Committee. The Forum will last up to 30 minutes, but may be extended at the Chair's discretion. The Chair may also time limit speakers to ensure as many are accommodated as practicable.

Public Speaking on Planning Items

Area Committees consider planning applications and related matters. On very occasions 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 working 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.

For further information on speaking at committee please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Further information is also available online at

<http://www.cambridge.gov.uk/public/docs/Having%20your%20say%20at%20meetings.pdf>

The Chair will adopt the principles of the public

speaking scheme regarding planning applications for general planning items and planning enforcement items.

Cambridge City Council would value your assistance in improving the public speaking process of committee meetings. If you have any feedback please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Representations on Planning Applications

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.

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 working 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.

Filming, recording and photography

The Council is committed to being open and transparent in the way it conducts its decision-

making. Recording is permitted at council meetings, which are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chair of the meeting will facilitate by ensuring that any such request not to be recorded is respected by those doing the recording.

Full details of the City Council's protocol on audio/visual recording and photography at meetings can be accessed via:

www.cambridge.gov.uk/democracy/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=33371389&sch=doc&cat=13203&path=13020%2c13203.

Fire Alarm

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Facilities for disabled people

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A loop system is available on request.

Meeting papers are available in large print and other formats on request prior to the meeting.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries reports

on If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

General Information

Information regarding committees, councilors and the democratic process is available at www.cambridge.gov.uk/democracy.

SOUTH AREA COMMITTEE16 July 2012
7.30 pm - 10.05 am

Present: Councillors Blackhurst (Vice-Chair), Ashton, Birtles, Dryden, McPherson, Meftah, Pippas, Stuart, Swanson, Carter and Heathcock

Officers Present :

Head of Streets and Open Spaces – Toni Ainley
Project Delivery and Environment Manager – Andrew Preston
Principal Planning Officer – Toby Williams
Committee Manager – Martin Whelan

Also Present:

Representatives of Cambridgeshire Police and Cambridgeshire Fire and Rescue Service
Cambridgeshire County Council Parking Services Manager – Graham Lowe
Cambridgeshire County Council Director of Infrastructure Management and Operations – John Onslow

12/28/SAC Election of Chair and Vice Chair

The Committee Manager opened the meeting and invited nominations for Chair. One nomination was received, Councillor Dryden. Councillor Dryden was elected unopposed as Chair.

The Chair invited nominations for Vice Chair. Two nominations were received, Councillor Meftah and Councillor Blackhurst. Councillor Meftah was elected by 5 votes to 4 votes.

12/29/SAC Apologies for Absence

There were no apologies for absence.

12/30/SAC Minutes

The minutes of the meeting held on 10th May 2012 were approved as a true and accurate record.

12/31/SAC Matters and Actions Arising from the Minutes

There were no matters arising from the minutes.

12/32/SAC Declarations of Interest

There were no declarations of interest.

12/33/SAC Open Forum

The committee received two questions during the open forum, requesting an update on the progress of installing yellow lines on the corner of Godwin Way and Godwin Close and expressing significant concern about the safety implications of the delay in implementation.

The County Council Parking Services Manager, responded to the concerns and explained that it was intended for the work to be completed as the Minor Works programme within the current financial year but that until consultation had been undertaken an indicative timescale was not available.

12/34/SAC Southern Area Parking Review

The committee received an update on the Southern Area Parking Review for the County Council Parking Services Manager and the County Council Director of Operations and Infrastructure. The committee were advised that the review covered the three wards in South Area plus parts of Coleridge and Romsey.

The following comments were made on the review

- i. Specific problems with parking on double yellow lines, inappropriate and double parking on Aldmonders Avenue, Kinnaird Way, Marshalls Road, Beaumont Road and Topcliffe Way were highlighted. Concern was expressed about the potential impact on the ability of emergency services to access property. The Parking Services Manager confirmed that restrictions were being considered as part of the minor works process. Other members of the audience expressed support for the suggestion.

- ii. The County Council were encouraged to liaise with Transition Cambridge, who had recently received a presentation from research students on a new piece of software developed to accurately predict likely travel flows including parking and public transport locations. The comment was noted.
- iii. Frustration was expressed about the length of time that the issues had been being raised with the County Council, without any apparent action.
- iv. It noted that in other European countries, such as Holland infrastructure projects such as hospitals were only approved, if it could be demonstrated that there would be no additional traffic effect in the neighbouring area.
- v. It was suggested that the price of park and ride was linked to the on-site parking, but that the level at which it was set would discourage lower paid workers from using either facility. It was also noted that certain local streets were significantly more convenient than onsite parking.
- vi. Significant concern was expressed if the situation on Wulfstan Way was allowed to continue unchecked that buses would choose to cease serving the estate.
- vii. Concerns were expressed about the potential consequential effect of introducing restrictions, on neighbouring areas without restrictions.

In response to concerns about access for emergency services, the representative of the fire service confirmed that, subject to there being access within 45 metres and an available fire hydrant, any fire could be tackled.

The meeting was thanked for the feedback, and it was agreed to explore organising a meeting for Queen Edith's Councillors and interested members of the public.

12/35/SAC Policing and Safer Neighbourhoods

The committee received a report from Inspector Poppit regarding Policing and Safer Neighbourhoods. The meeting was advised of progress against existing

priorities and a recommendation on whether they should continue or not, and a summary of overall crime levels in the area.

Members of the public made the following comments on the report

- i. With reference to speeding and the fact that PCSOs were not permitted to undertake enforcement action, the committee was urged to set a priority requiring Police Officers to undertake this type of activity.
- ii. It was noted that the committee had asked on a number of occasions for a breakdown of violent crime and that this was not included, and it was suggested that a priority could be set based on reducing the number of injuries report.
- iii. It was also noted that the committee had also asked in the past for information about traffic and motoring offences to be included in the report, and that without that data it was very difficult for the committee to set priorities in these areas.
- iv. The effectiveness of existing social media work undertaken by the Police and other partners was challenged.
- v. Support for the continuation of the school parking priority was expressed. Concern was however raised regarding the apparent low level of resource focussed on this priority compared with other priorities.

Inspector Poppit responded to the issues raised by members of the public.

- i. The report was currently produced locally and that providing the level of detailed requested was not achievable without the use of significant resources.
- ii. With the reference to the suggestion regarding a priority based on number of injuries, the Inspector explained that it would be very difficult unless there was a particular hot spot, which could be focused on.
- iii. The comments related to social media were noted.

A representative of the Fire and Rescue Service explained that in addition to the Police hours, the Fire and Rescue Service had also invested time in addressing the priority regarding anti-social parking in the proximity of primary schools in Queen Ediths.

The committee noted further concerns regarding the apparent mismatch between the level of activity reported regarding anti-social parking in the proximity of primary schools in Queen Ediths, and the level of activity witnessed. The Inspector agreed to address the concerns outside of the meeting.

The committee made the following comments on the report

- i. Support was expressed for the continuation of the Anti-Social behaviour in Cherry Hinton Priority. The positive activities of the PCSOs were welcomed.
- ii. Existing social media activities undertaken by the Police and other partners was highlighted.
- iii. With reference to speeding at Church End, the comments raised by the police in the report regarding the difficulty in undertaking speed enforcement in that area due to the road layout were noted. It was highlighted that when the speed survey was conducted it coincided with the installation of temporary traffic lights, and it was requested that the exercise was repeated at a time when the lights were not present. It was also questioned whether it was possible for PCSOs to be authorised to undertake speed enforcement activities.
- iv. The possibility of including for each crime type a list of the different offences was suggested.
- v. With reference to the issues of anti social parking, the Police were requested to consider the implications of the refurbishment work at Queens Edith's Primary School. The comment was noted. Support was expressed for the continuation of the priority.
- vi. With reference to the issues of anti social parking, the work undertaken by the Fire Service was welcomed and it was also suggested that enforcement action should be extended to the Perse Pelican School and Homerton Childrens Centre. The Inspector confirmed that it was intended that enforcement activities would be extended.
- vii. In light of the increased number of dwelling burglaries, the possibility of undertaking awareness raising activities amongst the elderly population was suggested.

- viii. With regards to the increased rate of violent crime in Trumpington, it was suggested that it needed to be considered as a priority unless there was an explanation.
- xi. The committee expressed frustration about the difficulty of setting priorities without detailed information on certain crime types.

Resolved (Unanimously) to recommend the following priorities

- i. Continuation – Anti Social Behaviour in Cherry Hinton
- ii. Continuation – Anti Social of Mini Motos
- iii. Continuation – Anti Social parking associated with primary schools in Queens Ediths
- iv. Continuation – Speeding at Church End
- v. New – Dwelling burglary

12/36/SAC Environmental Improvement Programme

The committee received a report from the Project Delivery and Environment Manager regarding the Environment Improvement Programme.

The committee discussed the projects listed in the report, and noted that external funding may be available for some of the projects.

Resolved (Unanimously) to

- i. Allocate funding of £40,800 to the following projects.
 - Trumpington War Memorial - £8500
 - Hobson Brook Railings - £9000
 - South Area Mobility Crossings - £6000
 - Cherry Hinton War Memorial - £5000
 - Cherry Hanging Baskets - £4300
 - Noticeboard on Cherry Hinton Recreation Field - £4500
 - Bollards on forecourt at junction of Mill End Road and Cherry Hinton High Street - £3500

- ii. Approve the schemes listed in i. for implementation, subject to positive consultation and final approval by local Ward Councillors.
- iii. Note the progress of existing schemes listed in appendix C of the committee report.

12/37/SAC 12/0441/FUL - Netherhall Farm Worts Causeway, Cambridge, Cambridgeshire CB1 8RJ

The committee received a planning application requesting full planning permission to convert the barns into four dwellings.

The agent for the applicant (Jenny Page) spoke in support of the application.

Resolved (Unanimously) to approve the application for following the reasons

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies: Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 Cambridge Local Plan (2006): 3/1, 3/2, 3/4, 3/7, 3/9, 3/10, 3/11, 3/14, 4/1, 4/2, 4/3, 4/4, 4/6, 4/7, 4/12, 4/13, 4/15, 5/1, 5/2, 5/14, 8/2, 8/6, 8/10, 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.

