



SOUTH AREA COMMITTEE



AGENDA

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

County Councillors: Ashwood, Crawford and Taylor

Dispatched: Friday, 21 February 2014

Date: Monday, 3 March 2014

Time: 7.00 pm

Venue: Meeting Room - CHVC - Cherry Hinton Village Centre

Contact: James Goddard

Direct Dial: 01223 457013

1 APOLOGIES FOR ABSENCE

2 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**.

3 MINUTES (*Pages 7 - 18*)

To confirm the minutes of the meeting held on 13 January 2014.

4 MATTERS AND ACTIONS ARISING FROM THE MINUTES

5 DECISIONS TAKEN REGARDING S106 PROJECTS

To note decisions taken by the Chair, Vice Chair and Spokesperson since the last meeting of the South Area Committee.

5a SAC RoD - Cherry Hinton Recreation Play Area Improvements (*Pages 19 - 36*)

5b SAC RoD - Improvements to Cherry Hinton Recreation Ground Skate Park (*Pages 37 - 52*)

6 OPEN FORUM

7 POLICING AND SAFER NEIGHBOURHOODS - SOUTH AREA COMMITTEE (*Pages 53 - 62*)

8 HILLS ROAD TRAFFIC AND SAFETY SCHEME (*Pages 63 - 68*)

9 SAC MEETING DATES 2014/15

The Committee is asked to approve the following dates:

- 23 June 2014
- 18 August 2014
- 13 October 2014
- 8 December 2014
- 3 February 2015
- 30 March 2015

Members are asked to contact the Committee Manager in advance of the meeting with any comments regarding the above dates.

10 PLANNING ITEMS

Appendix 1 for full details of Central Government Guidance

- 10a 13/1742/FUL - 14 Barrow Road (*Pages 79 - 110*)
- 10b 13/1613/FUL - 6A Bentinck Street (*Pages 111 - 134*)
- 10c 13/1836/FUL - Land To Rear Of 1 - 8 Anstey Way
(New Neighbourhoods) (*Pages 135 - 158*)
- 10d 14/0020/FUL - 33 Queen Ediths Way (*Pages 159 - 200*)

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

<https://www.cambridge.gov.uk/speaking-at-committee-meetings>

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:

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=42096147&sch=doc&cat=13203&path=13020%2c13203>

Fire Alarm

In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

Facilities for disabled people

Level access is available at all Area Committee Venues.

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 <http://democracy.cambridge.gov.uk/>

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SOUTH AREA COMMITTEE

13 January 2014

7.00 - 9.25 pm

Present

Area Committee Members: Councillors Ashton (Chair), Meftah (Vice-Chair), Birtles, Blackhurst, Dryden, McPherson, Pippas, Stuart, Swanson

Area Committee Members: County Councillors Crawford and Taylor

Councillor Taylor left before the vote on item 14/10/SACa

Councillor Crawford left after the vote on item 14/10/SACa

Officers:

Director of Customer & Community Services: Liz Bisset

Principal Planning Officer: Toby Williams

Urban Growth Project Manager: Tim Wetherfield

Technical Officer: Declan O'Halloran

Committee Manager: James Goddard

Other Officers in Attendance:

Safer Communities Section Manager: Lynda Kilkelly

FOR THE INFORMATION OF THE COUNCIL**14/1/SAC Apologies for Absence**

Apologies were received from Councillor Ashwood.

14/2/SAC Declarations of Interest

Name	Item	Interest
Councillor Taylor	14/7/SAC	Personal: Her son plays on the Accordia Estate.

14/3/SAC Minutes

The minutes of the 4 November 2013 meeting were approved and signed as a correct record subject to the following amendment shown in bold:

13/52/SAC Open Forum question 2: **Councillors Ashton and McPherson** responded that the issue had been raised by Councillor McPherson before the new estate had been built. A speed check had subsequently been undertaken by the Police but the results were felt to be flawed. A further check had therefore been requested. Councillor Ashton also confirmed that he had personally spoken with the Police and the County Council on this issue and supported the views of local residents.

14/4/SAC Matters and Actions Arising from the Minutes

There were no matters arising.

14/5/SAC Open Forum

- 1. Mrs Prosser raised concerns regarding the safety of dual use pavements (cyclists and pedestrians), specifically in Queen Edith's Way. Mrs Prosser had contacted County Council Highways Officers on a number of occasions since August 2013, to raise concerns regarding pavement safety and neglect which made the pavements unusable; she had not received a response to date.**

South Area Committee (SAC) Councillors responded that pavement safety was a cross-city issue. As was the protection of grass verges, which could be damaged when people moved off the pavement, or covered over to give a larger pavement area.

Councillors Birtles, Crawford and Taylor had discussed the issue of pavement safety with County Highways Officers, particularly in Queen Edith's Way; and undertook to pursue the matter further. A public consultation is expected in future on possible solutions.

ACTION POINT: Councillor Taylor to discuss issue of safety on shared cyclist / pedestrian pavements with County Council Highways Officers.

- 2. Mr Carpen asked SAC Councillors who were not present at the 4 November 2013 meeting how they used social media.**

Councillor Birtles, Dryden and McPherson responded that they used community but not personal Facebook pages.

Councillor Stuart said she read but did not respond to 'tweets'.

Mr Carpen signposted free social media training in Cambridge through Cambridge Online.

- 3. Mr Carpen thanked SAC Councillors for attending an event at Morley Primary School.**
- 4. Mr Carpen signposted "35 ideas for Cambridge" as published on his website/blog <http://antonycarpen.co.uk/>. Responses to date showed support for civic engagement with students as they progress through school. Mr Carpen asked if SAC Councillors would engage with local schools and colleges to make this happen.**

Councillor Ashton responded that all SAC Councillors would speak at local schools and colleges if formally invited to attend on specific times and dates. If Mr Carpen was willing to facilitate contact on behalf of students, Councillor Ashton would act as the central contact for councillors in his capacity as SAC Chair.

- 5. Mr Carpen signposted a discussion at East Area Committee where the Mayor proposed hosting a question time event between councillors and students from St Bede's and Parkside. Mr Carpen asked if SAC would host a question time event for local students (eg Netherhall) too?**

Councillor Dryden responded that SAC Councillors would attend if formally invited to attend on specific times and dates.

- 6. Mr Carpen queried if Netherhall students and a non-executive director from Addenbrooke's Hospital could be invited to join SAC as 'observers'.**

Councillor Ashton responded that there was no age limit restricting attendance at SAC meetings. Meetings were public, anyone could attend and ask questions. Therefore students and personnel from Addenbrooke's Hospital could attend SAC meetings if they wished. Councillor Ashton asked Mr Carpen to invite any contacts he thought would be interested to future SAC meetings as shown on the city council

website

<http://democracy.cambridge.gov.uk/ieListMeetings.aspx?CId=122&Year=0>.

7. Mr Carpen queried what actions councillors would take in 2014 to inspire young people in local democracy.

Councillor McPherson said that his job involved explaining the city council governance process to local students, some of whom go on to become student governors.

SAC Councillors discussed the merits of re-instating the use of posters to advertise meetings. A survey of members of the public in the room showed that only one person had viewed recent posters (put up by Mr Carpen) advertising SAC meetings.

SAC welcomed Mr Carpen's input into publicising SAC meetings.

ACTION POINT: Councillor Ashton (as Committee Chair) to write to local schools and colleges to invite students to attend future South Area Committee meetings.

14/6/SAC Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the agenda.

14/7/SAC Developer Contributions Devolved Decision-Making: 2nd Round Priority-Setting

The Committee received a report from the Urban Growth Project Manager.

The September 2013 second round short-listing report highlighted constraints on which short-listed options could be afforded from the devolved developer contributions available to the South Area. Over the last four months, these financial pressures have been eased.

The January 2014 report asked the Area Committee to identify three local project priorities (plus a fourth grant-based priority project, if appropriate).

The Urban Growth Project Manager:

- i. Referred to an email from Accordia Estate residents to SAC supporting the proposed scooter/skate park. He referred to P19 of his report where details of a petition were set out. The Urban Growth Project Manager was trying to combine scooter park and trim trail projects in one item for Accordia in the proposed project.
- ii. Referred to an addendum to the committee report setting different options to fund projects.
- iii. Once SAC agreed its priorities, a consultation will be undertaken prior to implementation of work. Further details are set out in section 5 of the Officer's report.

Members of the public made a number of statements, as set out below.

1. Ms Dean spoke on behalf of Trumpington Bowls Club:

- **Funding was required to extend club facilities.**
- **A lack of facilities limited the size of the club.**
- **Suggested few sports projects received s106 funding.**
- **The Bowls Club offered facilities for all ages and abilities, including people with disabilities.**

2. Mr Wheeler spoke on behalf of Accordia residents:

- **Referred to the petition to support the skate park.**
- **Asked for the project to be fast tracked to receive funding.**

In response to Members' questions the Urban Growth Project Manager said the following:

- i. SAC could signpost Cherry Hinton Hall as a site for a multi-use games area, for consideration of citywide funding by Community Services Scrutiny Committee 13 March 2014.
- ii. Undertook to check multi-use games area locations across the city.

ACTION POINT: Urban Growth Project Manager to check if multi-use games areas are located in each city ward.

The six options (in no particular order) are:

- A. Refurbish the family centre at Cherry Hinton Baptist Church.
- B. Extend Trumpington Bowls Club Pavilion.
- C. Junior scooter park for pre-teens and trim trail at Accordia.
- D. New or refurbished pavilion at Cherry Hinton Rec Ground.
- E. Basketball court or MUGA at Cherry Hinton Rec Ground.
- F. New pavilion at Nightingale Avenue Rec Ground."

Following discussion, Members **resolved (unanimously)** to:

- i. Identify local priorities to be funded from devolved developer contributions funding, subject to local consultation and project appraisal as follows:
 - A. Refurbish the family centre at Cherry Hinton Baptist Church.
 - B. Extend Trumpington Bowls Club Pavilion.
 - C. Junior scooter park for pre-teens and trim trail at Accordia.
 - D. New or refurbished pavilion at Cherry Hinton Rec Ground.
- ii. Earmark up to £200,000 of devolved outdoor sports contributions for the proposed new pavilion at Nightingale Avenue Recreation Ground in advance of the receipt of community facilities contributions expected from the development of the Bell School site.
- iii. Instruct officers to make preparations (including further local consultation) for developing the proposals for the proposed new pavilion at Nightingale Avenue Recreation Ground.

Councillors requested a change to the recommendations. Councillor Ashton formally proposed to add the following recommendation to those listed in paragraph 1.1 (referred to by recommendation 2.1) of the Officer's report:

- iv. Request the Urban Growth Project Manager to ascertain if the basketball court or MUGA at Cherry Hinton Rec Ground (option E) could be sited at Cherry Hinton Hall and be eligible for citywide s106 funding.

The Committee approved new recommendation iv unanimously.

The Committee agreed recommendation iv unanimously.

14/8/SAC Location of Panna for Cherry Hinton Recreation Ground

The Committee received a report from the Technical Officer.

The report outlined that following a recent update of the play area at Cherry Hinton recreation ground, a Panna (micro football pitch) has been planned for installation in early 2014. However, after a consultation was carried out in September 2013, an objection to the proposed positioning of the Panna on the Recreation Ground was received from one of the end properties of Chequers Close which would overlook the proposed location.

The Council would therefore like to revisit the choice of location with the option of two further positions which may offer better options in minimising anti-social behaviour adjacent to nearby residences.

Councillor Ashton sought clarification if there would be space for the Panna if the pavilion expanded. The Technical Officer said there would be little impact as the Panna was small.

Following discussion, Members **resolved (unanimously)**:

- i. To choose Option C as the new position of the Panna (Appendix A in the Officer's report).
- ii. The Area Chair to sign-off (post meeting) the associated project appraisal for commencement of the installation of the Panna as Option C (Appendix A in the Officer's report).

14/9/SAC Consultation on Draft Community Safety Partnership Priorities 2014-15 - SAC 13/01/14

The Committee received a report from the Director of Customer & Community Services.

The report outlined that the Cambridge Community Safety Partnership (CCSP) is currently consulting on new priorities following the production of a detailed Strategic Assessment of crime, disorder and anti-social behaviour across the City. These priorities will guide the work of the Partnership over the coming three-year period from 2014-2017 although the plan will be updated annually to ensure it reflects the needs of the community. This paper provides background information for consultation with Area Committees.

The Committee received a presentation from the Director of Customer & Community Services. The following points were made:

- i. The level of reported crime was reducing for the last 5 – 10 years.
- ii. People were asked to give feedback on CCSP priorities through the city council website.

The Area Committee considered the evidence in the Strategic Assessment 2013 (Appendix A of the Officer's report) and discussed the following comments and draft CCSP priorities:

- i. Domestic violence.

The Director of Customer & Community Services noted comments regarding domestic violence from a statement by Ms Sinot as read out by Councillor Birtles. Domestic violence had not been deprioritised and there was no change in officer support. CCSP aimed to work with the County Council to signpost services and cover different needs.

- ii. Victimisation in schools. Councillor McPherson said part of his role was to work with vulnerable children and offered to work with CCSP in this area.
- iii. Theft of bikes to fund other criminal activities.

ACTION POINT: Liz Bisset to signpost details regarding immobilize.com

- iv. Road safety.

The Director of Customer & Community Services suggested this could be raised as a local police priority for SAC.

- v. Working with CMBAC to reduce the level of shoplifting.
- vi. Working with young people, specifically girls, to ensure that crimes were reported.

A member of the public made a statement, as set out below.

1. **Mr Carpen signposted an event regarding domestic violence to be held 13 February 2014 in Mill Road. He offered to forward details to the SAC Committee Manager to circulate.**

14/10/SAC Planning Applications

14/10/SACa 13/1618/FUL - 26A Marshall Road

The Committee received an application for full planning permission.

The application sought approval for demolition of existing building and replacement with proposed residential dwelling and raising of existing dropped kerb.

The Committee received a representation in objection to the application from Mr Woodley.

The representation covered the following issues:

- i. He had no objection to development of the site in principle, but took issue with this specific application.
- ii. Raised concerns regarding:
 - Parking.
 - Emergency service access.

Ms Frost (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Resolved (unanimously) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

14/10/SACb 13/1502/FUL - 35 Reilly Way

The Committee received an application for full planning permission.

The application sought approval for construction of two storey extension to form a shower room and bathroom, plus a new window on gable wall for lounge.

The Committee received a representation in objection to the application from Ms Beaumont.

The representation covered the following issues:

- i. Expressed the following concerns:
 - Impact on amenity space, the garden and view from it was important for family life.
 - Sense of enclosure.
 - Dominant design and appearance.
 - Overshadowing.
- ii. Signposted alternative options as set out in her representation to the Planning Officer.

Ms Jones (Applicant's Representative) addressed the Committee in support of the application.

The Committee:

Resolved (unanimously) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

14/10/SACc 13/1331/FUL - 4 Strangeways Road

The Committee received an application for full planning permission.

The application sought approval for erection of one two-storey four bed house on land adjacent to 4 Strangeways Road.

The Principal Planning Officer corrected a typographical error on P127 (Highway Safety) in the Officer's report as follows:

8.17 The proposal does not include any alterations that would affect highway safety and the additional level of traffic movement associated with a new dwelling is **unlikely** to have a significant adverse impact on highway safety in this area. Furthermore no concerns have been raised by County Highways on highway safety.

Mr Marsh (Applicant) addressed the Committee in support of the application.

The Committee:

Resolved (unanimously) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

14/10/SACd 13/1372/FUL - 104 Wulfstan Way

The Committee received an application for full planning permission.

The application sought approval for an extension to the front of the house and erection of a new dwelling to the side.

The Committee:

Resolved (unanimously) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers.

The meeting ended at 9.25 pm

CHAIR

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CAMBRIDGE CITY COUNCIL Record of Executive Decision

Cherry Hinton Recreation Play Area Improvements

Decision of: South Area Committee: Chair, Vice Chair and Spokes

Reference: 14/SAC/S106/01

Date of decision: 22/01/14 **Recorded on:** 22/01/14

Decision Type: Non Key

Matter for Decision: Purchase and installation of an Explorer Play Dome and Panna football mini pitch as improvements to the leisure facilities at Cherry Hinton Recreation Ground.