The meeting ended at 10.05 am

CHAIR

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DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

1.0 Central Government Advice

- 1.1 **National Planning Policy Framework (March 2012)** – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 1.2 **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.
- 1.3 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

2.0 East of England Plan 2008

SS1: Achieving Sustainable Development
SS2: Overall Spatial Strategy
SS3: Key Centres for Development and Change
SS6: City and Town Centres

E1: Job Growth
E2: Provision of Land for Employment
E3: Strategic Employment Locations
E4: Clusters
E5: Regional Structure of Town Centres
E6: Tourism

H1: Regional Housing Provision 2001to 2021
H2: Affordable Housing

C1: Cultural Development

T1: Regional Transport Strategy Objectives and Outcomes
T2: Changing Travel Behaviour
T3 Managing Traffic Demand
T4 Urban Transport

T5 Inter Urban Public Transport
T8: Local Roads
T9: Walking, Cycling and other Non-Motorised Transport
T13 Public Transport Accessibility
T14 Parking
T15 Transport Investment Priorities

ENV1: Green Infrastructure
ENV3: Biodiversity and Earth Heritage
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 2: Water Infrastructure
WAT 4: Flood Risk Management

WM6: Waste Management in Development

CSR1: Strategy for the Sub-Region
CSR2: Employment Generating Development
CSR4: Transport Infrastructure

3.0 **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

4.0 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/3 Setting of the City
3/4 Responding to context
3/6 Ensuring coordinated development
3/7 Creating successful places
3/9 Watercourses and other bodies of water
3/10 Subdivision of existing plots
3/11 The design of external spaces
3/12 The design of new buildings
3/13 Tall buildings and the skyline
3/14 Extending buildings
3/15 Shopfronts and signage

4/1 Green Belt
4/2 Protection of open space
4/3 Safeguarding features of amenity or nature conservation value

- 4/4 Trees
- 4/6 Protection of sites of local nature conservation importance
- 4/8 Local Biodiversity Action Plans
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting

- 5/1 Housing provision
- 5/2 Conversion of large properties
- 5/3 Housing lost to other uses
- 5/4 Loss of housing
- 5/5 Meeting housing needs
- 5/7 Supported housing/Housing in multiple occupation
- 5/8 Travellers
- 5/9 Housing for people with disabilities
- 5/10 Dwelling mix
- 5/11 Protection of community facilities
- 5/12 New community facilities
- 5/15 Addenbrookes

- 6/1 Protection of leisure facilities
- 6/2 New leisure facilities
- 6/3 Tourist accommodation
- 6/4 Visitor attractions
- 6/6 Change of use in the City Centre
- 6/7 Shopping development and change of use in the District and Local Centres
- 6/8 Convenience shopping
- 6/9 Retail warehouses
- 6/10 Food and drink outlets.

- 7/1 Employment provision
- 7/2 Selective management of the Economy
- 7/3 Protection of Industrial and Storage Space
- 7/4 Promotion of cluster development
- 7/5 Faculty development in the Central Area, University of Cambridge
- 7/6 West Cambridge, South of Madingley Road
- 7/7 College and University of Cambridge Staff and Student Housing
- 7/8 Anglia Ruskin University East Road Campus
- 7/9 Student hostels for Anglia Ruskin University
- 7/10 Speculative Student Hostel Accommodation
- 7/11 Language Schools

- 8/1 Spatial location of development
- 8/2 Transport impact
- 8/4 Walking and Cycling accessibility

8/6 Cycle parking
8/8 Land for Public Transport
8/9 Commercial vehicles and servicing
8/10 Off-street car parking
8/11 New roads
8/12 Cambridge Airport
8/13 Cambridge Airport Safety Zone
8/14 Telecommunications development
8/15 Mullard Radio Astronomy Observatory, Lords Bridge
8/16 Renewable energy in major new developments
8/17 Renewable energy
8/18 Water, sewerage and drainage infrastructure

9/1 Further policy guidance for the Development of Areas of Major Change
9/2 Phasing of Areas of Major Change
9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/7 Land between Madingley Road and Huntingdon Road
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area

10/1 Infrastructure improvements

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings (*waste and recycling*)
4/2 Protection of open space
5/13 Community facilities in Areas of Major Change
5/14 Provision of community facilities through new development
6/2 New leisure facilities
8/3 Mitigating measures (*transport*)
8/5 Pedestrian and cycle network
8/7 Public transport accessibility
9/2 Phasing of Areas of Major Change
9/3 Development in Urban Extensions
9/5 Southern Fringe
9/6 Northern Fringe
9/8 Land between Huntingdon Road and Histon Road
9/9 Station Area
10/1 Infrastructure improvements (transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects)

5.0 Supplementary Planning Documents

5.1 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.

- 5.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 5.3 **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.
- 5.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 5.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 5.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

Eastern Gate Supplementary Planning Document (October 2011) Guidance on the redevelopment of the Eastern Gate site. The purpose

of this development framework (SPD) is threefold:

- To articulate a clear vision about the future of the Eastern Gate area;
- To establish a development framework to co-ordinate redevelopment within
- the area and guide decisions (by the Council and others); and
- To identify a series of key projects, to attract and guide investment (by the Council and others) within the area.

6.0 Material Considerations

Central Government Guidance

6.1 Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

6.2 Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

6.3 City Wide Guidance

Arboricultural Strategy (2004) - City-wide arboricultural strategy.

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

Cambridge Landscape and Character Assessment (2003) – An analysis of the landscape and character of Cambridge.

Cambridge City Nature Conservation Strategy (2006) – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.

Criteria for the Designation of Wildlife Sites (2005) – Sets out the criteria for the designation of Wildlife Sites.

Cambridge City Wildlife Sites Register (2005) – Details of the City and County Wildlife Sites.

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) - a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

Strategic Flood Risk Assessment (2005) – Study assessing the risk of flooding in Cambridge.

Cambridge and Milton Surface Water Management Plan (2011) – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

Cambridge City Council (2011) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study

in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

- sets out the protection of existing open spaces;
- promotes the improvement of and creation of new facilities on existing open spaces;
- sets out the standards for open space and sports provision in and through new development;
- supports the implementation of Section 106 monies and future Community Infrastructure Levy monies

As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan

Balanced and Mixed Communities – A Good Practice Guide (2006) – Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change and as a material consideration in the determination of planning applications and appeals.

A Major Sports Facilities Strategy for the Cambridge Sub-Region (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridge Sub-Region Culture and Arts Strategy (2006) - Produced by Cambridgeshire Horizons to assist the implementation of the Areas of Major Change.

Cambridgeshire Quality Charter for Growth (2008) – Sets out the core principles of the level of quality to be expected in new developments in the Cambridge Sub-Region

Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012) - sets out in more detail how existing council policy can be applied to proposals for tall buildings or those of significant massing in the city.

Cambridge Walking and Cycling Strategy (2002) – A walking and cycling strategy for Cambridge.

Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004) – Guidance on how development can help achieve the implementation of the cycle network.

Cambridgeshire Design Guide For Streets and Public Realm (2007): The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

Air Quality in Cambridge – Developers Guide (2008) - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

The Cambridge Shopfront Design Guide (1997) – Guidance on new shopfronts.

Roof Extensions Design Guide (2003) – Guidance on roof extensions.

Modelling the Costs of Affordable Housing (2006) – Toolkit to enable negotiations on affordable housing provision through planning proposals.

6.4 Area Guidelines

Cambridge City Council (2003)–Northern Corridor Area Transport Plan:

Cambridge City Council (2002)–Southern Corridor Area Transport Plan:

Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:

Cambridge City Council (2003)–Western Corridor Area Transport Plan:

The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

Buildings of Local Interest (2005) – A schedule of buildings of local interest and associated guidance.

Brooklands Avenue Conservation Area Appraisal (2002)
Cambridge Historic Core Conservation Area Appraisal (2006)
Storeys Way Conservation Area Appraisal (2008)
Chesterton and Ferry Lane Conservation Area Appraisal (2009)
Conduit Head Road Conservation Area Appraisal (2009)
De Freville Conservation Area Appraisal (2009)
Kite Area Conservation Area Appraisal (1996)
Newnham Croft Conservation Area Appraisal (1999)
Southacre Conservation Area Appraisal (2000)
Trumpington Conservation Area Appraisal (2010)
Mill Road Area Conservation Area Appraisal (2011)
West Cambridge Conservation Area Appraisal (2011)

a Guidance relating to development and the Conservation Area including
review of the boundaries

Jesus Green Conservation Plan (1998)
Parkers Piece Conservation Plan (2001)
Sheeps Green/Coe Fen Conservation Plan (2001)
Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)
Long Road Suburbs and Approaches Study (March 2012)
Barton Road Suburbs and Approaches Study (March 2009)
Huntingdon Road Suburbs and Approaches Study (March 2009)
Madingley Road Suburbs and Approaches Study (March 2009)
Newmarket Road Suburbs and Approaches Study (October 2011)

Provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

Station Area Development Framework (2004) – Sets out a vision and Planning Framework for the development of a high density mixed use area including new transport interchange and includes the **Station Area Conservation Appraisal**.

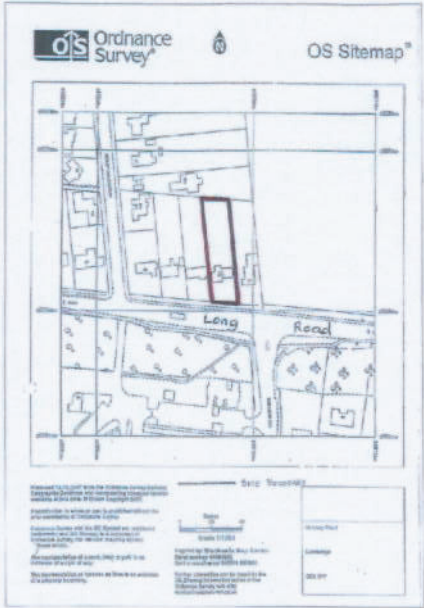
Southern Fringe Area Development Framework (2006) – Guidance which will help to direct the future planning of development in the Southern Fringe.

West Cambridge Masterplan Design Guidelines and Legal Agreement (1999) – Sets out how the West Cambridge site should be developed.

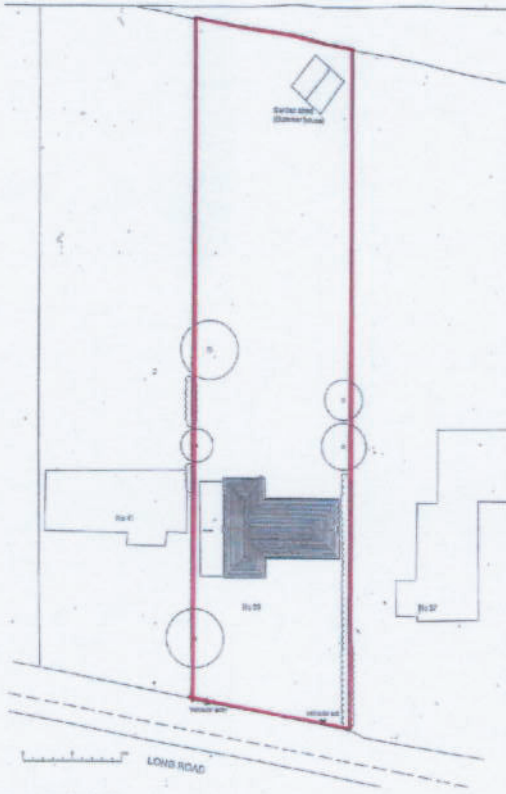
Mitcham's Corner Area Strategic Planning and Development Brief (2003) – Guidance on the development and improvement of Mitcham's Corner.

Mill Road Development Brief (Robert Sayle Warehouse and Co-Op site) (2007) – Development Brief for Proposals Site 7.12 in the Cambridge Local Plan (2006)

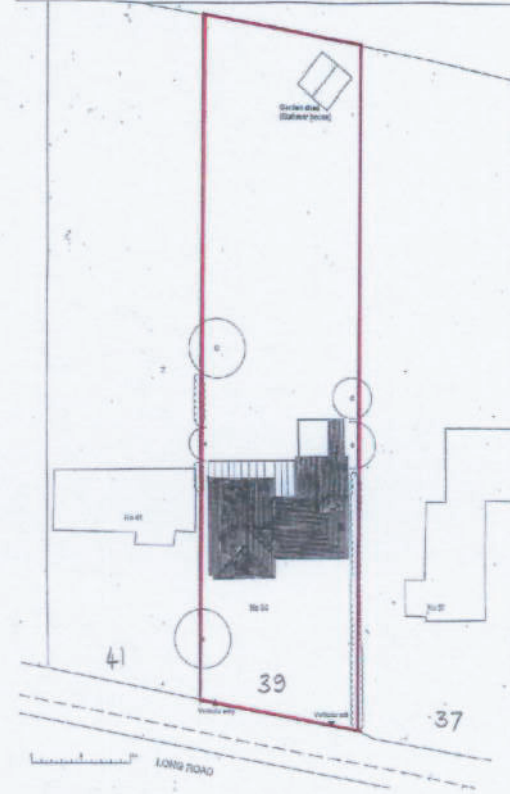
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Location Plan
Scale 1:1250



Site Plan - Existing
Scale 1:200



Site Plan - Proposed
Scale 1:200

Cambridge Architectural Research Ltd
 25 Gwydir Street #6 Cambridge CB12LG UK
 info@carltd.com www.carltd.com
 tel +44 (0)1223 460475 fax +44 (0)1223 464142

Company registration number 2055803 England VAT registration number GB-412 231 88

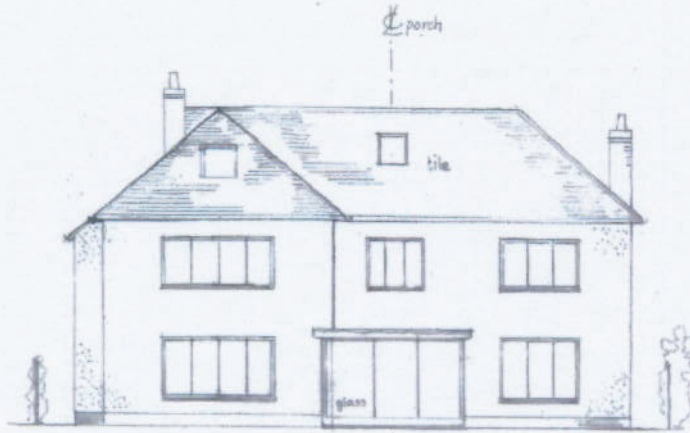
Plot
39 Long Road, Cambridge

Project
Location and Site Plans

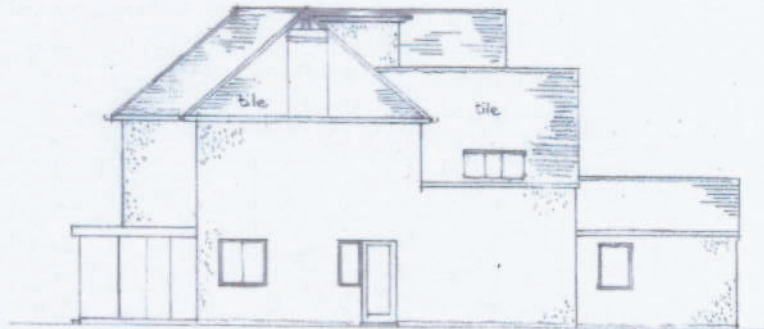
Date
June 2012

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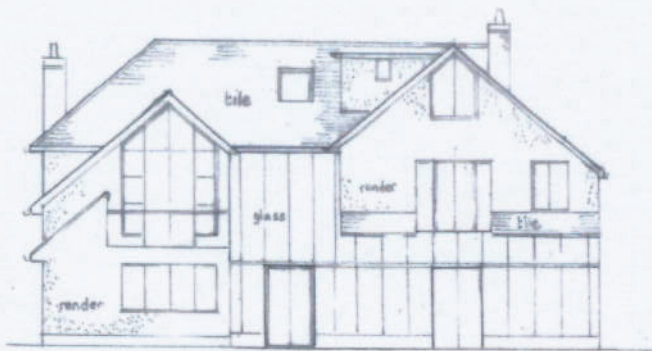
Author
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Front (South) Elevation

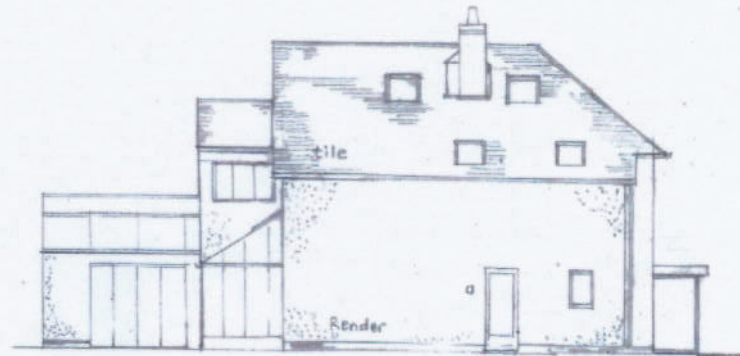


Side (East) Elevation



Rear (North) Elevation

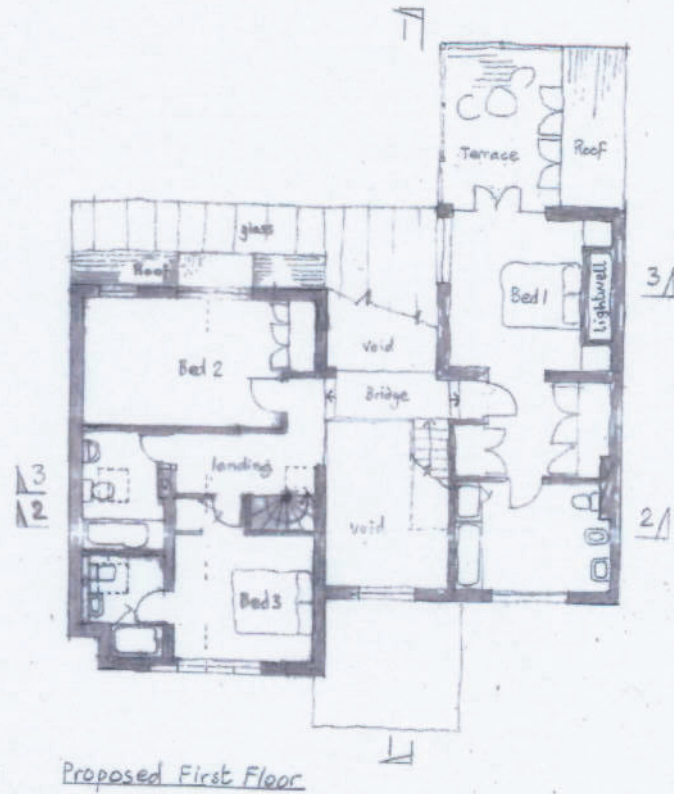
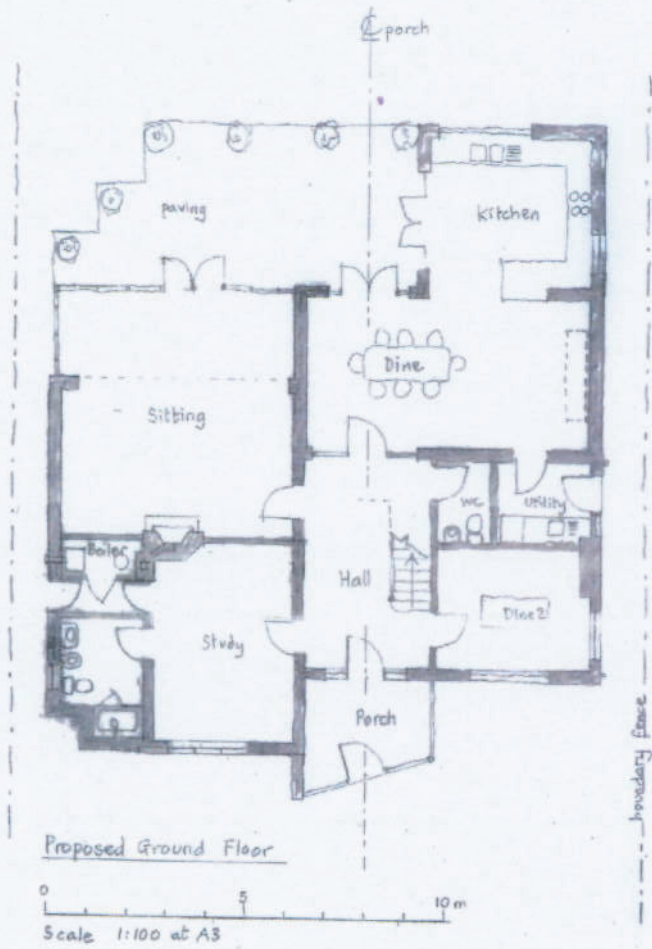
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Side (West) Elevation