Why the decision had to be made (and any alternative options): The project meets with the Councils main aims: Cambridge – where people matter. A city which celebrates its diversity, unites in its priority for the disadvantaged and strives for shared community wellbeing.

Decision(s): Financial recommendations –

- The South Area Committee Chair, Vice Chair & Spokes approved the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (PR032c).
- The total cost of the project is £64,500 funded from developer contributions listed in Appendix B with 5% Officer Recharge at £3,225.
- The ongoing revenue costs of the project are £3,225 per year over 20 years funded from repairs and renewals.

Procurement recommendations:

- The South Area Committee Chair, Vice Chair & Spokes approved the carrying out and completion of the procurement of improvements to Cherry Hinton Recreation Ground and procurement and

mini 5-a-side football area (Panna) to the value of £64,500.

- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
 - The permission from the South Area Committee Chair, Vice Chair & Spokes being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Reasons for the decision: As set out in the Officers Report

Scrutiny consideration: Chair, Vice Chair and Spokes of South Committee were consulted

Conflicts of interest: No conflicts of interest were declared by the Executive Councillor

Comments: None



Cambridge City Council

Project Appraisal and Area Committee Recommendation

Project Name: Cherry Hinton Recreation Play Area Improvements
(Area priority project under £75k)

To: Area Chair, Vice Chair and Opposition Spokes

Area committee: SOUTH

Report by: Adrian Ash

Wards affected: Cherry Hinton

Recommendation/s

Financial recommendations –



Cambridge City Council

Project Appraisal and Area Committee Recommendation

Project Name: Cherry Hinton Recreation Play Area Improvements
(Area priority project under £75k)

To: Area Chair, Vice Chair and Opposition Spokes

Area committee: SOUTH

Report by: Adrian Ash

Wards affected: Cherry Hinton

Recommendation/s

Financial recommendations –

- The South Area Committee Chair is asked to approve the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (PR032c).
- The total cost of the project is £64,500 funded from developer contributions listed in Appendix B with 5% Officer Recharge at £3,225.
- The ongoing revenue costs of the project are £3,225 per year over 20 years funded from repairs and renewals.

Procurement recommendations:

- The Area Committee Chair is asked to approve the carrying out and completion of the procurement of improvements to Cherry Hinton Recreation Ground and procurement and mini 5-a-side football area (Panna) to the value of £64,500.
- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
 - The permission from the South Area Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

1 Summary

1.1 The project

Purchase and installation of an Explorer Play Dome and Panna football mini pitch as improvements to the leisure facilities at Cherry Hinton Recreation Ground	
Target Dates:	
Start of procurement	July 2013
Award of Contract	November 2013
Start of project delivery	January 2014
Completion of project	February 2014
Date that project output is expected to become operational (if not same as above)	n/a

1.2 Anticipated Cost

Total Project Cost	£ 64,500
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	<i>n/a</i>
Repairs & Renewals	£	<i>n/a</i>
Developer Contributions	£	See Appendix B
Climate Change Fund	£	<i>n/a</i>
Other	£	<i>n/a</i>

1.3 Procurement process

Cherry Hinton Recreation Ground play area improvements consist of:

- a) The procurement of a multi-functional Explorer Dome which is unique in the play market place and an exemption has been sought and granted for the purchase of the equipment at £38,122. There are further costs for the supply of safety surfacing, extra fencing, ground works and installation costs.
- b) The procurement of a Panna or mini-football pitch for which RFQs have been sought and provided; the installation awaits approval for location at South Area Committee on Friday, 13 January 2014.

2 Project Appraisal & Procurement Report

2.1 Project Background

It was agreed at South Area Committee on the 14th of January 2013 to prioritise Cherry Hinton Recreation Ground improvements, comprising a more sophisticated skate park (C09) and an upgrade of the play equipment for younger children (C08), and a smaller (five-a-side) football goals or Panna (C011).

The play equipment proposed is called an Explorer Dome. It makes an adventurous jungle of ropes (see Appendix C) for children of ages 5 + to play in. Its activities run deep and diverse with bridges to cross, ladders to climb and different levels to reach. And through these seemingly tangled parts different routes can be created – low to the ground or high in the sky.

The Panna mini 5-a-side sports area (see Appendix C) was created in the streets of Holland. The Dutch have pioneered the current street football movement and this style of football. A PANNA is a move where a player plays (dribbles) the ball between his opponent's legs. The most important rule is that the offensive player must keep possession of the ball. A game can be played in various formats: 1vs1 and 2vs2 are the most popular. Games can be played anywhere... usually in a small area or (small-sided games pitch). Based on the format of the game or tournament once you have completed a Panna, the game is either over or you score a point. Panna has numerous other names internationally: NUTMEG, TUNNEL, and LECH. Its rectangular size is 7.3 metres by 6.3 metres. Max height is 1.12 metres.

2.2 Aims & objectives

Part of the council's vision and medium term objectives is one of attractive neighbourhoods and green spaces with good access to leisure and community facilities in order ensure residents and other service users maintain a healthy, safe and enjoyable life-style. The two items of proposed equipment both significantly increase the play value of the park supplementing existing provision. The Panna compliments the traditional football pitches located on the recreation ground and the Explorer Dome is an exciting additional item to the recent renewal of the play area in spring of this year.

2.3 Major issues for stakeholders & other departments

- Only one issue has been identified in respect of the Panna (mini-5-aside) provision in the consultation that was carried out in September 2013 which is in its proposed positioning (see Appendix C). This has raised an objection from a neighbouring property on the basis of increased noise and anti-social behaviour. Therefore, as an alternative, the council are proposing a location either next to the Explorer Dome adjacent to the play area or opposite the pavilion. A decision regarding which option will be chosen is to be taken by South Area Committee on 13 January 2014.

Consultation undertaken:

- Local residents and web survey already conducted.
- Members previously consulted.
- Local PCSOs have been involved.

2.4 Summaries key risks associated with the project

There are no perceived and associated risks with the project except for the previously mentioned concern about the positioning of the Panna unit.

The installation of the equipment is dependent on weather conditions, but the project is well within the target deadline of the end of March 2014 delivery.

2.5 Financial implications

Appraisal prepared on the following price base: see Appendix B

2.6 Net revenue implications (costs or savings)

(see also Appendix A for spread across financial years)

Revenue	£	Comments
Maintenance		
R&R Contribution		
Developer Contributions	64,500	See Appendix B
Energy savings	()	See below
Income / Savings	()	
Net Revenue effect	0	Cost/(Saving)

2.7 VAT implications

n/a

2.8 Energy and Fuel Savings

n/a

2.9 Climate Change Impact

Positive Impact			No effect	Negative Impact		
+H	+M	+L	Nil	-L	-M	-H

There are a no anthropogenic factors to cause an increase in CO₂ levels due to emissions from fossil fuel combustion, followed by aerosols (particulate matter in the atmosphere) and the CO₂ released by cement manufacture, and methane from animal agriculture and deforestation is not determined.

2.10 Other implications

An Equality Impact Assessment (EqIA) has been carried out for this project with no negative impact in the terms of the nature of the service that it is being provided within its reference of play and leisure facilities. The Explorer Dome has been designed with 'play for all' in mind incorporating a low level seating area and activities targeted at a low height level within the dome. The Panna is a compact item which affords close proximity to the games being played that has the potential to offer some inclusivity.

2.11 Staff required to deliver the project

Service	Skills	Total Hours
Streets & OS - Assets	<i>Play space design</i>	50
Streets & OS - Projects	<i>Clerk of Works</i>	30

2.12 Dependency on other work or projects

NB: Ward councillors consider the delivery of the first round of area based projects at Cherry Hinton Recreation Ground (2013/14) including the skate park as a "total" package. However for the purposes of simplifying different procurement methods the play area project will be delivered separately to the skate park - which is covered in another project appraisal.

2.13 Background Papers

Agenda and minutes: South Area Committee, Monday 14th January, 2013

2.14 Inspection of papers

Author's Name	Declan O'Halloran
Author's phone No.	01223 - 458523
Author's e-mail:	declan.o'halloran@cambridge.gov.uk
Date prepared:	17 December 2013

Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2013/14	2014/15	2015/16	2016/17	2017/18	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works						
Purchase of vehicles, plant & equipment						
Professional / Consultants (Officer Recharge) fees						
Other capital expenditure:						
<i>insert rows as needed</i>						
Total Capital cost	64,500	0	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions	64,500					(See Appendix B)
R&R funding						(State cost centre/s)
Earmarked Funds						(State cost centre/s)
Existing capital programme funding						(Programme ref.)
Revenue contributions						(State cost centre/s)
Total Income	64,500	0	0	0	0	
Net Capital Bid	0	0	0	0	0	Must agree to 1.2 above

Appendix B

PROPOSED ALLOCATION OF DEVELOPER CONTRIBUTIONS

It is proposed to fund the play area improvements and panna goals at Cherry Hinton Recreation Ground using around £55,200 play provision developer contributions and around £9,300 from outdoor sports/formal open space category.

This is £9,500 more than was originally identified at the first round priority-setting stage in November 2012, but is affordable from the devolved developer contributions available to the South Area. The specific contributions to be allocated to this project are set out below. If, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

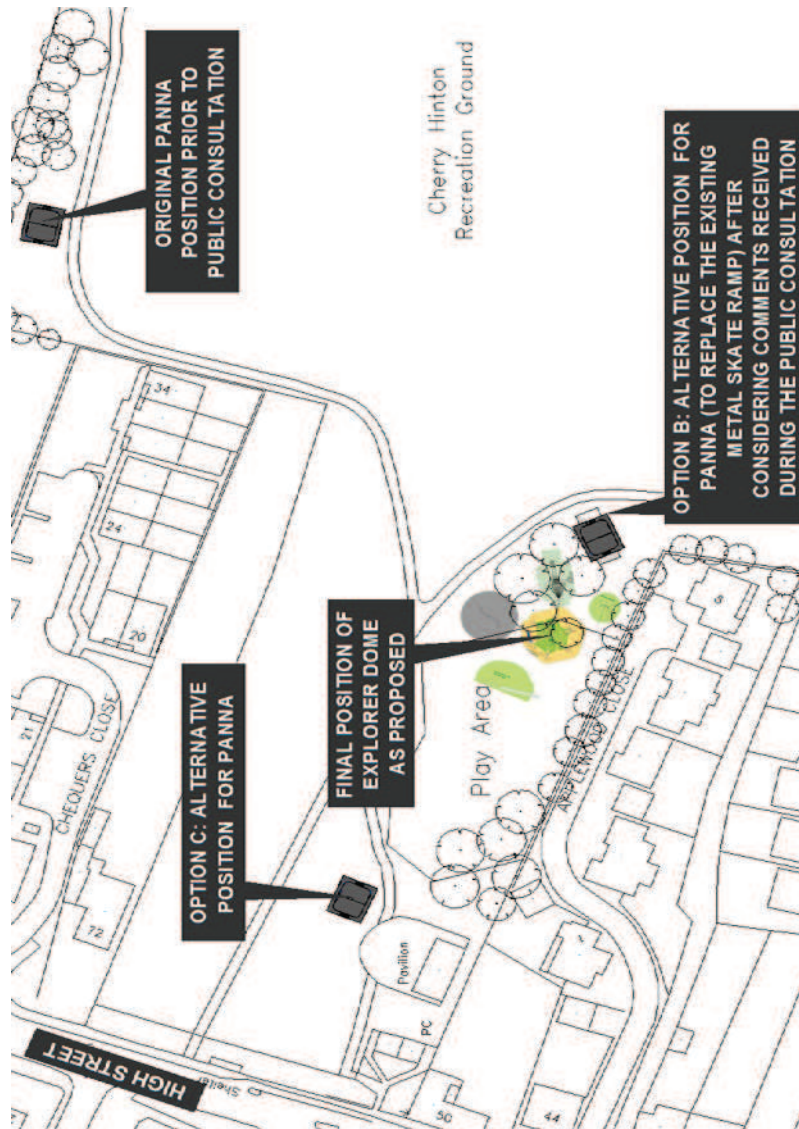
PLAY PROVISION FOR CHILDREN AND TEENAGERS				
Planning ref.	Area	Ward	From development at:	£ Available
01/0390/FP	South	Cherry Hinton	11 Drayton Road	£387.00
03/0190/OP	South	Trumpington	Land to rear of 99-111 Shelford Road	£5,000.00
05/1333/OUT	South	Queen Edith's	21/21A Queen Ediths Way	£7,565.50
06/0063/OUT	South	Cherry Hinton	Neath Farm Business Park, 154 Church End	£10,611.00

06/0547/FUL	South	Queen Edith's	29 Queen Ediths Way	£2,973.50
06/0598/FUL	South	Cherry Hinton	177 High Street, Cherry Hinton	£798.00
06/0748/FUL	South	Queen Edith's	10 and 18 Long Road	£3,591.00
06/1078/FUL	South	Queen Edith's	95 Glebe Road	£2,441.00
06/1280/FUL	South	Queen Edith's	10 Long Road	£4,046.50
07/0186/FUL	South	Queen Edith's	11 Fendon Road	£1,244.00
07/0534/FUL	South	Queen Edith's	40 Queen Ediths Way	£1,091.00
07/0731/FUL	South	Queen Edith's	31 Sedley Taylor Road	£1,197.00
07/0900/FUL	South	Queen Edith's	40 Queen Ediths Way	£6,415.00
07/0935/FUL	South	Queen Edith's	Land to rear of 259 Hills Road	£1,596.00
08/0342/FUL	South	Queen Edith's	32 Cavendish Avenue	£2,254.00
08/0358/FUL	South	Queen Edith's	47 Wulfstan Way	£798.00
08/0673/FUL	South	Cherry Hinton	Land Adjacent 10 - 16 Baycliffe Close	£1,197.00
09/1083/FUL	South	Cherry Hinton	157 Church End	£1,995.00
FORMAL OPEN SPACE				
01/0502/OP	South	Trumpington	Land adjacent to Addenbrookes, rear of Long Road and Robinson Way	£7,500.00
01/1108/FP	South	Cherry Hinton	Land to rear of 564 Coldhams Lane	£21.00

09/1083/FUL	South	Cherry Hinton	157 Church End	£1,800.00
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Of these contributions, £1,995 (informal open space) has to be contractually committed by March 2015 and £7,500 has to be contractually committed by December 2016. This does not present an issue, however, because the project is due to be completed in Spring 2014.

Appendix C



Location of Explorer Dome and proposed positions of Panna: final decision to be taken at South Area Committee, 13 January, 2014.



Panna Goals – Cherry Hinton Recreation Ground Play Area



Explorer Dome – Cherry Hinton Recreation Ground Play Area

CAMBRIDGE CITY COUNCIL Record of Executive Decision

Cherry Hinton Recreation Play Area Improvements

Decision of: South Area Committee: Chair, Vice Chair and Spokes

Reference: 14/SAC/S106/01

Date of decision: 22/01/14 **Recorded on:** 22/01/14

Decision Type: Non Key

Matter for Decision: Purchase and installation of an Explorer Play Dome and Panna football mini pitch as improvements to the leisure facilities at Cherry Hinton Recreation Ground.

Why the decision had to be made (and any alternative options): The project meets with the Council's main aims: Cambridge – where people matter. A city which celebrates its diversity, unites in its priority for the disadvantaged and strives for shared community wellbeing.

Decision(s): Financial recommendations –

- The South Area Committee Chair, Vice Chair & Spokes approved the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan (PR032c).
- The total cost of the project is £64,500 funded from developer contributions listed in Appendix B with 5% Officer Recharge at £3,225.
- The ongoing revenue costs of the project are £3,225 per year over 20 years funded from repairs and renewals.

Procurement recommendations:

- The South Area Committee Chair, Vice Chair & Spokes approved the carrying out and completion of the procurement of improvements to Cherry Hinton Recreation Ground and procurement and

mini 5-a-side football area (Panna) to the value of £64,500.

- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
 - The permission from the South Area Committee Chair, Vice Chair & Spokes being sought before proceeding if the value exceeds the estimated contract by more than 15%.

Reasons for the decision:

As set out in the Officers Report

Scrutiny consideration:

Chair, Vice Chair and Spokes of South Committee were consulted

Conflicts of interest:

No conflicts of interest were declared by the Executive Councillor

Comments:

None



Cambridge City Council

Project Appraisal and Area Committee Recommendation

Project Name: Improvements to Cherry Hinton Recreation Ground
Skate Park

(Area priority project under £75k)

To: Area Chair, Vice Chair and Opposition Spokes

Area committee: SOUTH

Report by: Adrian Ash

Wards affected: **Cherry Hinton**

Recommendation/s

Financial recommendations –

- The South Area Committee Chair is asked to approve the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan PR032c.
- The total cost of the project is £70,000 funded from developer contributions listed in Appendix B with 10% Officer Recharge at £7,000.
- The ongoing revenue costs of the project are £3,500 per year over 20 years funded from repairs and renewals.

Procurement recommendations:

- The Area Committee Chair is asked to approve the carrying out and completion of the procurement of improvements to

Cherry Hinton Recreation Ground Skate Park to the value of £70,000.

- Subject to:
 - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
 - The permission from the South Area Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

1 Summary

1.1 The project

Design and installation of a concrete skate as a replacement for the existing metal skate ramp, to be located as shown in the plans (Appendix C).

Target Dates:

Start of procurement	September 2013
Award of Contract	November 2013
Start of project delivery	March 2014
Completion of project	April 2014
Date that project output is expected to become operational (if not same as above)	n/a

1.2 Anticipated Cost

Total Project Cost	£ 70,000
--------------------	----------

Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	<i>n/a</i>
Repairs & Renewals	£	<i>n/a</i>
Developer Contributions	£	See Appendix B
Climate Change Fund	£	<i>n/a</i>
Other	£	<i>n/a</i>

1.3 Procurement process

Invitation to tender as one lot of two combined lots - the other being Nuns Way recreation ground skate park. A winning design has been chosen which has gone through initial consultation.

2 Project Appraisal & Procurement Report

2.1 Project Background

It was agreed at South Area Committee on the 14th of January 2013 to prioritise Cherry Hinton Recreation Ground improvements, comprising a more sophisticated skate park (C09) and an upgrade of the play equipment for younger children (C08), and a smaller (five-a-side) football goals or Panna (C011).

The existing skate park facility is a metal skate ramp and is situated next to the play. The new concrete skate park proposed for the area outlined in the plan (Appendix C) is viewed as a significant modern upgrade.

2.2 Aims & objectives

Part of the council's vision and medium term objectives is one of attractive neighbourhoods and green spaces with good access to leisure and community facilities in order ensure residents and other service users maintain a healthy, safe and enjoyable life-style. The proposed concrete skate park significantly increases the play value of the park supplementing existing provision for an age range where options for "hanging out" can be hard to find. The new skate park been asked for as a youth facility for a number of years by both ward councillors and local PCSOs who have determined a need within the local community.

2.3 Major issues for stakeholders & other departments

One issue with this project may be its reception, perceived or real by some sectors of the community, particularly the elderly – which is described further in 2.4.

Consultation to be undertaken:

- Local residents and web survey.
- Members.
- Local PCSOs.
- Specialist users, e.g. bike shops, and local users

2.4 Summaries key risks associated with the project

General comments about the design have been mostly positive; however one factor that has been mentioned is location. A valid observation is that the close proximity of the proposed skate park to the intersection of the paths would be an anti-social pinch point (real or imagined) making it possibly uncomfortable to cross the park, especially with a "gang of teenagers hanging around".

In response we have mitigated this risk as much as possible by increasing the minimum distance from the paths to the skate park to 4 metres (see Appendix C).

2.5 Financial implications

Appraisal prepared on the following price base: see Appendix B

2.6 Net revenue implications (costs or savings)

(see also Appendix A for spread across financial years)

Revenue	£	Comments
Maintenance		
R&R Contribution		
Developer Contributions	70,000	See Appendix B
Energy savings	()	See below
Income / Savings	()	
Net Revenue effect	0	Cost/(Saving)

2.7 VAT implications

n/a

2.8 Energy and Fuel Savings

n/a

2.9 Climate Change Impact

Positive Impact			No effect	Negative Impact		
+H	+M	+L	Nil	-L	-M	-H

There are a no anthropogenic factors to cause an increase in CO₂ levels due to emissions from fossil fuel combustion, followed by aerosols (particulate matter in the atmosphere) and the CO₂ released by cement manufacture and methane from animal agriculture and deforestation is not determined.

2.10 Other implications

An Equality Impact Assessment (EqIA) has been carried out for this project with no negative impact in the terms of the nature of the service that it is being provided. Access for disabled people in wheelchairs, prams and buggies has been accommodated for with the introduction of hard pathways to the skate park from the main paths. The inclusion of a wide flat space as part of the design would accommodate “light users” such as those on scooters or in wheel-chairs.

2.11 Staff required to deliver the project

Service	Skills	Total Hours
Streets & OS - Assets	<i>Play space design</i>	40
Streets & OS - Projects	<i>Clerk of Works</i>	50

2.12 Dependency on other work or projects

NB: Ward councillors consider the delivery of the first round of area based projects at Cherry Hinton Recreation Ground (2013/14) as a “total” package. However for the purpose of simplifying the procurement process of varying amounts with different

procurement limits on a number of projects at Cherry Hinton Recreation Ground, the skate park is to be delivered separately to the Panna and Explorer Dome play area improvements in this instance.

This project formed one of two lots for procurement purposes– the other being Nuns Way Recreation Ground skate park, which resulted in one skate company being awarded both projects. It is intended that both projects will be managed by Streets and Open Spaces at approximately the same time in terms of delivery.

2.13 Background Papers

South Area Committee, Monday 14th January, 2013 minutes

2.14 Inspection of papers

Author's Name	Declan O'Halloran
Author's phone No.	01223 - 458523
Author's e-mail:	declan.o'halloran@cambridge.gov.uk
Date prepared:	24 December 2013

Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2013/14	2014/15	2015/16	2016/17	2017/18	Comments
	£	£	£	£	£	
Capital Costs						
Building contractor / works						
Purchase of vehicles, plant & equipment						
Professional / Consultants (Officer Recharge) fees						
Other capital expenditure:						
<i>insert rows as needed</i>						
Total Capital cost	70,000	0	0	0	0	
Capital Income / Funding						
Government Grant						
Developer Contributions	70,000					(See Appendix B)
R&R funding						(State cost centre/s)
Earmarked Funds						(State cost centre/s)
Existing capital programme funding						(Programme ref.)
Revenue contributions						(State cost centre/s)
Total Income	70,000	0	0	0	0	
Net Capital Bid	0	0	0	0	0	Must agree to 1.2 above

Appendix B

PROPOSED ALLOCATION OF DEVELOPER CONTRIBUTIONS

It is proposed to fund up to £70,000 on this project from developer contributions. This is £5,000 more than was originally identified at the first round priority-setting stage in November 2012, but is affordable from the devolved developer contributions available to the South Area. The specific contributions allocated to this project are set out below. If, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

INFORMAL OPEN SPACE CONTRIBUTIONS				
Planning ref.	Area	Ward	From development at:	£ Available
01/0401/OP	South	Cherry Hinton	Land to rear of 1 Neale Close	£1,528.00
01/0502/OP	South	Trumpington	Land adjacent to Addenbrookes, rear of Long Road and Robinson Way	£40,864.50
01/1136/FP	South	Trumpington	Land to rear of 87-93 High Street	£739.00
03/0064/FP	South	Cherry Hinton	Land adjacent to 27 Orchard Estate	£1,137.00
03/0190/op	South	Trumpington	Land to the rear of 99-111 Shelford Road	£3,568.00
03/0234/fp	South	Cherry Hinton	Land adjacent to 40 Drayton Road	£1,131.00

03/0610/FP	South	Cherry Hinton	54 Mill End Road	£1,138.00
03/0892/FP	South	Trumpington	4 Hills Road	£1,358.00
03/1193/FP	South	Trumpington	30 Hills Road	£1,810.00
03/1384/FP	South	Trumpington	85 and 87 Shelford Road	£693.00
04/0186/FP	South	Queen Edith's	18 Long Road	£304.00
04/0850/FP	South	Queen Edith's	281 Hills Road	£615.00
04/0926/VC	South	Cherry Hinton	Land to the rear of 111-113 High Street, Cherry Hinton	£1,025.00
05/0029/FUL	South	Queen Edith's	42 Sedley Taylor Road	£783.00
05/1333/OUT	South	Queen Edith's	21/21A Queen Ediths Way	£1,802.00
05/1345/FUL	South	Trumpington	Whitlocks, High Street	£11,034.00
06/0547/FUL	South	Queen Edith's	29 Queen Ediths Way	£471.00

Whilst the £11,034 and the £40,864 have to be contractually committed by September 2014 and December 2016 respectively, this does not present an issue because the project is due to be completed in Spring 2014.

Appendix C



Proposed Location of Skate Park – Cherry Hinton Recreation Area

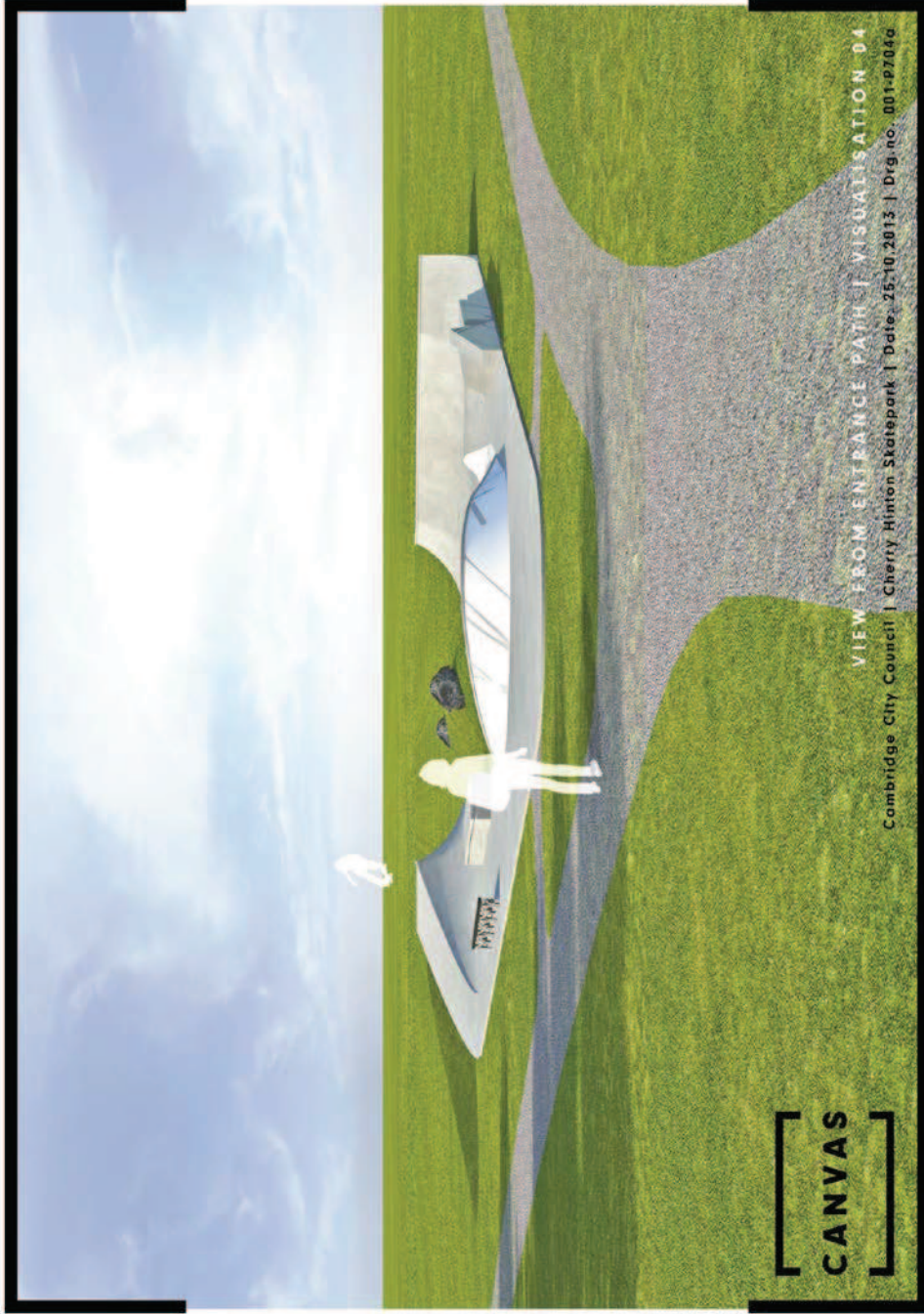
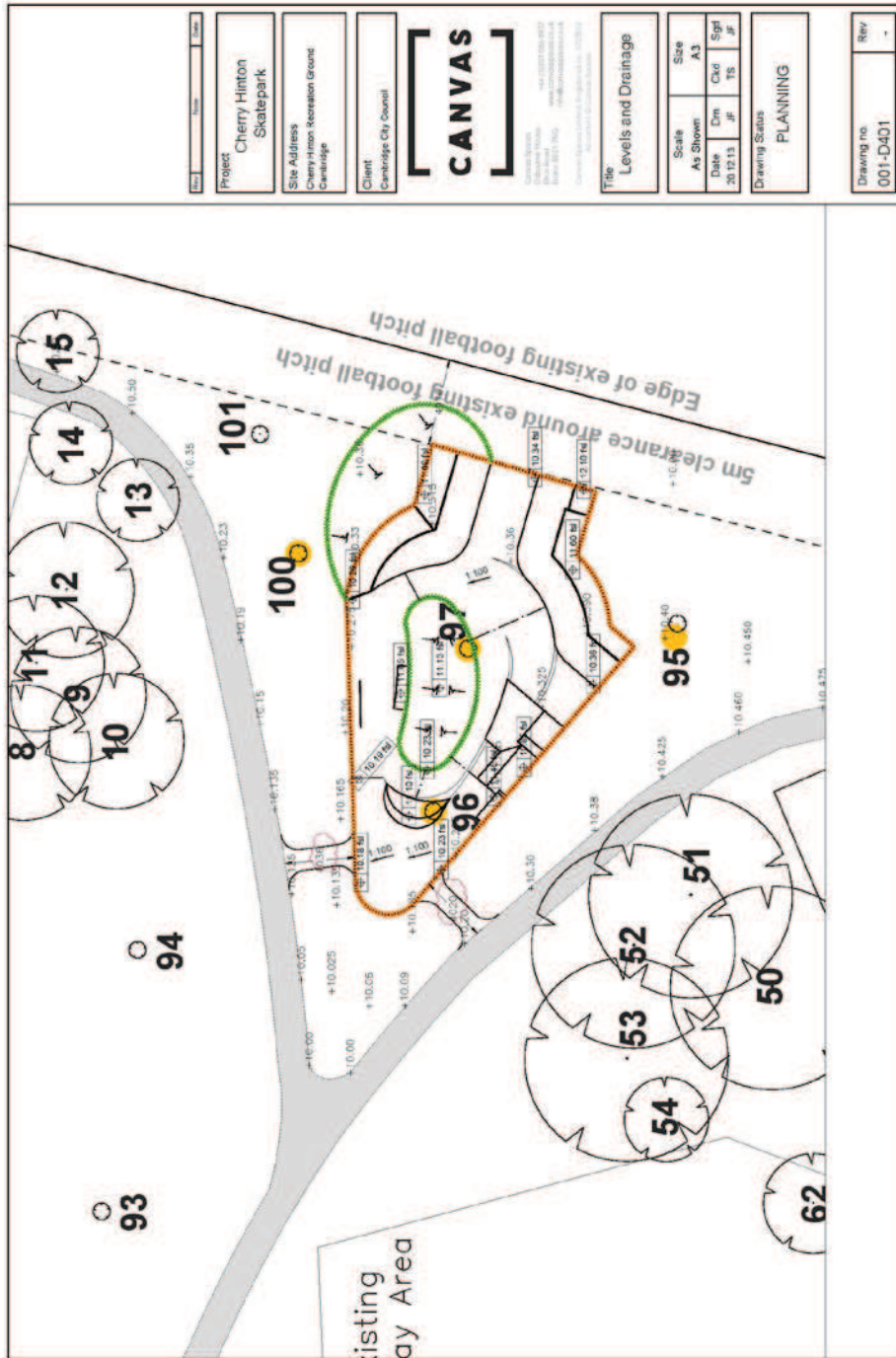


Image of Proposed Skate Park at Junction of Two Path-ways – Cherry Hinton Recreation Area



Plan of Proposed Skate Park - Cherry Hinton Recreation Area

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Neighbourhood profile update Cambridge City South Neighbourhood

March 2014



**Steve Poppitt, Safer
Neighbourhoods
Inspector**

**Lynda KilKelly, Safer
Communities Manager,
Cambridge City Council**



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	Aim	
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1 INTRODUCTION

Aim

The aim of the Neighbourhood profile update is to provide an overview of action taken since the last reporting period, identify on-going and emerging crime and disorder issues, and provide recommendations for future priorities and activity in order to facilitate effective policing and partnership working in the area.

The document should be used to inform multi-agency neighbourhood panel meetings and neighbourhood policing teams, so that issues can be identified, effectively prioritised and partnership problem solving activity undertaken.

Methodology

This document was produced using the following data sources:

- Cambridgeshire Constabulary crime and anti-social behaviour (ASB) incident data for October 2013 to January 2014, compared to the previous reporting period (June to September 2013) and the same reporting period in 2012/13.
- City Council environmental services data for the period October 2013 to January 2014, compared to the same reporting period in 2012/13; and
- Information provided by the Safer Neighbourhood Policing Team, Cambridgeshire Fire & Rescue Service and the City Council's Safer Communities Team.

2 CURRENT PRIORITIES

At the South Area Committee meeting of 4 November 2013, the committee recommended adopting the following priorities:

- Reduce the theft of pedal cycles in the Newtown area;
- Combat the supply of drugs in South area; and
- Tackle vehicle parking offences around school premises across the South area and in Mill End Road

The Neighbourhood Action Group, at its meeting of 14 November 2013, assigned the actions to be taken and the lead officers for each of the priorities. The tables below summarise the action taken and the current situation.

Reduce the theft of pedal cycles in the Newtown area	
Objective	<ul style="list-style-type: none"> □ Reduce the theft of pedal cycles in Trumpington, specifically those occurring in the Newtown area of the ward. □ Increase the awareness of pedal cycle owners about the risks of becoming a victim of cycle crime by encouraging the use of sound crime prevention measures.
Action Taken	<p>The work undertaken by the South area team consists of two approaches to tackling the cycle crime problem in Newtown: crime prevention; and targeted enforcement. During October 2013, the work of the South team was also supplemented by the Operation Huntsman team. Operation Huntsman was launched on 1 August 2013. This police operation had several strands: to provide a highly visible, flexible and mobile response to crime and ASB; and to address issues of dangerous and irresponsible cycling. Whilst Huntsman was pro-active, it also had a crime reduction focus and worked with the South area team in the promotion of education around cycle theft prevention and the value of registering property online (<i>Immobilise</i>: https://www.immobilise.com/index.php)</p> <p>As part of the on-going crime prevention element of this priority the South team have:</p> <ul style="list-style-type: none"> □ Visited local businesses, residences with communal cycle parks and educational premises; □ Engaged directly with cyclists in the street and through neighbourhood surgeries; and □ Offered crime prevention advice, both in person and via Ecops circulations, including promotion of good quality locks and the Immobilise internet database.
Current Situation	The South Area has seen a reduction of 15% in the rate of cycle crime against both the previous reporting period and this

	<p>same period in 2012/13. 56% of cycle thefts have occurred within the Trumpington beat where the highest concentrations of offences have been at the Newtown end. Recent property developments have seen a large increase in the amount of residential and student accommodation in this area which in turn has resulted in an increase in cycle ownership. Although the Trumpington beat does still have the highest rate of cycle crime on the South area it should be noted that it has also seen reductions of 4% against the previous period and 17% against this same period in 2012/13. Operation Huntsman undoubtedly contributed towards reducing the level of cycle crime in the South Area despite the backdrop of its increasing population and cycle ownership.</p>
Lead Officer	Sergeant Jim Stevenson, Cambridgeshire Constabulary.

Combat the supply of drugs in South area	
Objective	<ul style="list-style-type: none"> □ Target individuals and organised groups travelling to the South area of Cambridge to engage in the unlawful supply of controlled drugs, particularly Class A drugs. □ Target the supply of drugs; particularly Class A drugs, by individuals resident in the South area.
Action Taken	<p>During the last four months, the South Area Team, working together with the East Area Team, has executed eight search warrants at premises under the Misuse of Drugs Act. This enforcement action resulted in: the arrest of seven people for being concerned in the supply of class A drugs; the seizure of several quantities of both Class A and Class B drugs; and the arrest of several individuals who were wanted in respect of other matters.</p> <p>During this same period, 35 Stop Searches under the Misuse of Drugs Act have been carried out. These searches resulted in: two arrests for possession of controlled drugs with intent to supply; two arrests for the theft of a motor vehicle; and the seizure of cannabis from five other individuals.</p>
Current Situation	<p>Despite the successes outlined above it is believed that, based on community information and intelligence, there remain several individuals who are still actively involved in drugs supply in the South Area. Recent media reporting has also highlighted the fact that criminals are travelling to the City to deal drugs. Whilst this is not new to the police, it does however remain a challenge.</p>
Lead	Sergeant Jim Stevenson, Cambridgeshire Constabulary

Officer	
Tackle vehicle parking offences around school premises across the South area and in Mill End Road	
Objective	<ul style="list-style-type: none"> □ Tackle the incidents of road users parking illegally, dangerously or irresponsibly in the areas adjacent to the schools in the South Area. □ Tackle incidents of dangerous or illegal parking in the Mill End Road area of Cherry Hinton.
Action Taken	<p>During the past four months, 37 hours of patrol work has been conducted around all schools within the three wards. This has predominantly been carried out by our PCSOs.</p> <p>The South Team has sought to promote considerate and lawful parking by advising and educating drivers in relation to parking offences relevant to the specific areas outside schools. This was also extended to cover considerate parking in areas not directly outside the schools but where parking during school times was problematic. In addition to the education element in tackling this priority, enforcement action was also taken. This involved the issue of Fixed Penalty Notices for offences of unnecessary obstruction as well as several drivers being reported for the issue of a summons for parking on the yellow zigzag road markings.</p> <p>Illegal parking on Mill End Road was targeted with the assistance of the City Council's Civil Enforcement teams and several drivers have been advised by police staff and ticketed by the City Council's officers.</p>
Current Situation	<p>There has been a marked improvement in the standards of parking and the behaviour of drivers since this priority was adopted. Whilst on patrol, our team has been approached by members of the public with positive messages about the level of improvement. Whilst there have been some comments on the situation in the local press this is to be expected with heightened awareness around the issue.</p>
Lead Officer	Sergeant Jim Stevenson, Cambridgeshire Constabulary

3 PRO-ACTIVE WORK & EMERGING ISSUES

- City Council ASB officers are working in partnership with the police and City Homes to tackle a number of ASB issues in the Cherry Hinton area of the South. A Notice of Seeking Possession has been issued on a problematic City Homes tenant and further investigations are currently on-

going with regards to a number of properties where there are emerging issues of nuisance behaviour impacting on the wider community.

- There has been an overall increase in total crime on the South area. Cherry Hinton and Queen Edith's wards have remained stable with Trumpington ward accounting for the majority of this increase.
- There has been an overall increase in theft from vehicle in the South Area. The most significant increase has taken place in the Trumpington ward.
- Dwelling burglary for the South area has remained stable by comparison to the previous reporting period. Queen Edith's ward remains stable and Trumpington ward saw a reduction. Cherry Hinton ward has however seen an increase.
- Good overall reduction in cycle crime with most significant reductions in the Cherry Hinton Ward.
- Good overall reduction in anti-social behaviour with reductions represented across all wards.
- Cambridge City Police has drawn up a new service level agreement with Neighbourhood Watch and are seeking to build on the already good relationship with members to increase scheme numbers even more. Anyone interested in finding out more should visit www.cambsnhw.org.uk
- Cambridge City Police has launched its own Twitter account: @CambridgeCops
- Cambridgeshire Police has launched Neighbourhood Alert to enhance communication with neighbourhoods.
- The police are exploring how they could utilise the **Shape Your Place** website (<http://cambridge.shapeyourplace.org/>) to improve community engagement and will include the results of consultation in the next profile.

4 ADDITIONAL INFORMATION

CURRENT CRIME & ASB INCIDENT LEVELS BY WARD

AREA	Wards	Period	Dwelling Burglary	Other Burglary	Violent Crime	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
City South		Oct 13 – Jan 14	36	25	71	2	7	41	86	6	51	108	433	201
		Oct 12 – Jan 13	21	16	54	1	4	30	101	7	34	126	394	197
		Jun 13 – Sep 13	36	24	61	2	6	24	101	5	45	99	403	292
Cherry Hinton		Oct 13 – Jan 14	18	3	29	0	2	6	10	0	20	17	105	89
		Oct 12 – Jan 13	3	3	20	1	0	6	13	4	15	27	92	76
		Jun 13 – Sep 13	13	2	19	1	1	5	25	3	17	22	108	135
Queen Edith's		Oct 13 – Jan 14	11	12	11	0	2	11	28	0	9	38	122	32
		Oct 12 – Jan 13	10	5	19	0	2	8	30	0	6	39	119	58
		Jun 13 – Sep 13	12	6	18	1	4	7	26	0	12	40	126	66
Trumpington		Oct 13 – Jan 14	7	10	31	2	3	24	48	6	22	53	206	80
		Oct 12 – Jan 13	8	8	15	0	2	16	58	3	13	60	183	63
		Jun 13 – Sep 13	11	16	24	0	1	12	50	2	16	37	169	91

ARSON DATA

Period: October 2013 to January 2014

Deliberate fire summary data

Area	Refuse	Bin	Vehicle	Residential	Non residential
Cherry Hinton	0	0	0	0	0
Queen Edith's	0	0	0	0	0
Trumpington	0	0	0	0	0

General	There have been no incidents in the South of the city during the reporting period. The fire service is aware of community concerns regarding youth conduct in the area. The service is undertaking preventative patrols in the area and working with partners to maintain a preventative presence.
Cherry Hinton	No incidents.
Queen Edith's	No incidents. The fire service continues to monitor and engage with drivers who park and restrict access for emergency vehicles in the Queen Edith's ward.
Trumpington	No incidents.

ENVIRONMENTAL SERVICES DATA

Cherry Hinton

Abandoned vehicles

- October 2013 to January 2014: 5 reports, which included
 - 1 vehicle not on site following inspection
 - 2 vehicles subsequently claimed by their owners
- Hotspot: St. Bede's Crescent
- October 2012 to January 2013: 3 reports

Fly tipping

- October 2013 to January 2014: 30 reports, which included
 - 4 formal warning letter issued to domestic offenders
- Offences at Colville Road accounted for one of the formal warning letters sent
- Hotspots: Colville Road (8)
- October 2012 to January 2013: 13 reports

Derelict cycles

- October 2013 to January 2014: 6

- Hotspots: None
- October 2012 to January 2013: 0

Needle finds

- October 2013 to January 2014: 0
- Hotspots: None
- October 2012 to January 2013: 0

Queen Edith's

Abandoned vehicles

- October 2013 to January 2014: 4 reports, which included
 - 3 vehicles not on site following inspection
 - 1 vehicle subsequently claimed by their owners
- Hotspots: None
- October 2012 to January 2013: 1 report

Fly tipping

- October 2013 to January 2014: 7 reports, which included
 - 1 formal warning letter issued to domestic offenders
 - 1 formal warning letter issued to trade offenders
- Offences at Hills Road accounted for one of the formal warning letters sent
- Hotspots: Hills Road (4)
- October 2012 to January 2013: 7 reports

Derelict cycles

- October 2013 to January 2014: 9
- Hotspots: None
- October 2012 to January 2013: 9

Needle finds

- October 2013 to January 2014: 1
- Hotspots: None
- October 2012 to January 2013: 0

Trumpington

Abandoned vehicles

- October 2013 to January 2014: 5 reports, which included
 - 2 vehicles not on site following inspection
 - 2 CLE26 notices issued to offenders on behalf of the DVLA for not displaying a valid tax disc on a public highway
 - 1 vehicle held pending further investigation
- Hotspots: None
- October 2012 to January 2013: 3 reports

Fly tipping

- October 2013 to January 2014: 22 reports, which included
 - 2 formal warning letter issued to domestic offenders
- Offences at Anstey Way accounted for one of the formal warning letters sent
- Hotspots: None
- October 2012 to January 2013: 13 reports

Derelict cycles

- October 2013 to January 2014: 3
- Hotspots: None
- October 2012 to January 2013: 14

Needle finds

- October 2013 to January 2014 2012: 7
- Hotspots: George IV Street (6) needles were removed from a drain and posed no danger to the public.
- October 2012 to January 2013: 0

5 RECOMMENDATIONS

- Combat the supply of drugs in the South area
- Target the increase in dwelling burglary in the Cherry Hinton area
- Target the increase in thefts from motor vehicles in the Trumpington area

HILLS ROAD TRAFFIC AND SAFETY SCHEME

Note to Members of Cambridge City – South Area Committee

From: Mike Davies, Team Leader - Cycling Projects, Cambridgeshire County Council

Date: 3 March 2014

1.0 INTRODUCTION

1.1 The purpose of this paper is to inform Members about the proposal for traffic and road safety improvements on Hills Road, between Cherry Hinton Road and Long Road. The proposals aim to improve conditions for pedestrians, bus users and cyclists. Public consultation for the scheme runs from 4 March to 7 April 2014. The views of the Committee are welcomed.

2.0 BACKGROUND

2.1 The proposed scheme is funded by the Department for Transport (Dft) Cycle City Ambition Grant which Cambridgeshire County Council and 7 other local authorities were successful in bidding for last year. In the original bid, the County Council proposed to deliver a safe, direct, comprehensive network for cycling and walking between key destinations in Cambridge and in South Cambridgeshire. Over a ten year period, the aim is for cycling to have 40% of modal share in Cambridge, and 20% in South Cambs. The growth of housing and businesses in the Greater Cambridge area will put increasing pressure on the transport network. To mitigate the impacts of growth, modal shift must be achieved and the new segregated schemes included in the bid will provide much improved, high capacity cycling facilities which it is hoped will encourage new cyclists amongst existing residents and commuters, and future cycling by residents of the new developments when they are occupied. It is important that residents, who move to the city see cycling as a safe, attractive and convenient form of transport.

- 2.2 In Cambridge, it is proposed to build segregated cycle lanes along sections of three main arterial routes: Hills Road, Huntingdon Road and Trumpington Road. The new cycle lanes will upgrade existing cycle routes and link economic clusters such as Addenbrookes with businesses in the city. In South Cambridgeshire, the provision of new and improved cycle routes is well progressed: the A10 links to Foxton are almost completed, construction on the Wandlebury to Babraham Research Campus cycleway is under way, as is the Whittlesford to Granta Park cycleway; the Swavesey to Buckingway Business Park cycleway will begin this April. All the Cycle City Ambition schemes must be built by May 2015.
- 2.3 The new segregated cycle routes will compliment the City Council's extensive rollout of 20mph zones and cycle parking, as well as other ambitious cycling projects in the city including The Chisholm Trail and the new station multi storey cycle park.
- 2.4 The County traffic counts and accident data will be used for monitoring, and all the schemes will be included in the annual monitoring.
- 2.5 A Stakeholder group has been formed, to discuss and debate the details of each Cycle City Ambition scheme, with the aim of achieving very high quality schemes. Bodies represented include Cambridge City Council, South Cambridgeshire District Council, Sustrans, CTC (the Cyclists Touring Club), Cambridge Cycling Campaign, Girton Parish Council and Babraham Research Campus.