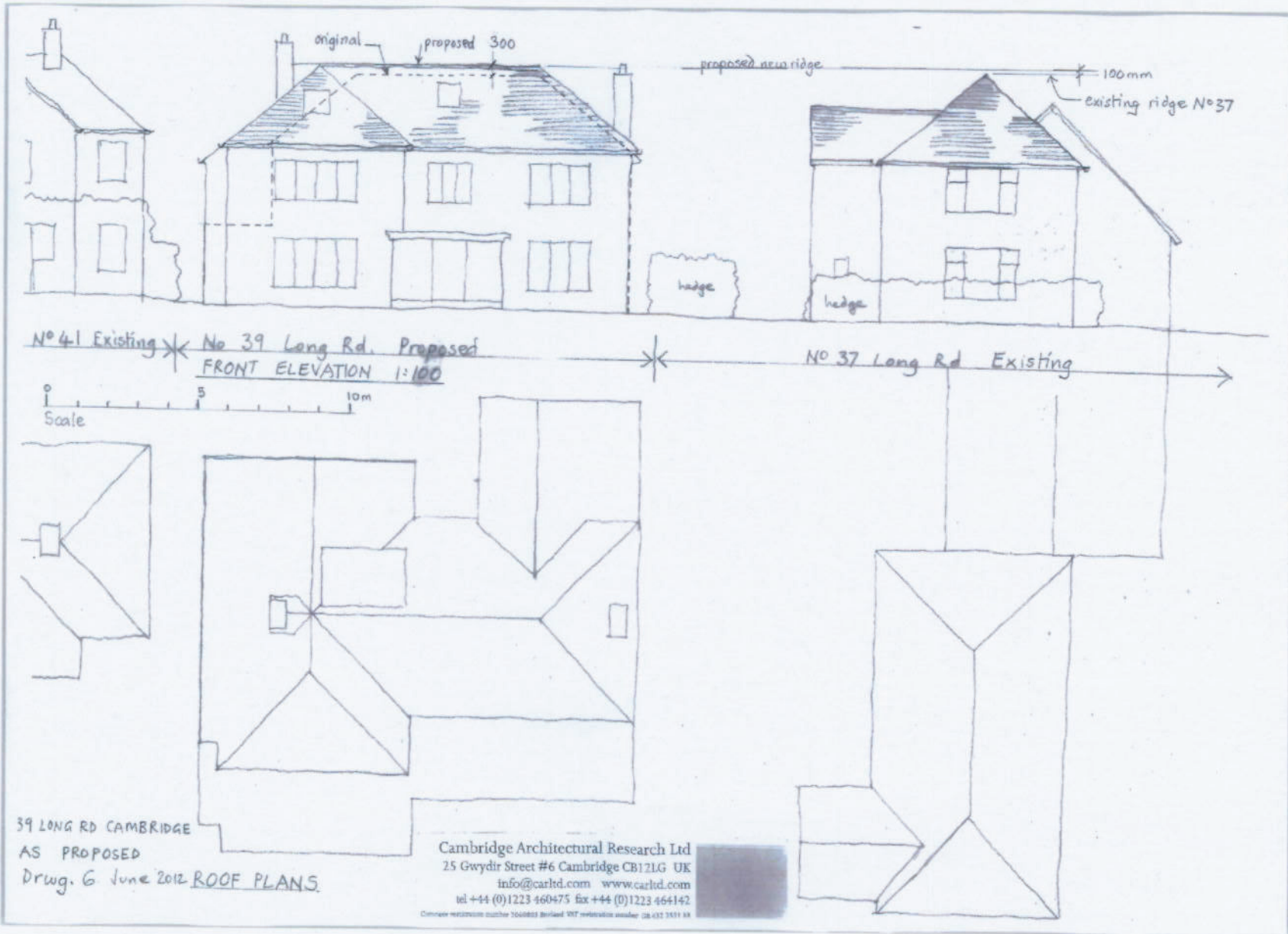
39 LONG RD. CAMBRIDGE
AS PROPOSED
Drwg. 3 June 2012

Cambridge Architectural Research Ltd
25 Gwydir Street #6 Cambridge CB12LG UK
info@carltd.com www.carltd.com
tel +44 (0)1223 460475 fax +44 (0)1223 464142
Company registration number 2107411 England V11 registration number 101 431 3011 88



39 LONG RD CAMBRIDGE
AS PROPOSED.
Drawg. 1. June 2012

Cambridge Architectural Research Ltd
25 Gwydir Street #6 Cambridge CB12LG UK
info@carltd.com www.carltd.com
tel +44 (0)1223 460475 fax +44 (0)1223 464142
Company registration number 2040893 England VAT registration number GB 432 2311 88



Application Number	12/0834/FUL	Agenda Item	
Date Received	2nd July 2012	Officer	Mr Toby Williams
Target Date	27th August 2012		
Ward	Queen Ediths		
Site	39 Long Road Cambridge Cambridgeshire CB2 8PP		
Proposal	Extend house to rear and side including raising of roof ridge height by 300mm.		
Applicant	Mrs I Page 39 Long Road Cambridge Cambridgeshire CB2 8PP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The extensions would not be overbearing or cause any significant loss of amenity in terms of light or privacy to neighbouring properties. -The character of the house and its impact on the street scene would be preserved
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The subject site comprises a detached, two-storey dwelling and its associated front and rear gardens, situated on the northern side of Long Road, close to the junction with Sedley Taylor Road. The property is finished in light brown brickwork under a tiled roof. The neighbouring dwelling to the east at No. 37 Long Road contains a lime and silver birch tree to the rear garden and relatively close to the boundary with the subject dwelling. The neighbouring dwelling to the west is enclosed on its sides by high conifer hedging.

1.2 The northern side of this section of Long Road contains a number of detached properties, while opposite, on the southern side is the Long Road 6th Form College and Addenbrooke's Hospital campus.

1.3 The site does not lie within a Conservation Area.

2.0 THE PROPOSAL

2.1 The applicant seeks planning permission for the following:

part two-storey, part single-storey rear extension on the eastern boundary with No.37, which will incorporate a roof terrace;

ground, first and second floor extensions above the existing garage on the western boundary adjacent to No.41;

ground floor glazed extensions to new dining room and sitting room space;

a raising of the eaves and ridge of the house by 300mm;

new windows, including a dormer window in the rear elevation at 2nd floor level;

a new front porch.

2.2 The application follows three earlier refusals (11/0811/FUL, 08/0978/FUL and 09/0112/FUL) and a subsequent appeal for 09/0112/FUL, which was part approved and part dismissed. The Inspector considered that although the proposed porch was relatively large, its design was consistent with the style of the area and allowed the appeal in so far that it related to this element. However, in relation to the proposed two-storey proposal, the Inspector considered that it would be very dominant in the outlook from No.37, which has several main rooms at both ground and first floor, facing west towards No.39 and would create a strong sense of enclosure which in his view would be overbearing and detract from the enjoyment of the patio area and the garden which lies between the extension at No.37 and the boundary with No.39. I attach this appeal decision to the appendix of the report.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Pre-Development Tree Survey

2.4 The application is brought before Committee at the request of Councillor Birtles for the following reason:

- The application raises amenity issues that need to be considered under policy 3/14 Extending Buildings in relation to overlooking, overshadowing and visual dominance.

3.0 SITE HISTORY

Reference	Description	Outcome
11/0811/FUL	Part two storey, part single storey rear extension incorporating roof terrace, first floor extension above garage, roof extension incorporating dormers to front, side and rear for rooms in roof and new front porch.	Part Refused, Part Approved
09/0112/FUL	Two storey rear extension, first floor side extension and front porch.	Refused and appeal with split decision
08/0978/FUL	Two-storey side and rear extension with glass link and replacement porch to the front	Refused
04/0948/FUL	Two storey rear extension and first floor extension above existing garage and front porch.	Approved

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	EN7
Cambridge Local Plan 2006	3/4, 3/7 , 3/14, 4/4

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Arboricultural Strategy Cycle Parking Guide for New Residential Developments

	Roof Extensions Design Guide
	Suburbs and Approaches Study: -Long Road

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application form removes a garage, but provides no existing or proposed parking layout. The applicant must provide information regarding the proposed parking arrangements to inform the decision making process. Please provide this information to the Highway Authority for comment

7.0 REPRESENTATIONS

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

37 Long Road
41 Long Road

- 7.2 The representations can be summarised as follows:

The roof terrace would overlook no. 37 and lead to a loss of privacy

Existing hedging is diseased and will not remain or mitigate the impact of the extension on no. 37

The pre-development tree survey is out of date.

The scale of the extensions are out of proportion with the house and are too big for the site

The extension on the eastern boundary will threaten the mature trees and compromise them;

New windows will reduce the privacy to the garden of No.41, particularly if a tree is to be removed;

The western extensions and the rooflights would be out of keeping with the area and, because they come closer to No.41, will considerably reduce the light to the three windows on the eastern elevation of No.41 with the front

extension standing well forward of the front elevation of No.41 by some 3.6 m;

There are inaccuracies in the drawings

There are inaccuracies on the application form.

The proposed changes in the application are not dissimilar to its predecessors and are only this big to satisfy generous internal layouts.

Concern that the property may be changed to a guesthouse;

Believe that the reasons that the Inspector gave have not been satisfied in this application.

- 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. Context of site, design and external spaces
2. Trees
3. Residential amenity
4. Third party representations

Context of site, design and external spaces

- 8.2 The proposed front porch will be visible in the street scene, but will partially screened by the existing front boundary hedging. Given that the existing dwelling is set well back from Long Road itself, I do not consider that the porch would be intrusive in the local street scene or townscape.
- 8.3 The proposal seeks to widen the existing forward projecting gable and build over the existing garage to accommodate additional study, sitting room space and a toilet at ground floor level and additional bedroom and toilet space at first floor level. The gable remains hipped on the front elevation.
- 8.4 The previous scheme incorporated a front dormer and two side 'blind' dormers, which would have been visible within the street scene. That scheme (11/0811/FUL) was refused on the

inclusion of these elements alone by virtue of the dormers' design, scale and massing and relationship with the existing roof form having appeared as dominant and intrusive elements in the roofscape.

- 8.5 Given that the revised scheme no longer includes any of these elements and instead retains a front hip and incorporates velux windows into the western and southern roof slopes, I consider the reason for refusal is overcome.
- 8.6 The proposed rear extension will not be visible in the street scene but will be mostly visible within the rear garden environment of no. 37, from The Perse Boys playing field and from limited parts of the garden of no. 41.
- 8.7 The rear extension adjacent to no 37 is 8m long and set marginally off from the boundary. I have given consideration as to whether it is disproportionately so, however, I consider that given that the rear garden of the property is very deep with an overall depth of about 35m and the design is of itself acceptable, I consider that the part two-storey, part single-storey rear extensions would integrate appropriately as a harmonious and subsidiary addition to the existing dwelling, subject to the use of appropriate materials. The single-storey rear glazed extension is of a modest scale and I consider that this element will integrate satisfactorily with the existing dwelling.
- 8.8 The eaves and ridge of the proposed house are both raised by 300mm. A street scene front elevation showing the proposed house alongside nos. 37 and 41 accompanies the application. This demonstrates that the increases are modest and would sit comfortably and harmoniously with adjacent eaves and ridge heights. I have no concerns regarding the introduction of the modest dormer at 2nd floor level.
- 8.9 It is my opinion that from a visual perspective, the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Trees

- 8.10 The proposed two-storey extension is no deeper than previously proposed. Within the Inspector's report relating to the

previous application, he considered that if the appeal had been allowed, a condition could have been imposed to ensure that protection measures were in place to protect the trees during construction works.

- 8.11 I note that the tree report is now some 4 years old, but I see no reason to deviate from the Inspector's logic. Subject to appropriate conditions, the proposal will not harm the trees and is compliant with policy 4/4 of the Cambridge Local Plan 2006.

Residential Amenity

- 8.12 Impact on amenity of neighbouring occupiers
- 8.13 This is the key issue for consideration in determining the application, as objections have been received from neighbours either side of the site. I have visited both sets of neighbours to ascertain the likely impact of the development on their respective residential amenity.
- 8.14 Of the two neighbours, I consider that it is the potential impact on the neighbouring amenity of the occupants of no. 37 Long Road, which has formed reasons for refusal previously and in the Inspectors decision, that needs the most careful consideration.
- 8.15 The proposed part two-storey, part single-storey rear extension has been reduced in dominance from that proposed previously and dismissed at appeal. The depth of the extension has not been reduced, but in the previous application, this extension was a full two-storeys at a depth of 8 m.
- 8.16 The Inspector considered that the extension would have been very dominant in the outlook from No.37, which has several main rooms at both ground floor and first floor, facing west, towards No.39.
- 8.17 In order to reduce this dominant appearance, the current application proposes a rear extension, which remains a total of 8 m in depth, but which is of a subservient two-storey form with lowered eaves for only 4 m, closest to the existing rear elevation of the property and then with a reduced single-storey element (with terrace above) for the remaining 4 m.

- 8.18 I have given consideration as to whether this revised form is sufficient enough to allow me to conclude that the proposals are now acceptable in terms of their impact on outlook from and enclosure of no 37.
- 8.19 I note that no.37 has a two-storey form for the length of the property, the rear elevation of which would sit approximately 400 mm short of the finished rear elevation of the proposed rear extension at no.39. However, the extension at no.37 sits 9 m from the common boundary, with a patio area in the space between the western flank elevation of no.37 and the boundary with no.39.
- 8.20 The proposed two-storey form would encroach to some extent into the patio area of no. 37, but at 4m in depth and given the length of the gardens and the outlook, which No.37 has out over the playing fields, it is difficult to argue that this reduced form would have a detrimental impact upon the amenity of the neighbours to a significant extent. No.37 would still have a patio area further to the north, which could be utilised and would not be adjacent to the two-storey form.
- 8.21 After the initial 4m at two storeys, the extension then reduces to a single storey for a further 4 m. The eaves of this element would be 2.2 m, which is considered to be acceptable rising away from the boundary to a ridge of 3.7 m. These dimensions are not considered to be un-neighbourly and I believe that the proposals have now been revised to an extent to consider the development acceptable.
- 8.22 On the roof of the single-storey element, there is a roof terrace proposed which leads from a first floor bedroom. It is this element that appears to be giving the occupants of no.37 a great deal of concern. The sloping roof of the single storey element provides what is effectively a parapet wall to the terrace. I am concerned that this height is not sufficient to mitigate against overlooking entirely into no.37 and that more could be done to reduce the extent of the terrace area. I have asked for the applicants to revise the plans to reduce the extent of the terrace and improve the screening to it to remove potential overlooking. This may not entirely overcome the objection from no.37, but I consider that with these revisions the presence of the terrace would be acceptable. I will report the nature of these revisions on the amendment sheet, as I am yet

to receive them.

- 8.23 Moving to the proposed first floor side extension on the western flank of the property, adjacent to No.41. this largely replicates that proposed in the previous planning application that was appealed. The Inspector considered that the first floor extension would respect the form of the existing dwelling and would have no harmful effect on the living conditions at the neighbouring property to the west. Clearly, the extensions would come closer to the occupants of no 41, but I do not consider the impact, either to the front or to the rear, to be significant. I have considered whether there would also be an undue loss of light to existing rooms, but I consider any loss would be marginal and would not be to main habitable rooms but a utility room and to a lesser extent a stairwell.
- 8.24 I note that the occupants of no. 41 have concerns regarding the privacy in their rear garden, which is almost entirely private, being surrounded by a tall conifer hedge. I do not consider that the scheme would impinge upon this privacy but have asked the applicants to include a privacy hood to a north facing 2nd floor bedroom window to alleviate these concerns in their revised plans.
- 8.25 On balance, I consider that the revisions to the design of the proposed development are significant enough to allow the approval of the application. The extensions have been altered in such a way that they do address previous reasons for refusal and those given by the Inspector.
- 8.26 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 Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/14.

Third Party Representations

- 8.27 The majority of neighbour concerns have been addressed within the main report, although there are two points, which remain. The first of these is that the property may be changed into a guesthouse
- 8.28 If the applicants decide to use the property as a guesthouse, then a further planning application will be required for a change

of use. As direct neighbours of the property, No.37 and No.41 will be notified if such an application is submitted and given the opportunity to comment. However, such concerns cannot be considered as part of this application as such proposals have not been included and a reason for refusal could not be based on an alleged intention.

8.29 The second point relates to inaccuracies in the plans and application forms. I have asked the applicants to address these.

9.0 CONCLUSION

9.1 The application adequately respects the amenity of its neighbours and would not be out of keeping with the street scene.

10.0 RECOMMENDATION

1. APPROVE subject to the following conditions and reasons for approval:

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. The extension hereby permitted shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the extension is in keeping with the existing building. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. The first floor roof terrace shall be constructed with the proposed privacy screens in place prior to its use and shall not increased in size beyond the approved dimensions.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2006).

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006): 3./4, 3/7 and 3/14

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.

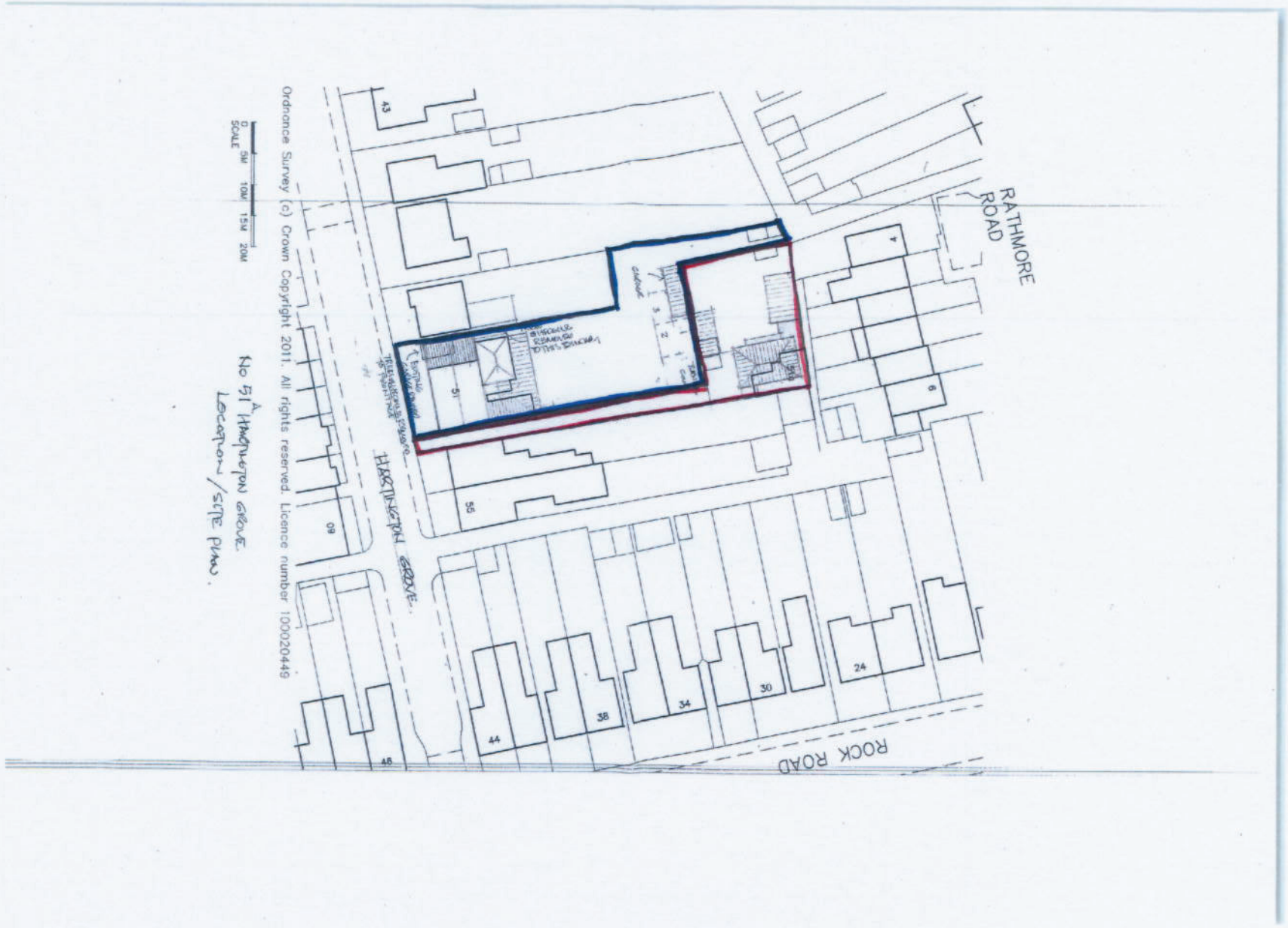
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