3.0 PRE-CONSULTATION FOR THE PROPOSED SCHEME

- 3.1 In Sept/Oct 2013, local Members from Cambridge City Council and Cambridgeshire County Council were invited to discuss issues for road users on Hills Road, and possible design options for the proposed cycle lanes.
- 3.2 Local businesses, schools, colleges and departments, on or near Hills Road, were also invited to give feedback on their concerns and issues as road users, including CUP, Mills & Reeve, KPMG, Savills, Eversheds, Deloitte, Homerton Business Centre, Hills Road 6th Form, Long Road 6th Form, Homerton College, EF International School of English, and the Perse Upper School. Addenbrookes was also contacted.

- 3.3 On 14 Jan 2014, a meeting was held at Hills Road 6th Form, with the Cambridge Cycling Campaign and Noel Kavanagh (County Cycling Champion) in attendance, to discuss staff and students' concerns as cyclists. A student rep provided a list of improvements in the local area that the student Cycle Campaign would like to see. The conflict between cyclists and buses at bus stops near the college during peak times was highlighted. This issue is currently being looked into by officers.
- 3.4 The views of Members, businesses and colleges were discussed at length with the scheme's design team and the designs were adapted to reflect those views.

4.0 DETAILS OF PROPOSED SCHEME

- 4.1 The budget for the Hills Road segregated cycleway improvements is £1,200,000.
- 4.2 Three separate design options have been developed for the public consultation showing:
1. fully segregated cycleway
 2. raised kerb (hybrid) segregated cycleway
 3. combination of hard kerb (west side) and raised kerb (east side) segregated cycleway

In Options 1 and 3, the hard kerb segregated cycleway will be 2.1m wide; in Options 2 and 3, the raised kerb segregated cycleway will be 2.7m wide. In all three Options, the cycleway will have priority over side roads. Cyclists will travel on a quick, direct, continuous route, without the need to negotiate obstacles or parked vehicles. Cyclists will not pull out so often in front of drivers. Cyclists who currently cycle on the pavement should feel safer on the new cycle lanes. Pedestrians should benefit from reduced cycling on the footway and from the buffer that the new cycleway offers from the main traffic lane.

- 4.3 The extra width required by the new cycleway will be achieved by reducing the central hatching on the road and some of verge and footway, and by maintaining a consistent 3.2m motor traffic lane. However, many sections of the existing footway will be converted to new grass verge.
- 4.4 New 'floating bus stops' will be introduced with the cycle lane going behind the bus stop as has successfully been introduced in Brighton and in parts of London. Bus passengers will wait on the footway and

cross the cycle lane to the 'bus boarder' to get on buses. Cyclists will no longer have to go round stationary buses at stops or negotiate buses pulling in and out of stops. The cycle lane will narrow to 1.5m through the bus stop area to slow cyclists down.

- 4.5 The redevelopment of Homerton Business Centre will see increased cyclist movements to and from Harrison Drive, and especially Purbeck Road, into Hills Road. A new right filter lane from Hills Road into Purbeck Road is proposed as part of the Homerton planning application – it will be paid for by the developers but be built as part of our scheme's works.
- 4.6 At the Long Road junction, the narrowness of the verge and carriageway prevents the southbound, segregated cycle lane from continuing to the stop line at present. However, a new 1.5m cycle lane will extend from the end of the segregated cycle lane for approximately 40m up to the advanced stop box. The latter will be increased to accommodate the high numbers of cyclists heading to the Addenbrookes site who wish to cross diagonally to the shared-use pavement on the south-west corner of the junction. The island between the north and south bound lanes on the north side will be moved slightly to the east. Allowing for the movement of large vehicles turning left into Hills Road means the segregated section of the northbound cycle lane only starts roughly 10m after the junction.
- 4.7 **Option 1** - The fully segregated cycle lanes would provide the greatest level of safety and perceived safety. Cyclists would be physically separated from motor vehicles by a 0.6m wide kerb for much of the proposed route. There would be breaks in the kerb at accesses and side roads. The fully segregated cycle lane would make the motor vehicle lane seem narrower and so encourage drivers to adhere to the 30mph speed limit. With fully segregated cycle lanes on both sides of Hills Road there are concerns that emergency vehicles might be held up as vehicles would only have limited opportunities to move aside for them to pass. Fully segregated lanes might hold leaves and other debris, and would require more maintenance than a standard on road lane.
- 4.8 **Option 2** - The raised kerb (hybrid) segregated cycle lanes would be below the level of the footway but above the level of the motor traffic lane. Cyclists would have a greater level of safety than with the current on-road lanes. The 2.7m width would allow 3 cyclists to cycle side by side and accommodate the high numbers of cyclists at peak times. The raised kerb option would allow emergency vehicles to pass more easily than with the fully segregated option. The height of the

raised kerb cycle lane would be reduced to that of the motor traffic lane at side roads. The visual impact of the raised kerb cycle lane, Option 2, would be less severe than Option 1.

- 4.9 **Option 3** – This is a combination of the fully segregated and raised kerb cycle lanes. There would be a fully segregated cycle lane with a kerb on the west (city-bound) side and a raised cycle lane on the east (Addenbrooke's-bound) side of Hills Road. This would give many of the advantages of option 1 in terms of perceived safety for users, but allows for much easier passage of emergency vehicles.

5.0 NEXT STEPS

- 5.1 The public consultation runs from 4 March to 7 April 2014. Materials will include a leaflet, photo-montages, coloured plans and web pages on the County Council website. The leaflet will be delivered to local residents and businesses in the last week of February. Events are planned on the following dates:

6th March, St John the Evangelist Church, 5.00-7.30pm

14th March, Addenbrooke's concourse, 11am-2pm

26th March, The Perse School, 6.30-8.30

In addition, engagement events are planned at Hills Road and Long Road VI Form colleges.

- 5.2 The County Council is moving to a committee system on 13th May 2014. The scheme will be considered for approval by the Economy and Environment committee. If the scheme is approved works will need to start before 1st May 2015.

6.0 SUMMARY

- 6.1 Members of the Area Committee are asked to comment on the scheme proposals, and are encouraged to attend the consultation events.

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APPENDIX 1 – 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 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

3.0 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*)

4.0 **Supplementary Planning Documents**

- 4.1 **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.
- 4.2 **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.
- 4.3 **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.
- 4.4 **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.
- 4.5 **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.
- 4.6 **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.

5.0 Material Considerations

Central Government Guidance

5.1 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.

5.2 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.

5.3 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.

5.6 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)

Guidance relating to development and the Conservation Area including a 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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Application Number	13/1742/FUL	Agenda Item	
Date Received	2nd December 2013	Officer	Mr John Evans
Target Date	27th January 2014		
Ward	Trumpington		
Site	14 Barrow Road Cambridge Cambridgeshire CB2 8AS		
Proposal	Demolition of existing dwelling and erection of new replacement dwelling.		
Applicant	Mr Nick Smith 48 Eaton Place Belgravia London SW1X 8AL		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. There is no policy basis to resist the loss of the existing dwelling. Its demolition falls within the scope of 'permitted development'. 2. The replacement dwelling reflects the size and scale of adjacent residential properties and is appropriate in this context. 3. No significant adverse impact on the amenities of adjacent residential properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a detached residential property situated within a large rectangular garden plot, on the southern side of Barrow Road.

- 1.2 The existing building on the site has elements of the Arts and Crafts style. It has a rectangular footprint and projecting front garage. The front elevation has an asymmetrical fenestration,

across eaves dormers and part external chimney breasts, which are design features associated with the Arts and Crafts style.

- 1.3 The building is not Listed or a Building of Local Interest. The site is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the complete demolition of the existing dwelling and the erection of a replacement dwelling.

- 2.2 The proposed new house has elements of the Arts and Crafts style. It has a rectangular shaped footprint measuring approximately 18.5m in overall width and 13m in depth. The proposed house has three levels of accommodation and three projecting front gables. The new house would have a gabled roof with partly external chimneys on each side of the house and three rear dormer windows.

- 2.3 The materials of construction would be a tiled roof and rendered external walls.

- 2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Biodiversity report.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0270/FUL	Remove existing lean to and replace with a single storey side and rear extension. Additional windows to front elevation.	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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/3 3/4 3/7 3/10 3/11 3/12 4/4 4/13 5/1 8/2 8/6

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
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) National Planning Practice Consultation

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in

the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies are of relevance:

Policy 55 – Responding to Context

Policy 56 – Creating successful places

Policy 57 – Designing new buildings

Policy 69 – Protection of sites of local nature conservation importance

Policy 71 – Trees

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The Highway Authority has no comment to make on this application.

Head of Refuse and Environment

- 6.2 No objections, subject to demolition and construction hours related conditions.

Urban Design and Conservation team

- 6.3 No policy objection to demolition. The replacement building is considered not to be consistent with Local Plan policy 3/4 c in terms of characteristic massing and design or with policy 3/12 a in terms of form or detailing.

English Heritage

- 6.4 The loss of the building would erode the character of the potential future Conservation Area.

Landscape

6.5 The Landscape Team has reviewed this application and we support this application.

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

7.0 REPRESENTATIONS

7.1 Councillor Andy Blackhurst has commented on this application. I have set his comments below:

- *Committee should take a view on compliance with Local Plan policies 3/4 responding to context and 3/12 design of new buildings.*

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

1 Barrow Road
2 Barrow Road
3 Barrow Road
4 Barrow Road
6 Barrow Road
8 Barrow Road
9 Barrow Road
10 Barrow Road
11 Barrow Road
12 Barrow Road
15 Barrow Road
16 Barrow Road
17 Barrow Road
18 Barrow Road
20 Barrow Road
21 Barrow Road
23 Barrow Road
24 Barrow Road
25 Barrow Road
27 Barrow Road
28 Barrow Road
29 Barrow Road

30 Barrow Road
31 Barrow Road
33 Barrow Road
35 Barrow Road
36 Barrow Road
37 Barrow Road
39 Barrow Road
40 Barrow Road
43 Barrow Road
45 Barrow Road
53 Barrow Road
1 Barrow Close
26 Netherhall Way
2 Chaucer Close
39 Gisbourne Road
12 Millington Road
1 Hines Close, Barton
9 Porson Road
29 Porson Road
17 Bentley Road
65 Warwick Square, London SW1V
Teanford House, Stoke on Trent

7.3 The representations can be summarised as follows:

Objections in principle

- Unnecessary increase in carbon footprint.
- The area is to be a new Conservation Area.
- The existing house is very attractive from the street.
- 14 Barrow Road requires modernisation but demolition is completely unnecessary.
- To destroy a house which can be modernised to suit a family seems excessive.
- The proposal fails to preserve or enhance the existing area.
- Barrow Road is a good example in Cambridge of twentieth century pre world war 2 planning for urban areas.
- The road as it exists is coherent and authentic.
- The demolition of an existing house would fundamentally change the character or the road.
- What is sought to be conserved is a past vision of urban living and one that is still successful today.
- Policy 3/10, subdivision of existing plots is relevant.

- It is horrifying to see what is happening to the lovely road by new-comers.
- The current state of disrepair of the existing building is decorative not structural.
- Precedent for demolition will the likely development of other plots to flats.
- Any development should be sympathetic to the surrounding aesthetics and history.
- It is a profit making proposal by a London property developer.
- The development is only viable because of a zero rate of VAT on new builds.
- If new large buildings are allowed, with garish designs, then the houses will become even more expensive and the preserve of the super wealthy.

Design Comments

- The design of the new house fails to demonstrate an honest conformity to the style, atmosphere and heritage of the road.
- The proposed new house is couched in the idiom of the Arts and Crafts and the choice of materials will be broadly compatible with its neighbours.
- This pastiche is a poor substitute for the original.
- Three storey houses are unacceptable.
- The plan of the building is too deep.
- The proposed elevations with their dominant symmetry are uncharacteristic.
- The garden elevation is clumsily composed.
- The existing building acts as a primary axial point of reference against which other houses either side are mirrored.

Amenity concerns

- The top floor will contain three dormers overlooking adjoining gardens.
- Disruption during construction.
- The applicants should pay for the surface of the road to be relaid.
- Damage to Cherry trees from construction traffic.

Twentieth Century Society

- Negative impact on a non designated heritage asset.

- The society objects to the application which will cause substantial harm to the proposed new Conservation Area in Barrow Road.

Cambridge Past, Present and Future

- Object.
- The building is of heritage interest by important bodies including the Twentieth Century Society and English Heritage.

7.4 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. Car and cycle parking
6. Biodiversity
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 The provision of a replacement dwelling accords with Local Plan Policy 5/1, housing provision.

8.3 In my opinion, the existing building makes a neutral contribution to the character and appearance of the street scene. English Heritage and the Council's Conservation Team do not consider it worthy of inclusion on the national list of buildings as a Heritage Asset. There are no proposals to designate the existing house as a Building of Local Interest. The site is not within a Conservation Area, so its loss cannot be protected under planning legislation. The fact that there are aspirations for the street to be included within a Conservation Area in the future offers no policy protection for the existing dwelling.

Demolition of the existing house falls within the scope of 'permitted development'.

- 8.4 The applicant has not sought to argue that the existing building is in any way structurally unsound and requires demolition. There is no requirement for the applicant to demonstrate the case for demolition. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1. There are no planning grounds on which to resist the principle of demolition.
- 8.5 Requests have been made for Barrow Road to be included within a new Conservation Area. This process is at a very early stage and would require production of a Conservation Area Appraisal and public consultation. July 2014 Environment and Scrutiny Committee would be the very earliest that a new Conservation Area could be created. The aspiration for Barrow Road to be included within a Conservation Area adds no weight in favour of retaining the existing building.

Context of site, design and external spaces

- 8.6 The key design issue is the detailed design and appearance of the new dwelling in its setting.
- 8.7 Local Plan policy 3/12 requires new buildings to have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing and wider townscape and landscape impacts and available views. The footprint of the proposed new dwelling can be comfortably accommodated within the rectangular plot. The proposed new house has a deeper footprint as compared with the existing house, and is more square shaped in plan form at first floor level, but this does not result in any harm to the character and appearance of the suburban street scene or rear gardenscape.
- 8.8 The increased depth of the plan would be apparent, but only from oblique angles along the street scene and the flat roof element would not be perceptible from the street. In addition, although other existing properties along Barrow Road were constructed in the same era, they are not uniform in footprint, nor are they unaltered since their construction. A range of extensions, predominantly to the rear, result in a varied street scene and rear gardenscape.

- 8.9 While I note concerns from the Design and Conservation Team regarding the massing of the building, I do not consider the additional depth over and above the existing building, to have any harmful impact. The footprint of the building retains between 1.2m and 1.8m gap on the east and west boundaries. At first floor level the building is set in between 4m and 5m from the east and west boundaries which would mean the building would not appear unduly cramped or constrained within its plot. The proposed new building has a reduced width at first and roof level as compared with the existing dwelling, which increases the space between neighbouring properties.
- 8.10 To resist the design of the proposed new building on the basis of the depth of its footprint would not be justified. The character of Barrow Road is primarily derived from its wide grass verges planted with trees and regular siting of large detached dwelling houses, with characteristics of the Arts and Crafts style. The proposed dwelling would be very similar in height, width and footprint to the other properties and would therefore harmoniously integrate with the character of the street scene.
- 8.11 The proposed front elevation reflects the Arts and Crafts style of the existing street scene as required by Local Plan policy 3/12 part a. The proposed new building has a symmetrical front elevation with part exposed side chimneys, a projecting front gable and period window casements. This demonstrates that the design of the building has responded positively to the site context, as required by Local Plan policies 3/4 and 3/12.
- 8.12 I note criticism that the fenestration does not faithfully reflect the Arts and Crafts period. The Council's Conservation Officer is content that the windows to the front elevation are well proportioned, and while they have a vertical emphasis rather than horizontal, which is more typical of houses from this era, the proposed design will not, in my view, significantly detract from the overall character of the new dwelling from the street. It would not be reasonable to mandate that the replacement dwelling is a faithful reproduction of an Arts and Crafts building in every respect. Other dwellings along Barrow Road are not model examples of the Arts and Crafts style and many have design characteristics and later modifications which are not associated with that period. The proposed dwelling has

appropriate architectural references and its overall design would complement the character of the street.