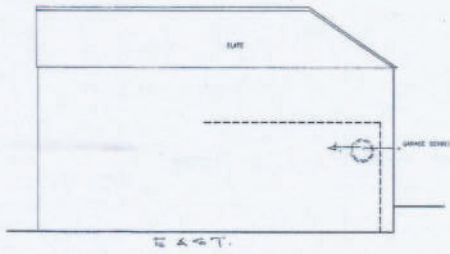
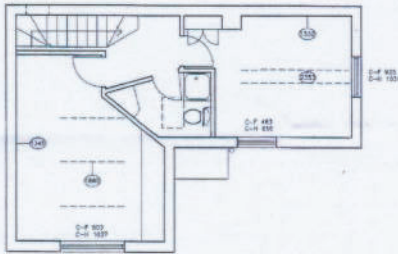
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

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

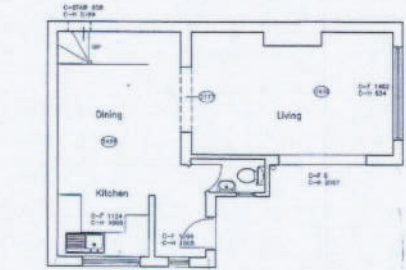
1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received 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 on the City Council website at: www.cambridge.gov.uk/planningpublicaccess or by visiting the Customer Service Centre at Mandela House.





FIRST FLOOR SCALE 1:50@A1



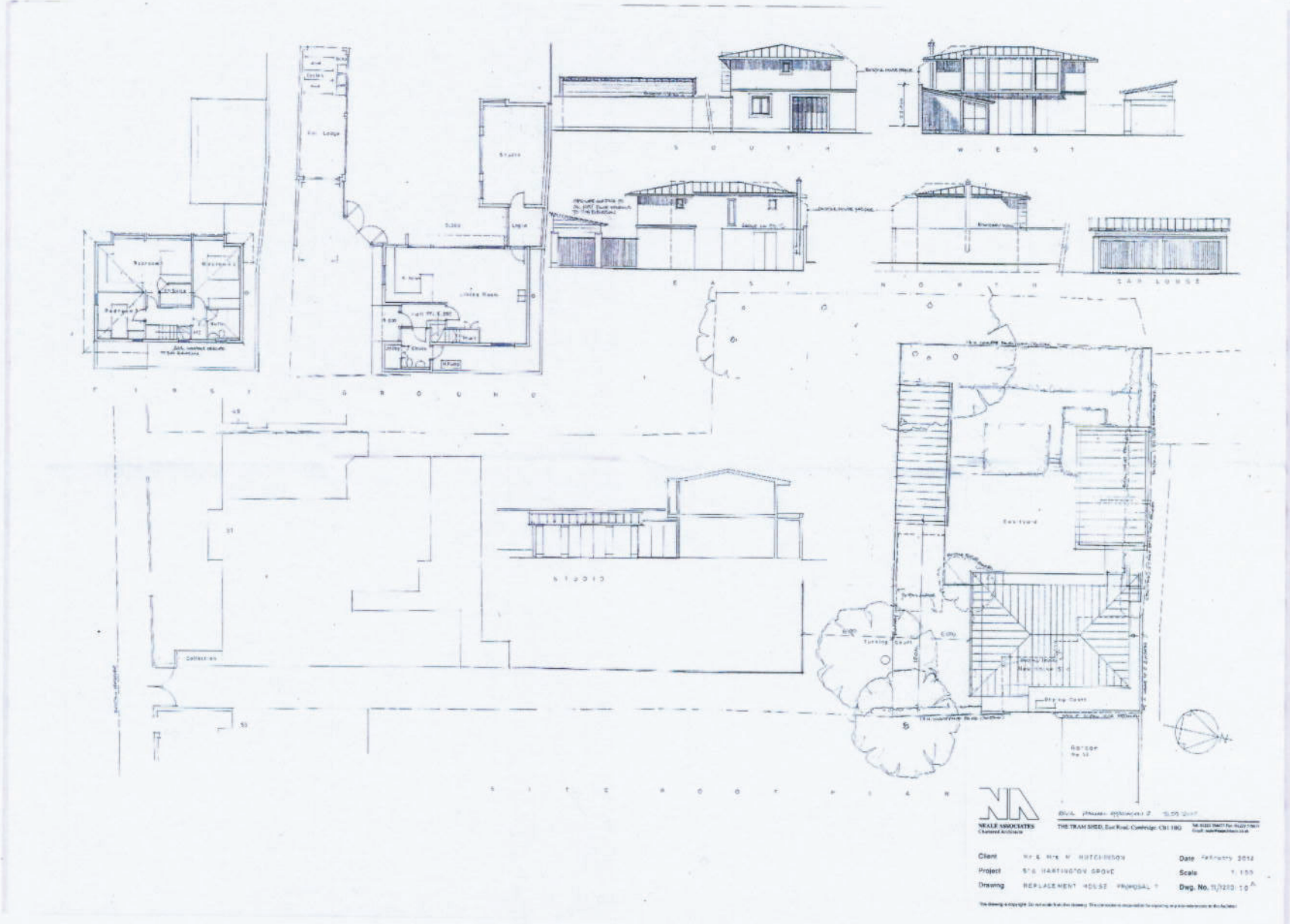
GROUND FLOOR SCALE 1:50@A1



THE TRAM SHOP, East Road, Cambridge, CB1 1HQ
Tel: 01223 34477 Fax: 01223 310471
Email: na@nealeassociates.co.uk

Client: *Mr & Mrs M. H. H. H.* Date: Feb 11
 Project: 51, Hartington Grove Scale: 1:50@A1
 Drawing: COACH HOUSE AS EXISTING Dwg. No 11/4299/005
 51

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NA
NEALE ASSOCIATES
Chartered Architects

20/11/2012
THE TRAM SHED, East Road, Cambridge CB1 1RQ

20/11/2012
M. NEALE
Architect

Client: Mr & Mrs M. HUTCHINGS Date: February 2012
 Project: 57'S HARTINGOV GROVE Scale: 1:100
 Drawing: REPLACEMENT HOUSE PROPOSAL Dwg. No. 11/21210_10

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Application Number	12/0763/FUL	Agenda Item	
Date Received	13th June 2012	Officer	Mr Amit Patel
Target Date	8th August 2012		
Ward	Queen Ediths		
Site	51A Hartington Grove Cambridge Cambridgeshire CB1 7UA		
Proposal	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with one storey lodge, bin and cycle store.		
Applicant	Mr And Mrs M Hutchinson 51 Hartington Grove Cambridge Cambridgeshire CB1 7UA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal involves a modest addition to a development already approved under planning reference 11/0763/FUL</p> <p>The scale and location of the proposed studio are such that no issues of neighbourhood amenity arise</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 51a Hartington Grove is a former coach house located to the rear of 51 Hartington Grove. It has two floors but is described as 1^{3/4} storey dwelling by the applicant because it has a ridge height of 5.6m and an eaves height of 4.1m, which is lower than a conventional house. Although the building is in the ownership of the owners of 51 Hartington Grove it is a separate dwelling and accessed via a track between 51 and 53 Hartington Grove. The building accommodates a living room and kitchen/diner on the ground floor and a bathroom and two bedrooms on the first

floor. It has its own curtilage, which also accommodates a single garage. The building has a slate roof and is finished in white render.

- 1.2 The surrounding area is characterised by residential development of varying style and age. To the rear of the site is a terrace of six two storey houses fronting Rathmore Road.
- 1.3 The site does not fall within a Conservation Area and there are no listed buildings, Buildings of Local Interest or protected trees in the vicinity. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Permission has already been granted under 11/0736/FUL for the demolition of the existing house, and the erection of a new three-bedroom home and associated 'car lodge'.
- 2.2 This application seeks a house and car lodge identical to that previously approved, but also seeks approval for an additional studio building.
- 2.3 The studio would be linked to the house by a covered walkway from the proposed living room. The studio measures 4.4m by 7m by 3m to the highest part of the roof dropping down to 2m at the lowest part of the roof. The studio will have a mono pitched roof.
- 2.4 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
11/0736/FUL	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with car lodge, bin and cycle store.	A/C

06/0087/FUL Erection of a 4 bedroom two storey dwellinghouse and conversion of existing house into garage and annex WDN

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 H1 ENV7 WM6
Cambridge Local Plan 2006	3/1 3/4 3/12 4/10 4/11 4/13 5/1 8/2 8/4 8/6 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The applicant must show the dimensions for the proposed garage, which should be 6m x 3m with a opening of 2.2m. Providing this is demonstrated the proposal will not have a significant impact on the public highway. Recommendation of conditions relating to manoeuvring area.

Head of Environmental Services

- 6.2 The amenity of nearby residents will need to be protected. An air source heat pump is proposed and a condition is suggested to ensure noise from it does not disturb neighbours. Further conditions relating to construction hours, noise insulation and provision of storage for waste have been suggested.

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

7.0 REPRESENTATIONS

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

53 Hartington Grove
58 Hartington Grove

7.2 The representations can be summarised as follows:

No objection to the amendments;
Concerns leading to loss of future TPO trees;
Concerns relating to future additions on site;
No on street car parking as there is already high competition for this

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 explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016; although it recognises that many of these will be

from larger sites within the urban area and in the urban extensions, development for housing on windfall sites, such as this, will be permitted subject to the existing land use and compatibility with adjoining uses.

- 8.3 As this proposal involves the replacement of an existing house by a new house, albeit slightly larger, I do not consider there are any issues of principle about the development.