- 8.13 The proposed new house contains three levels of accommodation, with the roofspace served by three rear dormer windows. The proposed dormers are subservient to the overall scale of the roof and will not detract from the overall composition and character of the new building. The proposed dormers are very similar in design to those at 16 Barrow Road to the east. Use of the roof space for residential accommodation is not unusual along Barrow Road and does not detract from the character of the street scene.
- 8.14 The proposed materials of construction reflect the architecture of the Arts and Crafts style and are appropriate in this context, in accordance with Local Plan policy 3/12. The proposed white render and use of plain tiles is acceptable.
- 8.15 In terms of external spaces the proposed front garden area includes low level planting, consistent with the character of the street and a new tree. The proposed low wall and gates are modest in size and will not detract from the character and appearance of the street scene. The existing houses along Barrow Road are framed by a variety of hedging and low level boundary treatment, and the proposal would not be out of character with that existing context. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 The footprint of the building is contained well within the plot and will not create any harmful visual impact or significant overshadowing for either 12 or 16 Barrow Road either side.
- 8.17 The footprint of the two storey element of the building projects only 2m beyond the rear building line of 16 Barrow Road and is sited over 6m from this neighbouring property. In my view, this relationship is acceptable and typical of other houses along the street.

- 8.18 I note concerns regarding the proposed rear dormer windows. The proposed dormers are set well within the roof plane and contain relatively small casements serving the bedrooms in the roofspace. In my view, the indirect views of neighbouring gardens is to be expected within a suburban layout and the result here will not be unduly harmful.
- 8.19 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 3/12.

Amenity for future occupiers of the site

- 8.20 The proposed new house provides a high-quality living environment, appropriate in this setting, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.21 Refuse arrangements are adequately accommodated within the large plot. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.22 The existing car parking provision is retained through the redevelopment which is acceptable.
- 8.23 Covered cycle parking is not detailed within the proposed plans. Clearly there is ample space for cycle parking within the proposed house and generous plot, which can be secured by condition. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Biodiversity

- 8.24 The applicant has carried out a bat survey on the existing house. There is some evidence of droppings from Brown Long Eared Bats. It is recommended that appropriate mitigation measures are carried out in accordance with an appropriate planning condition.

Third Party Representations

8.25 The issues raised have been addressed in the above report and are summarised below:

Issue	Officer response and report section
Noise and disturbance during construction	This can be mitigated through appropriate planning conditions.
The current state of disrepair of the existing building is decorative not structural.	There is no requirement for the applicant to demonstrate the case for demolition. See paragraph 8.4.
<p>It is a profit making proposal by a London property developer.</p> <p>The development is only viable because of a zero rate of VAT on new builds.</p> <p>If new large buildings are allowed, with garish designs, then the houses will become even more expensive and the preserve of the super wealthy.</p>	These are not material planning considerations.
The applicants should pay for the surface of the road to be re-laid.	The maintenance of the Barrow Road is a civil matter and is not a material planning consideration.
Damage to Cherry trees from construction traffic.	This can be ensured through the imposition of a suitable planning condition.
The existing building acts as a primary axial point of reference against which other houses either side are mirrored.	The existing building makes a neutral contribution to the character and appearance of the street scene. The proposed new house would integrate harmoniously with the existing street scene.
Precedent for demolition will the likely development of other	Any future proposed development would be

plots to flats.	assessed on its own individual merits.
Relevance of Local Plan policy 3/10	Local Plan policy 3/10 is not relevant because the application does not propose a subdivision of the existing plot.
Unnecessary increase in carbon footprint.	The sustainability of demolition versus retention of the existing building is not material to the determination of the application proposal. The principle of demolition cannot be resisted.

9.0 CONCLUSION

9.1 The proposed replacement dwelling, with its deeper overall footprint as compared with the existing house, would not detract from the character or appearance of the street scene, or the amenities of neighbours. I acknowledge there are a significant number of objections from local residents, CPPF and the 20th Century Society, and concerns from the Conservation and Design Team and English Heritage. These objections are seeking, in a large part, to require a refusal of planning permission on the basis that the building is likely to fall within a Conservation Area and that the merit and test for demolition in the first place should be higher. However, the existing building is neither Listed, Local Listed nor falls within a Conservation Area and there are no grounds on which to resist the principle of demolition. The demolition of the existing house does not require planning permission. The appearance, height and scale of the proposed new dwelling will be similar to the existing dwelling and there will be no harmful impact. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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. Before starting any brick or stonework, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development. The develop

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. Except with the prior written agreement of the local planning authority 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)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

6. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

7. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

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

8. All new joinery [window frames] shall be recessed at least 75mm back from the face of the wall. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

9. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

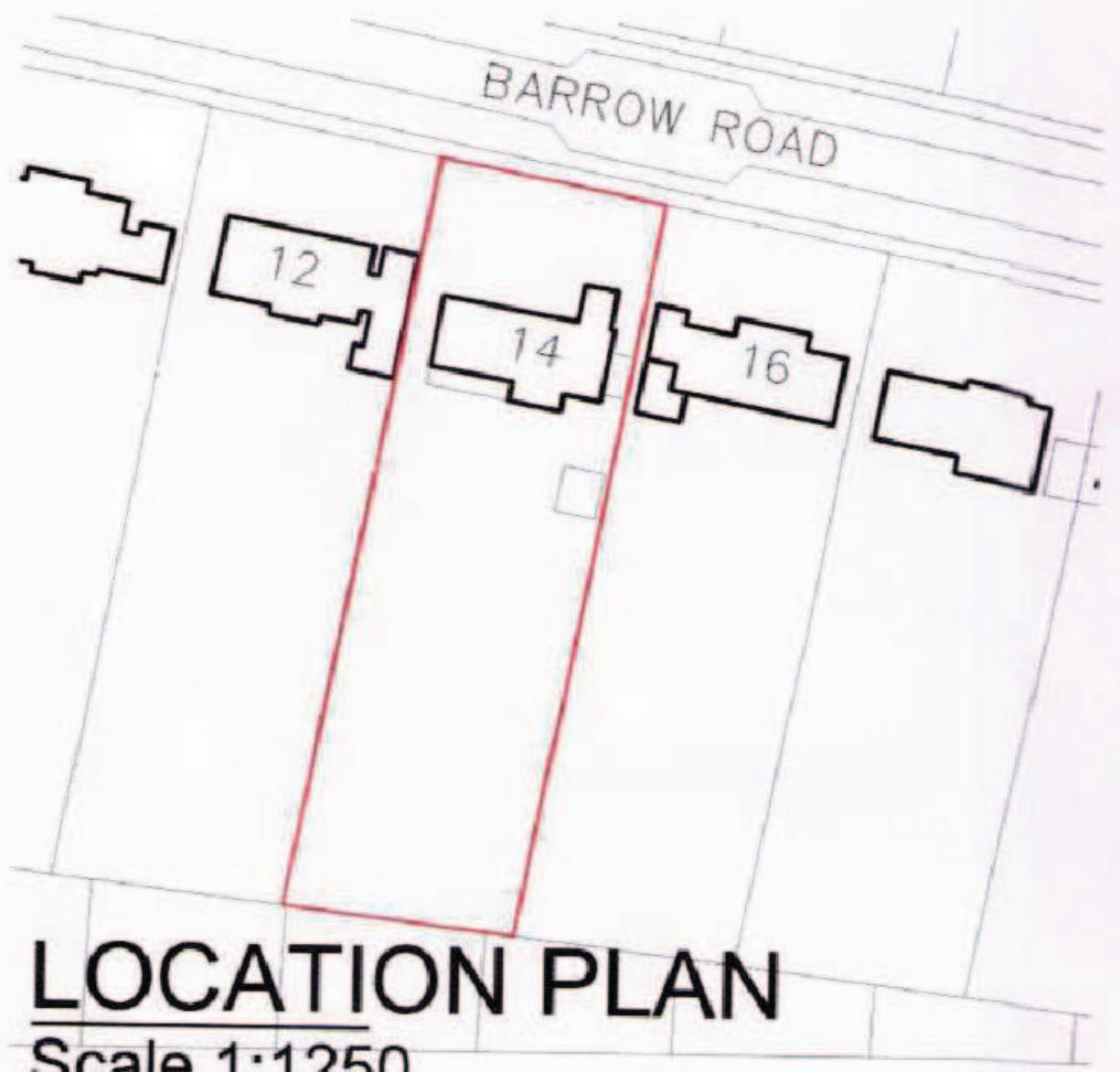
10. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

11. The biodiversity mitigation measures set out within the submitted Ecology Report shall be carried out prior to demolition and maintained during the development of the site. Prior to the occupation of the dwelling, biodiversity enhancement measures (bat boxes and brick swift nests) shall be incorporated into the proposed new dwelling and shall be retained as such.

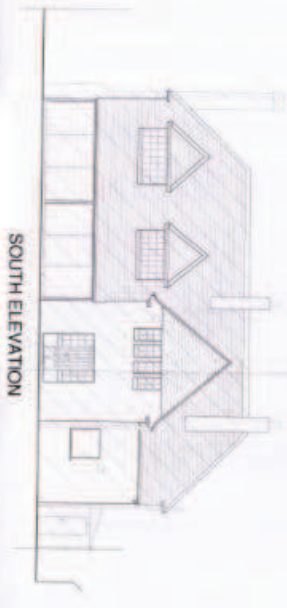
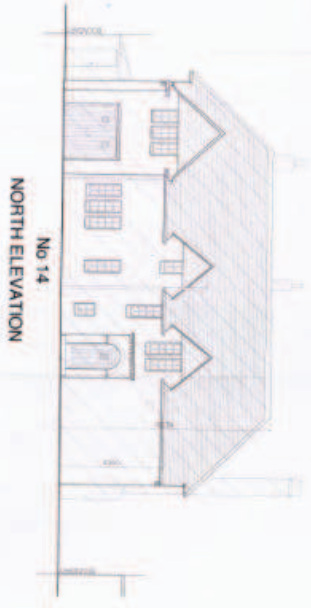
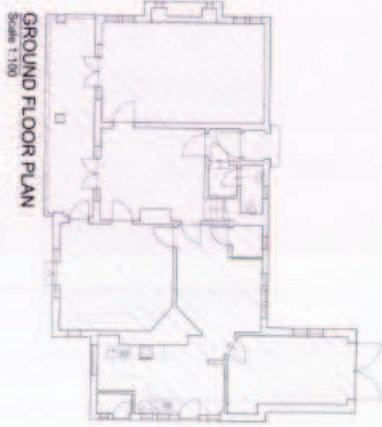
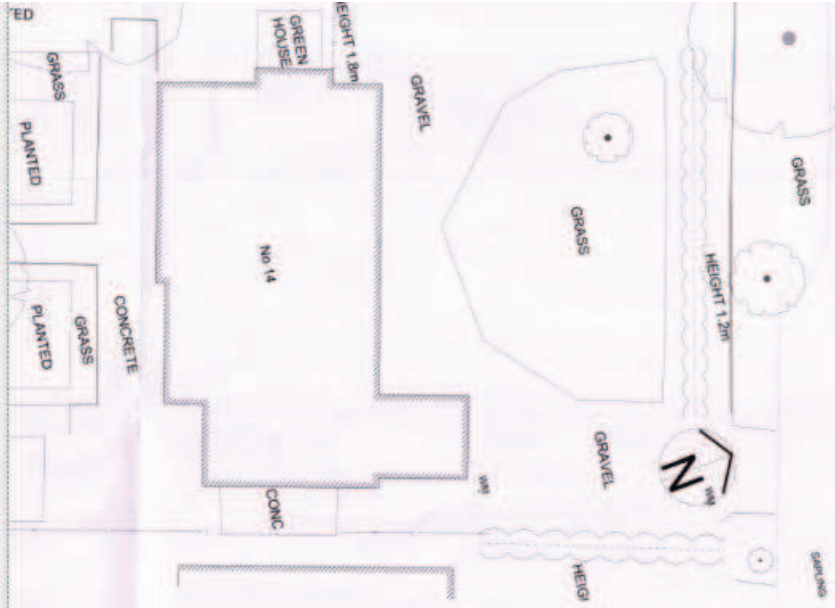
Reason: In order that adequate provision is made to maintain and enhance biodiversity (Cambridge Local Plan 2006 policy 3/12).

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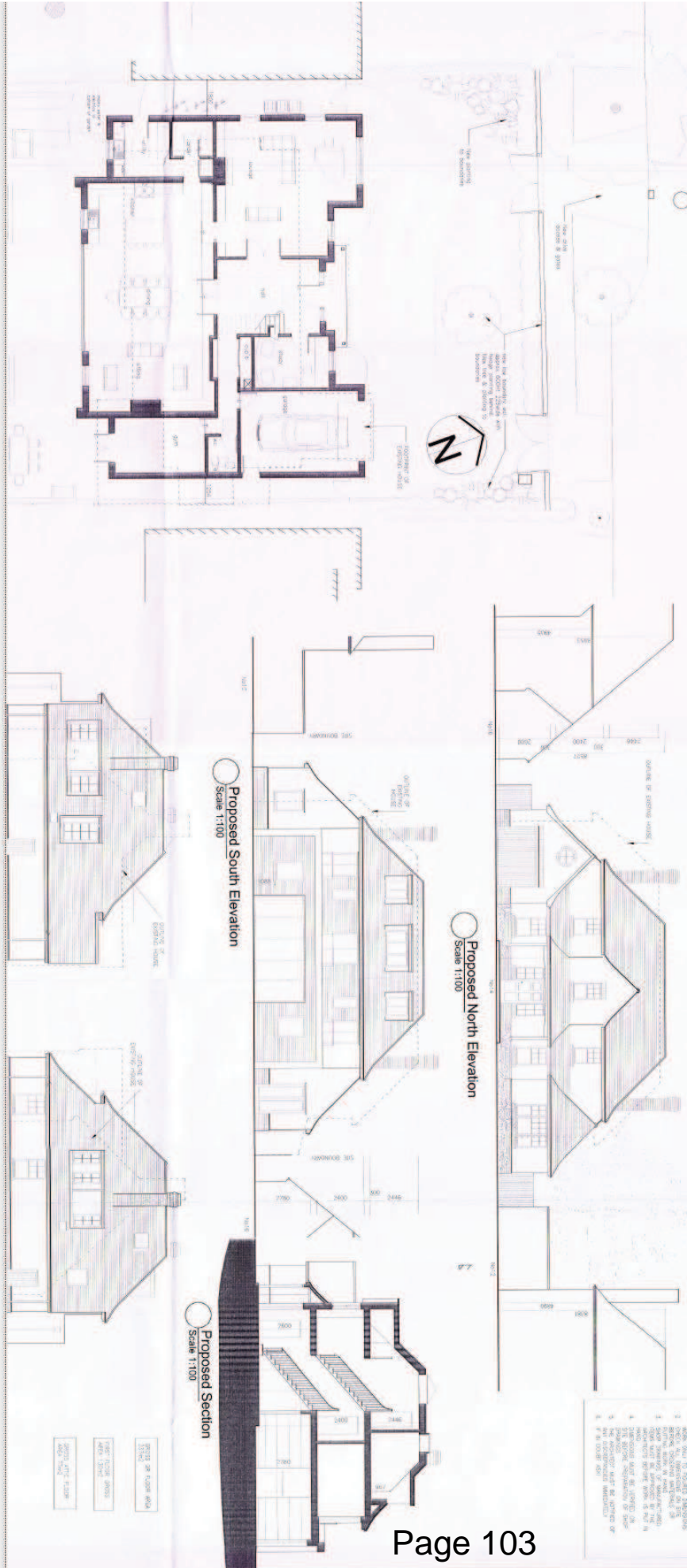


LOCATION PLAN
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Proposed North Elevation
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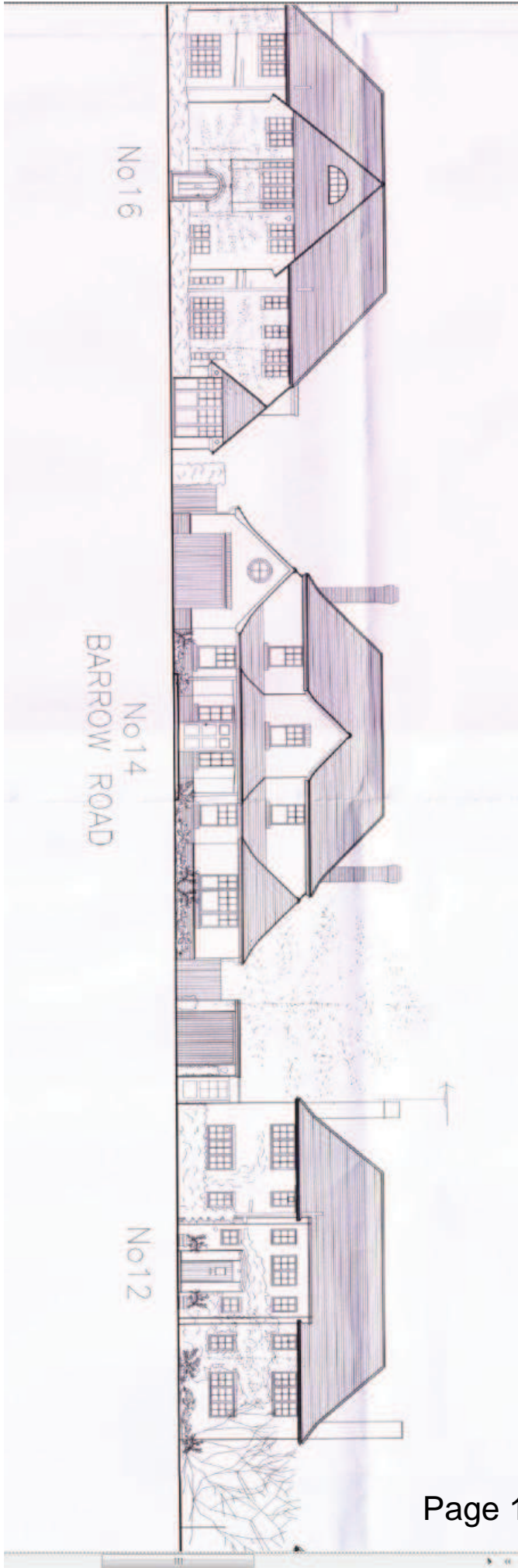
Proposed South Elevation
Scale 1:100

Proposed Section
Scale 1:100

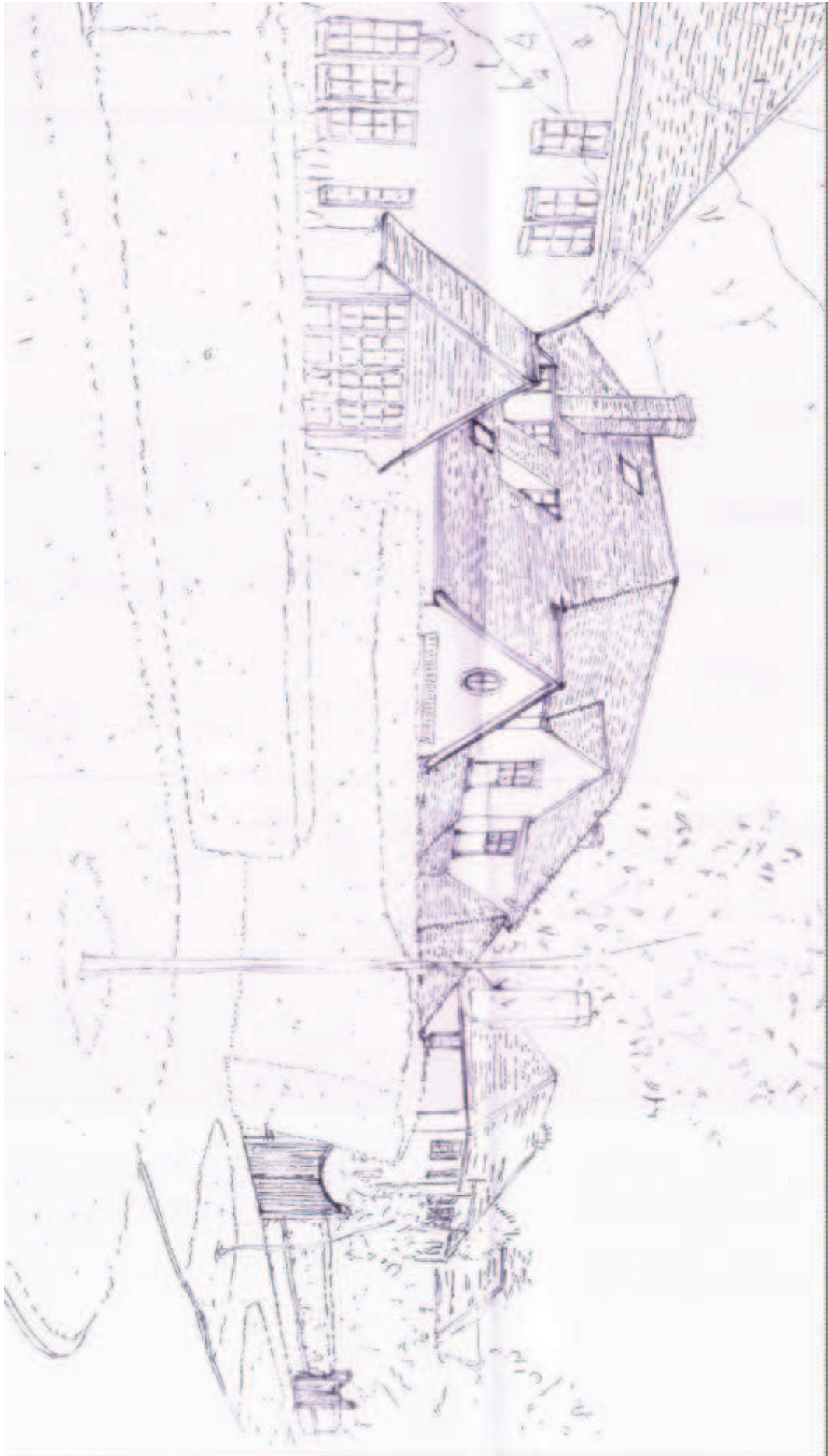
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Application Number	13/1613/FUL	Agenda Item	
Date Received	6th November 2013	Officer	Mr Sav Patel
Target Date	1st January 2014		
Ward	Trumpington		
Site	6A Bentinck Street Cambridge CB2 1HG		
Proposal	New dwelling adjacent to No.6 including demolition of existing single storey rear extension at No. 6 and front garden wall.		
Applicant	Parker Property Ltd C/O Cannon House P O Box 393 St Peter Port GY1 3FN Guernsey		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed development is considered to be of high quality design, scale and visual appearance, such that it would enhance the character and appearance of the Conservation Area and sympathetically assimilate into the street scene.</p> <p>The proposed development has been designed to mitigate any significant adverse impact on the residential amenity of the adjoining neighbours.</p> <p>The proposal would make efficient and effective use of land.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site consists of an extended two storey end of terraced Victorian property that fronts onto the back edge of the pavement. The terraced row is in two blocks and comprises two storey properties all of which front onto the pavement. Opposite the site (east) is Princess Court which is a 5 storey block of residential flats set back from the pavement with grassed area in front. To the rear of terrace (west) is Perse Girl School site.

- 1.2 Bentinck Street is located between Union Road to the north and Coronation Street to the south.
- 1.3 The existing dwelling on the site benefits from an enclosed walled garden to the side of the dwelling. The garden area forms the existing gap between the side elevation of no.6 and no.5 Bentinck Street. The garden is bound by a 2.4 metre high brick wall. The walled boundary has a door in it to allow access to and from Bentinck Street. There is a trellis above the wall which has climber plants growing on it. There is also a lamp post on the pavement, in front of the walled boundary.
- 1.4 The property has been extended with a single storey rear extension and roof dormer.
- 1.5 The site is located within the Central Extension Conservation Area and falls within a Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The proposal is a resubmission of a similar application which was withdrawn (13/1287/FUL) to subdivide the plot to accommodate an additional two storey dwellinghouse (with additional accommodation in the roof) and reconfigure the curtilage of the host property. The single storey rear extension and side boundary wall which fronts Bentinck Street are proposed to be demolished.
- 2.2 The proposed dwelling would sit in line with the frontage of no.5 Bentinck Street and match its ridge height. The dwelling would have a dormer window in the roof which would extend across half the roofspace. At the rear the proposed dwelling would have a two storey flat roof section which would fall in line with the rear elevation of no.5 and a single storey bay window.
- 2.3 A gap between the host property and the proposed dwelling would be maintained. The brick wall would be removed and replaced with a rail which would provide access to both properties.
- 2.4 The side brick wall boundary with no.5 would be increased in height and a new boundary created to separate the amenity areas for the proposed and host property.

2.5 The proposal also includes a bin and bike store in the rear amenity area.

2.6 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
13/1287/FUL	It is proposed that a new dwelling house is to be constructed on the infill plot adjacent to No.6 Bentinck Street (which currently forms part of the garden to No.6). The existing garden wall that faces on to Bentinck Street is to be demolished.	WITHDRAWN
C/80/0376	Erection of single-storey extension and alterations to existing dwelling house	APPROVED

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

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.

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.

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.

5.2 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies
P6/1 Development-related Provision

5.3 Cambridge Local Plan 2006

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/12 3/14 4/11 4/12 5/1 8/4 8/6

5.4 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) National Planning Practice Consultation
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5.5 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies/there are no policies (delete as appropriate) in the emerging Local Plan are of relevance:

- Policy 1: The presumption in favour of sustainable development
- Policy 52: Protecting garden land and subdivision of existing dwelling plots
- Policy 55: Responding to context
- Policy 57: Design of new buildings
- Policy 58: Altering and extending existing buildings

5.6 Supplementary Planning Documents

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

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

5.7 Material Considerations

Central Government Guidance

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

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

City Wide Guidance

Cambridge Walking and Cycling Strategy (2002)

Cycle Parking Guide for New Residential Developments (2010)

Roof Extensions Design Guide (2003)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No significant impact on highway safety subject to conditions.

Head of Refuse and Environment

6.2 No objections to the proposal subject to conditions.

Urban Design and Conservation team

6.3 The proposal is supported subject to some alterations of the detail of the scheme and conditions.

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

7.0 REPRESENTATIONS

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

- 4 Bentinck Street
- 5 Bentinck Street
- 59 Coronation Street

7.2 The representations can be summarised as follows:

- Loss privacy as a result of Juliette balcony on first floor rear elevation and single storey rear bay;
- Loss of daylight to no.6;
- Overdevelopment of the site and loss of a family house with garden;
- Inadequate car parking provision;
- The scheme detracts from the prevailing character and appearance of the area;
- The roof detail on the front elevation is out of keeping with the existing roofs and fails to relate with the existing terrace;
- The chimney-cum-stair tower is out of keeping with the terrace;
- Rear roof dormer window is oversized and would have a negative impact on the surrounding roofscape;
- The windows in the front elevation are much wider than those in the existing terrace;
- The drawings fail to meet the Planning validation checklist requirements;
- The drawings are misleading, incomplete and inaccurate.

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, design and external space

3. Third party representations
4. Planning Obligation Strategy

Principle of Development

- 8.2 The application site is located within a residential area and involves the subdivision of an existing residential plot to accommodate an additional two storey 3bed dwelling. The proposal would result in a net increase of one unit on the site. This is considered to make effective and efficient use of the land.
- 8.3 The proposed residential redevelopment of the site is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.

Context, design and external space

- 8.4 The proposal is to subdivide an existing residential plot to accommodate an additional dwelling. Therefore, policy 3/10 (sub-division of existing plots) is relevant to assess the proposal. However, sections d) impact on Listed Buildings or buildings/gardens of local interest; e) impact on trees/wildlife; and f) comprehensive development are not relevant issues to the proposal.
- a) Impact on residential amenity
- 8.5 The proposed dwelling has been designed to mitigate any significant adverse impact on the residential amenity of the adjoining residents. There are no windows that would directly overlook the private amenity areas of the adjoining properties and there are no parts of proposal that would appear overbearing. The proposed dwelling would be in line with the front and rear elevations of no.5 Bentinck Street. Therefore the proposed dwelling would not cause any significantly adverse sense of enclosure or dominance issue, in my view.
- 8.6 The side boundary (south) with no.5 is to be increased in height to provide a sufficient level of privacy for both plots. The additional increase in height is unlikely to have a significant impact on the residential amenity of the adjoining neighbour.

The proposed dwelling would be located north of no.5 so there is unlikely to be any significant overshadowing issue.

8.7 Some detailed aspects of the proposed dwelling have been revised to accommodate concerns that have been raised by adjoining residents. The rear single storey bay window would be set off the boundary on both sides by 1.2 metres to mitigate its impact, particularly on no.5 Bentinck Street. This includes the replacement of French doors and Juliet balcony on the rear elevation at first floor with a sash window similar to that in the host property, thus reducing any perceived overlooking issue. The original scheme (planning application ref: 13/1287/FUL – Withdrawn) proposed a single storey rear extension which projected along the side boundary. This has been replaced with a bay section which is set off the side boundary thus reducing its appearance and dominance.

8.8 The proposed single storey extension off the rear of no.6 (host property) would replace the existing ‘L’ shape single storey pitched roof extension, which projects along the entire side (north) with no.7 and along part of rear boundary. The proposed extension would be significantly smaller than the existing and project 3.7 metres along the side boundary only with a pitched roof. This reduction in built form along the boundary would result in a much improve setting and outlook from the neighbour’s (no.7) rear garden.

8.9 In view of the above, the proposed dwelling and extension would not have any significant adverse impact on the residential amenity of the adjoining neighbours.

b) Adequate amenity and parking space

8.10 The subdivision of the plot would result in both dwellings (proposed and existing) having private amenity areas including bin and bike stores. The proposed dwelling would (including the 1.8 metre deep bay window) benefit from a 4.2 metre deep and 6.2 metre wide rear garden. The existing dwelling would be left with a similar size garden area. The gardens are relatively modest but in this urban context, I am satisfied that the level provided is sufficient to support a family house.

8.11 The site falls in a Controlled Parking Zone and the County Highways authority have advised that any new dwelling will not

be eligible for a residential parking permit. In addition to this no off street parking provision has been proposed. In any event such provision would be difficult to provide on this site. I am of the view that, as the property is located within relatively close proximity to the shops and services on Hills Road, City Centre and public transport links such as bus stops and railway station, a car free development would be acceptable in this sustainable location.

c) Character and appearance of the area

8.12 The prevailing character of the immediate area is of two storey residential terraced row development. The terrace row is has small variations in detail including age, brick material and eaves height. There are also examples of much larger taller buildings in the wider context. For example, opposite the site is Princess Court, which comprises a block of 5 and 8 storey residential flat buildings including multi-storey garage building. To the rear of the site is the Perse Girls School site which contains mainly 2 storey buildings. Against this context, the proposed scale and design of the dwelling is considered to be in keeping with the character and appearance of the area and existing terrace row. The chimney element on the proposed dwelling is unorthodox but, in my view, would add interest to the terrace row. The proposal would retain a gap between the proposed and host property to maintain a sense of spacing between the two terraces.

8.13 The proposed dwelling has been designed and laid out to relate to the terrace row that it would be attached to. The eave line would match the terrace and the fenestration arrangement would be similar to that in no.5 Bentinck Street. The roof angle would be set at a slightly lower angle than no.5 which results in the ridge line being set further back without extending above the ridgeline of the existing terrace. I am satisfied with the roof form and its relationship with no.5 is acceptable in this context and would not have a significantly adverse impact on the appearance of the terrace such that it would warrant refusal.