Context of site, design and external spaces

- 8.4 The acceptability of the proposed house and car lodge have already been established by the previous application reference 11/0763/FUL. The main issue within this application is the additional single storey studio located due west of the approved dwelling, which sits adjacent to an existing boundary wall. The proposed studio will not be visible in the street scene and therefore will not have an impact upon the character and appearance of the street scene of Hartington Grove.
- 8.5 The boundary between No.51 and 51a is heavily wooded and provides screening between the two properties. Vegetation along the west, north and east boundaries is a little more sporadic, but still present and provides some relief to the neighbouring properties.
- 8.6 There are other examples of substantial outbuildings in the locality.
- 8.7 The proposed studio would reduce the amenity area of the already approved dwelling. It still retains adequate space for the size of dwelling proposed, in my view, but I consider that an appropriate condition to control further additions is appropriate to prevent erosion of the remaining external amenity space.
- 8.8 The proposed studio will be in materials to match the proposed dwelling. I consider that the design is satisfactory and given that it is located on a relatively self-contained plot, there is no prominent architectural style which should be adhered to.
- 8.9 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, 3/10 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 In my view, the modest scale and location of the proposed studio, shielded by the boundary wall and the approved garage, are such that no issues of neighbour amenity arise, either in Rathmore Road or at 49 – 53 Hartington Grove.
- 8.11 The proposal includes the addition of a air source heat pump. The Environmental Health officer has commented that this has the potential to have a noise and disturbance impact upon the adjoining occupiers and therefore recommends a condition to agree a scheme for insulating the plant. In addition to this the Environmental Health officer has recommended a condition relating to construction hours due to the potential impact noise and disturbance through construction activity and therefore I recommend such a condition.
- 8.12 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 Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.13 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.14 The application proposes to store the refuse bins in the garage to the south of the application site. It is considered that there is sufficient space to store the bins in this location and that the owners of the property will be responsible for taking the bins to the public highway on collection day and therefore I do not consider it reasonable to attach a condition relating to waste storage.

- 8.15 In my opinion the proposal is compliant with East of England Plan 2008 policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.16 The local highway authority have recommended that a turning diagram be shown. A rectangular paved area which measures 11m by 5m so that cars can turn and leave in a forward gear is shown in the application. A condition is necessary to show that this space is adequate and ensure it will be maintained.
- 8.17 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.18 Third party comments have been received regarding on street car parking. The plans show that the existing house will have two car parking spaces to the rear part of the garden and the proposed house will have a garage and car parking space in front. Given the sustainable location of the property it is considered that one car parking space is sufficient and that the proposed use will not compete with existing users for on-street provision.
- 8.19 The local highway authority have recommended that a car parking space shall be 2.5m by 5m. The plans show the car parking space to be 2.7m by 5m, bigger than the recommended size. Therefore I do not consider that a condition is reasonable. In relation to the size of the garage the local highway authority have recommended that the garage opening shall be a minimum of 2.2m and internal measurements to be 3m by 6m. The plans show the door to be 2.4m wide and the garage size to be 3.5m wide by 9m long and again I do not consider that a condition is reasonable.
- 8.20 The application also proposes to make provision for 4 cycles within the new garage, in the same area as the refuse store. It is considered that the provision allocated is acceptable and that it is in accordance with cycle parking standards.

- 8.21 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 Comments have been addressed within the report except trees. There are no TPO trees on site or close by that is likely to be affected by the development.

Planning Obligation Strategy

- 8.23 The application does not require a Planning Obligation, as there is no increase in the number of units and therefore there is no additional pressure upon facilities.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

3. Before the development hereby permitted is commenced, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the proposed air source heat pump shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

4. 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)

5. The proposed studio attached to the main dwelling hereby permitted shall be used solely in conjunction with and ancillary to the main dwelling 51A Hartington Grove; 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)

6. The dwelling hereby approved shall not be occupied until a diagram to show that vehicles can manoeuvre on the site in such a way as to enter and leave up the access path in forward gear, has been submitted to and approved in writing by the local planning authority. The approved manoeuvring space shall be retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan (2006) policy 8/2).

INFORMATIVE: To satisfy standard conditions relating to Noise Insulation, the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises. Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 'Method for rating industrial noise affecting mixed residential and industrial areas' or similar. Noise levels shall be predicted at the boundary having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1,H1,T14,ENV7 and WM6

Cambridge Local Plan (2006):
3/1,3/4,3/7,3/12,4/4,4/13,5/1,8/2,8/6,8/10

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 details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

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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.

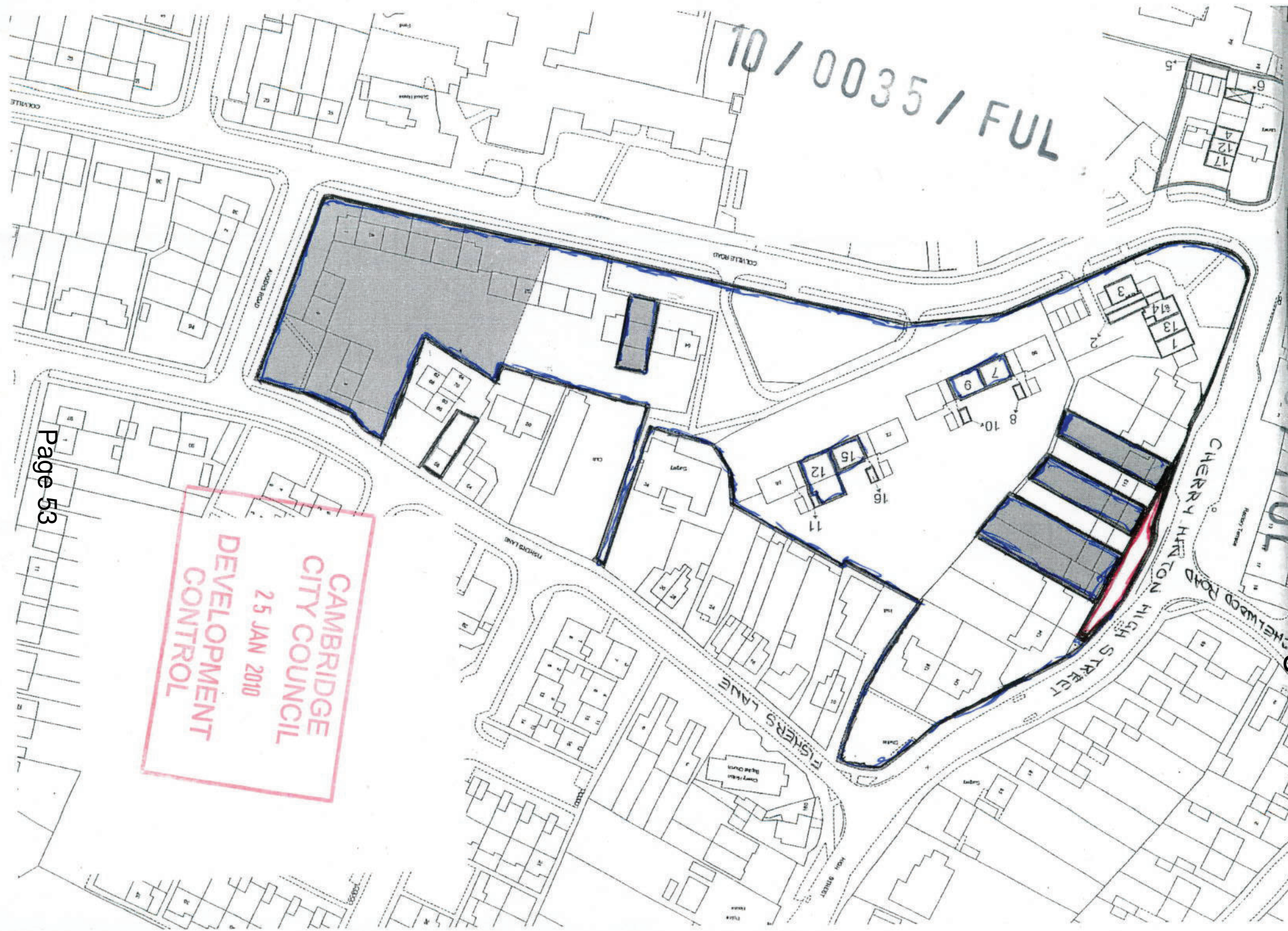
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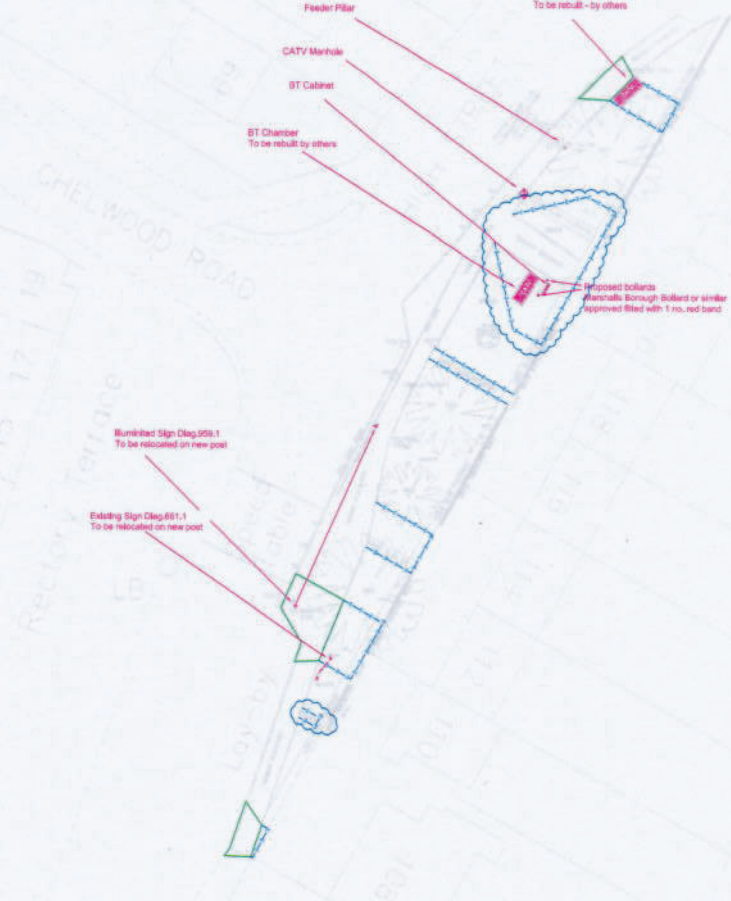
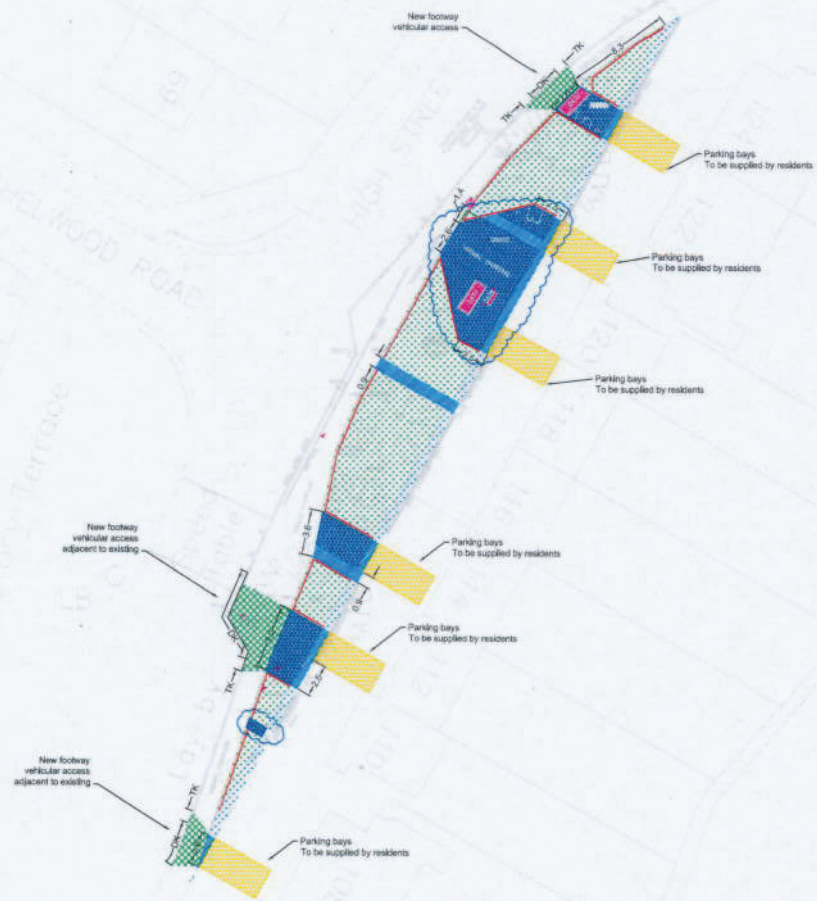
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CAMBRIDGE CITY COUNCIL
25 JAN 2010
DEVELOPMENT CONTROL

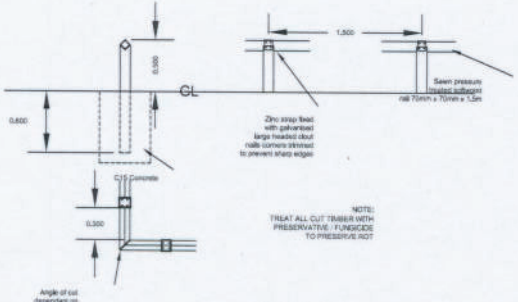
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10 / 0035 / FUL
SCALE 1:2500
Agenda Item 9





- KEY**
- PROPOSED TRIP RAIL FENCE (See Note)
 - PROPOSED EDGING (100mm concrete kerb, 150mm deep, 150mm wide, 150mm high)
 - REINSTATE EXISTING GRASSED AREA - (Reinstate to 100mm deep, 150mm wide, 150mm high)
 - TAKE-UP EXISTING PAVING SLABS AND LAY GRASS VERGE (Take up existing concrete paving and reinstate to 100mm deep, 150mm wide, 150mm high)
 - TAKE-UP EXISTING GRASS VERGE AND LAY PERMEABLE BLOCK PAVED VEHICULAR ACCESS (Reinstate to 100mm deep, 150mm wide, 150mm high)
 - TAKE-UP EXISTING CONCRETE PAVED VEHICULAR ACCESS (Reinstate to 100mm deep, 150mm wide, 150mm high)
 - TAKE-UP FOOTWAY AND LAY TARMAC VEHICULAR ACCESS (Take up existing concrete paving and reinstate to 100mm deep, 150mm wide, 150mm high)
 - PARKING BAYS TO BE PROVIDED BY RESIDENTS



KNEE RAIL FENCE DETAILS

Revision	Date	By	Scale
A	07.08.10	NC	As per plan

Job Ref / Drawing No.	Revision
EIP 020_065_002	

Scale	By	Date
1:200 (GA)	NC	24.02.10

ENVIRONMENT AND PLANNING DEPARTMENT ENVIRONMENTAL PROJECTS
 Simon Payne, Director of Environment and Planning
 CAMBRIDGE CITY COUNCIL
 The Guildhall, Cambridge CB2 3DQ
 Tel: 01223 457200 or 457201

Project: **CHERRY HILTON HIGHSTREET - GRASS VERGE**
 Drawing: **CONSTRUCTION DRAWING**

Application Number	10/0035/FUL	Agenda Item	
Date Received	25th January 2010	Officer	Miss Catherine Linford
Target Date	22nd March 2010		
Ward	Cherry Hinton		
Site	Outside 108, 110, 112, And 122 High Street Cherry Hinton Cambridge Cambridgeshire		
Proposal Applicant	Vehicle crossing and access. Mr John Isherwood P.O Box 700 Cambridge CB2 0JH		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The relevant section of Cherry Hinton High Street is a classified road (C233). On the south-east side are two-storey brick houses in semi-detached and terraced groups, and the configuration of the straight alignment of the houses and the gently curving street creates a wide verge at this point. On the opposite side of the street, to the south of Chelwood Road, are the shops in Cherry Hinton local centre.
- 1.2 The site does not fall within a Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This is a retrospective proposal to reconfigure the roadside verge on the south-east side of Cherry Hinton High Street, immediately opposite Chelwood Road, creating three new vehicle crossings with dropped kerbs: one outside 108 High Street, one to serve 110 and 112, and one further north outside 122 (dropped kerbs outside 114 and 120 already existed prior to this scheme). The scheme also created drives surfaced in concrete pavers across the verge and erected knee-height rails to prevent vehicle access to the rest of the verge, which has been recultivated and seeded, and now has a healthy growth of turf.

- 2.2 The application follows the refusal of permission for an earlier scheme (09/0522/FUL), in which driveways immediately adjacent to the mini-roundabout at the junction with Chelwood Road were considered by the highway authority to create a threat to highway safety. These two driveways, outside 114/116 and 118/120 Cherry Hinton Road, have been deleted, and are not part of this application.
- 2.3 The scheme requires planning permission only because of the dropped kerbs.
- 2.4 Following the representations indicated in Section 7 below, the original scheme was amended to provide additional driveway space leading to Nos. 114 and 122, and a car parking space within the verge for No.118. These amendments did not alter the locations of the dropped kerbs inserted.

3.0 SITE HISTORY

09/0522/FUL - Dropped kerbs. - Refused

4.0 PUBLICITY

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

5.0 POLICY

Central Government Advice

- 5.1 **National Planning Policy Framework (March 2012)** – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 5.2 **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.

5.3 **East of England Plan 2008**

ENV7: Quality in the Built Environment

5.4 **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
8/2 Transport Mitigation
8/10 Off-street car parking

5.5 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction:

5.6 **Material Considerations**

Cambridgeshire Design Guide For Streets and Public Realm (2007): The purpose of the Design Guide is to set out the key principles and aspirations that should underpin the detailed discussions about the design of streets and public spaces that will be taking place on a site-by-site basis.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

6.1 No significant adverse effect.

7.0 **REPRESENTATIONS**

7.1 Representations in support of the application were received from the occupiers of 122A Cherry Hinton High Street.

7.2 Representations were also received from the occupiers of 118 Cherry Hinton High Street. This response does not object to the application, but raises five questions:

Will the scheme provide parking places for these properties, or just a route to their own curtilage?

Will the mud on the site at present be replaced with new turf?
Will the access routes be hard-surfaced, or will vehicles have to travel over the grass verge

Why are 114, 116, and 118 not included in the scheme?

If the above properties are not provided with dropped kerbs and routes to car parking spaces, will the scheme simply lead to more car parking on the grass in future?

7.3 The applicant responded to these five questions as follows:

The application provides tarmac drives leading to the properties. No parking will be permitted on the drives.

Knee-rail fencing will prevent vehicle access to the rest of the verge, which will be re-cultivated and seeded.

No driving on the grass will be possible, because of knee-rail fencing.

114 is included in the scheme. 116 and 118 are believed not to require car parking spaces.

No car parking on the new verge area will be possible. Fences will prevent it.

7.4 The original respondent subsequently asked further questions:

How can people be prevented from parking on the tarmac drives if they have two cars or visitors?

Please could vehicle access proposals for 118 be considered.

7.5 The applicant responded as follows:

The Council can use enforcement action to ensure no parking on tarmac drives.

Vehicle access for 116 and 118 can be investigated, but the County Council's objection to direct access from the street on highway safety grounds means the issue cannot be resolved in that way.

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. Context of site, design and external spaces
2. Highway safety

3. Third party representations

Context of site, design and external spaces

- 8.2 The proposal has in my view enhanced the quality of the street scene.
- 8.3 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 and 3/11.

Highway Safety

- 8.4 The local highway authority objected to the previous scheme because of the proximity of driveways to the mini-roundabout. It has not objected to this revised scheme.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third party representations

- 8.6 Following the exchanges summarised above between residents and the applicant, the scheme was amended slightly to provide a car parking space within the verge area (but on hard paving) in front of 118 Cherry Hinton Road. In my view, all the concerns raised by respondents have been resolved.

9.0 CONCLUSION

The proposal seeks retrospective permission for three new dropped kerbs. The proposal has enhanced the streetscape by enabling the verge to be restored to an appropriate landscaped condition, and does not cause significant highway safety concerns. I recommend APPROVAL.

10.0 RECOMMENDATION

APPROVE subject to following condition:

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.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: policy ENV7

Cambridge Local Plan (2006): policies 3/1, 3/4, 3/7, 3/11 and 8/2

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.

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