8.14 The proposed single storey part pitched and part flat roof rear extension to no.6 is considered to be acceptable in terms of its visual appearance in terms of its ancillary scale and design. I have not concerns with this element of the proposal in visual terms.

- 8.15 No elevation details have been provided for the bin/cycle store. I have therefore recommended a condition to require details to be provided and approved in writing prior to development.
- 8.16 Therefore, based upon the design and scale of the proposed dwelling and rear extension to no.6, I am of the view that there would be no adverse impact on the character and appearance such that it would warrant refusal. Also the proposed dwelling would preserve the setting of the Conservation Area.
- 8.17 In my opinion, the principle of the development and the detailed aspects of the proposals are acceptable and in accordance with policies 3/4, 3/10, 3/12, 4/11, 5/1, 8/6 and 8/10.

Third Party Representations

- 8.18 I have addressed most of the issues raised by the third party representation received in the above section. However, I set out below my response to the issues that I have not addressed above.

Loss of daylight to no.6;

- 8.19 The proposed dwelling would be located south of no.6 and would not break beyond the building of the terrace row. Whilst there is likely to be some degree of shadowing on the existing property, I do not consider this would lead to a significant overshadowing or loss of daylight impact such that it would warrant refusal. The properties in the terrace are of modest scale and have modest rear gardens. Therefore, the impact on no.6 would no worse than that currently experienced by other properties in the terrace row.

Overdevelopment of the site and loss of family house;

- 8.20 The subdivision of the plot allows for a new dwelling whilst providing sufficient garden space to serve both units separately. In this urban context, I am satisfied that the proposal would not result in overdevelopment of the site and there would be sufficient amenity space for both units.

Rear roof dormer window is oversized and would have a negative impact on the surrounding roofscape;

8.21 The proposed rear roof dormer window has been set into the roofspace and would take up just over half the width of the roofscape. The dormer would also be located adjacent to the existing dormer window in no.6. The scale of the dormer is considered to be acceptable in the roofscape as it would not appear unduly dominant from the surroundings context.

- The windows in the front elevation are much wider than those in the existing terrace;

8.22 The windows in the front elevation are slightly wider than those in the front elevation of no.5. However the windows would match those in no.6. The windows have been arranged so that they match those in the terrace. I do not consider the additional width to be a significant enough reason to justify refusing this application.

- The drawings fail to meet the Planning validation checklist requirements;

8.23 The information provided is considered to be sufficient to enable officers to assess the proposal and make a recommendation.

- The drawings are misleading, incomplete and inaccurate.

8.24 The drawings have been revised and updated where discrepancies have been found.

Planning Obligation Strategy

Planning Obligations

8.25 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

(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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has signed and completed a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.26 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.27 The application proposes the erection of one three-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714	1	714
4-bed	4	238	952		
Total					714

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807	1	807
4-bed	4	269	1076		
Total					807

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726	1	726
4-bed	4	242	968		
Total					726

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948	1	948
4-bed	4	316	1264		
Total					948

8.28 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City

Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

- 8.29 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882	1	1882
4-bed	1882		
Total			1882

- 8.30 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

- 8.31 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

8.32 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

8.33 The applicant has completed a Unilateral Undertaking for the above planning obligations.

Monitoring

8.34 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.35 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 The proposed development comprising the subdivision of the existing curtilage of no.6 Bentinck Street to accommodate a new two storey dwelling (6a) and reconfiguration of the curtilage of no.6 including single storey rear extension are considered to be acceptable in this context. The design and scale of the proposals are sympathetic to the character and appearance of the area and would preserve the setting of the Conservation

Area. There are no issues that would warrant this application to be refused, in my view.

10.0 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

5. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety

6. Except with the prior written agreement of the local planning authority 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)

7. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday ' Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

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

8. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

9. All new joinery is to be of timber and not metal or plastic.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

10. Prior to development details of the proposed railing details shall be submitted to and approved by the City Council. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

11. Prior to development a 1:20 section plan showing how the lead flashing will be joined to the side of the adjoining property (5 Bentinck Street) and of the eaves and ridge, have been submitted to and agreed by the local planning authority. Development shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

12. The demolition phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

'Council's Supplementary Planning Document 'Sustainable Design and Construction 2007':
https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf

'Control of dust and emissions from construction and demolition
- Best Practice Guidance produced by the London Councils:
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

13. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
14. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.
15. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.



Application site

Other land in ownership of applicant

CLIENT
CANON HOUSE

PROJECT
No. 6a BENTINCK STREET

TITLE
SITE LOCATION PLAN

DRAWING STATUS
PLANNING

DRAWN JM CHECKED NP

SCALE 1:1250 @ A3

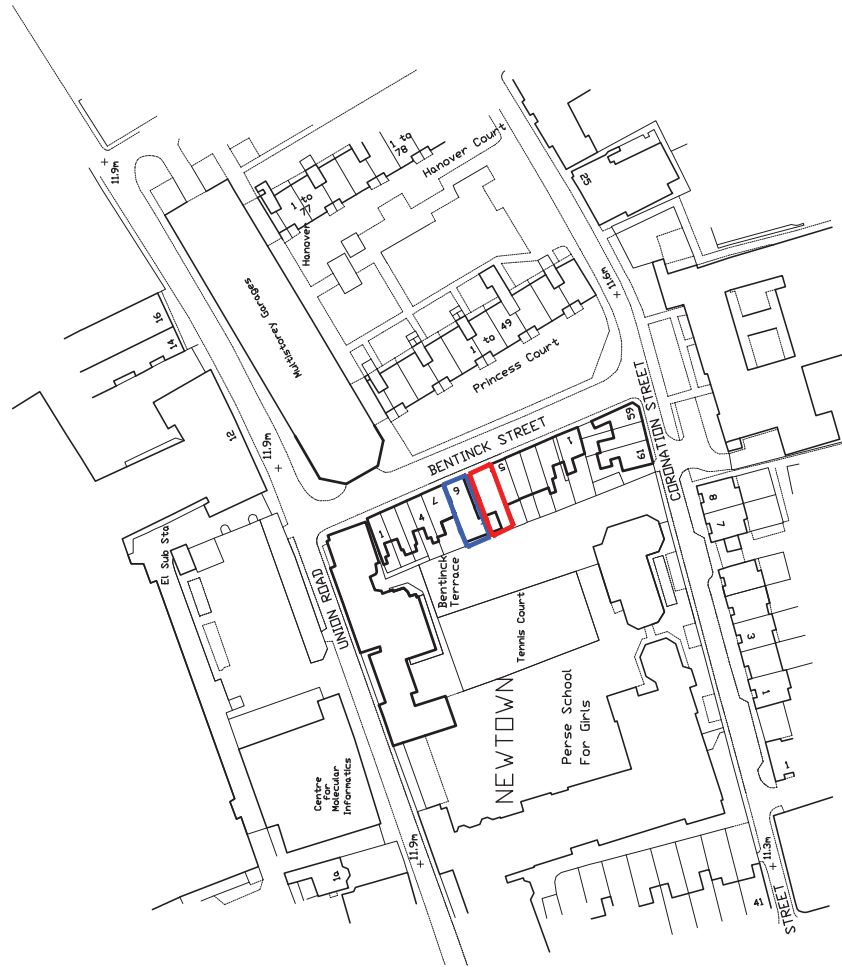
DATE 22.08.13

THE GALLERY
96 KING ST
CAMBRIDGE
CB1 1LN



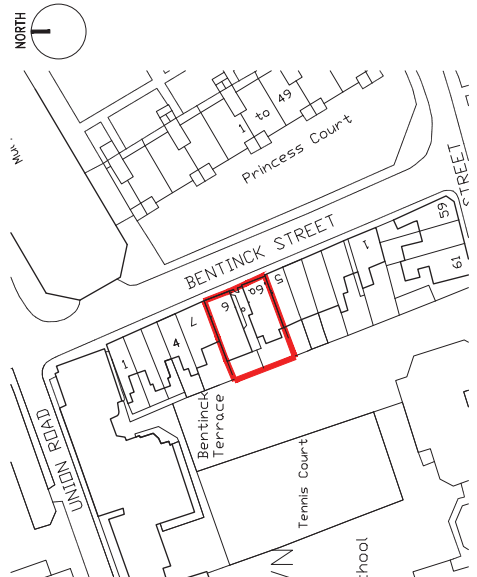
T: 01223 361803
F: 01223 361808
w: www.dpaarchitects.co.uk
e: info@dpaarchitects.co.uk

JOB NO.	DRAWING NUMBER	REV
317	317_6a_P01	

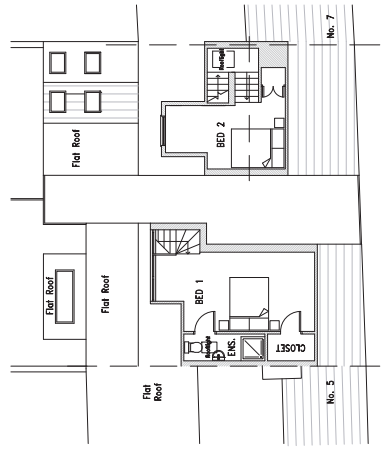


LOCATION PLAN 1:1250 @ A3

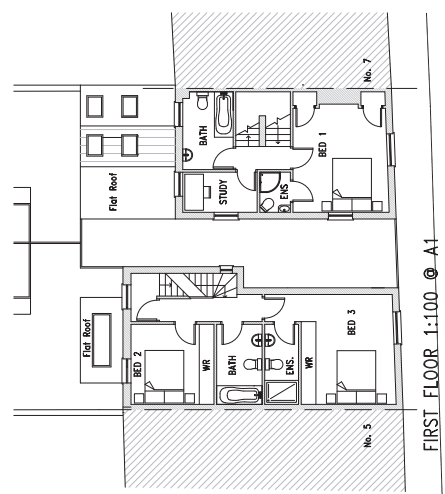
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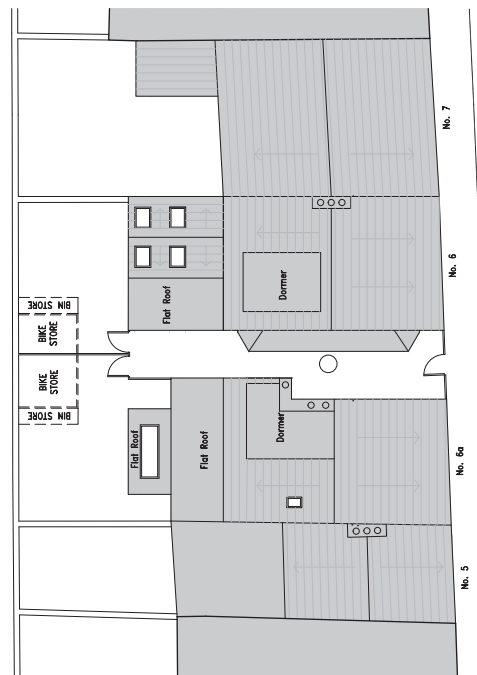
Nos. 6 and 6a BENTINCK ST. LOCATION 1:500 @ A1



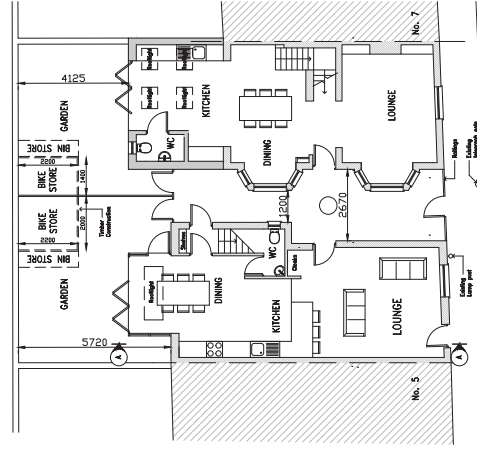
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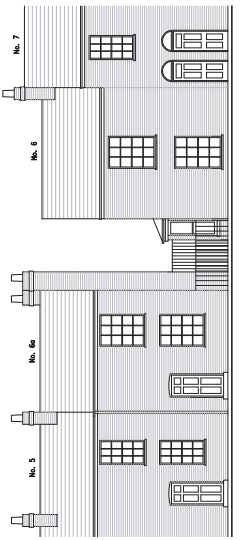
FIRST FLOOR 1:100 @ A1



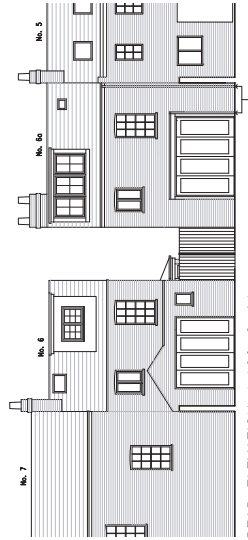
ROOF PLAN 1:100 @ A1 BENTINCK STREET



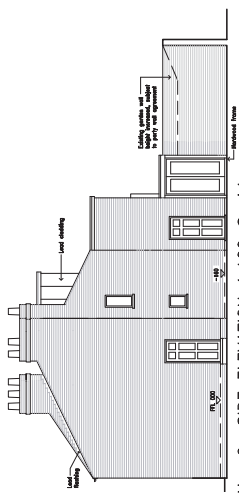
GROUND FLOOR 1:100 @ A1



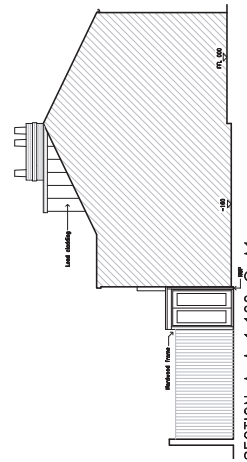
FRONT ELEVATION 1:100 @ A1



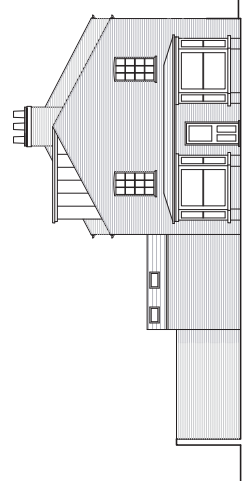
REAR ELEVATION 1:100 @ A1



No. 6a SIDE ELEVATION 1:100 @ A1



SECTION A-A 1:100 @ A1



No. 6 SIDE ELEVATION 1:100 @ A1

F. JM.28.01.14.6a Side elevation amended
 E. JM.27.01.14. Chimney position of No.5 amended (on front elevation)
 D. JM.02.01.14. French doors and light balcony removed, and building line amended, following feedback from Planning Officer
 C. JM.11.02.13. Additional info. added in response to letter of objection from residents of No.5 Bentinck Street
 B. JM.29.10.13. Further amendment to design following Planning and Conservation Officer's comments
 A. JM.18.10.13. Design amended following Planning and Conservation Officer's comments

CLIENT	CANON HOUSE
PROJECT	No. 6a BENTINCK STREET
TITLE	PROPOSED SCHEME PLANS AND ELEVATIONS
DRAWING STATUS	PLANNING
DRAWN	JM
CHECKED	
SCALE	1:100 @ A1 / 1:200 @ A3
DATE	10.07.13
THE GALLERY	98 KING ST CAMBRIDGE CB2 1JF
Tel: 01223 341893	
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info@dparchitects.co.uk	
JOB NO.	317
DRAWING NUMBER	317_60_P03
REV	F

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Application Number	13/1836/FUL	Agenda Item
Date Received	16th January 2014	Officer Ms Janine Richardson
Target Date	13th March 2014	
Ward	Trumpington	
Site	Land To Rear Of 1 - 8 Anstey Way Anstey Way Cambridge Cambridgeshire	
Proposal	Erection of two 4- bed houses.	
Applicant	Ms Sabrina Walston, Customer and Community Services Cambridge City Council PO Box 700 Cambridge CB1 0JH	

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>Provide additional housing on a windfall site.</p> <p>No significant impact in terms of residential amenity to the neighbouring occupiers.</p> <p>Provide highly sustainable homes at Level 5 of the Code for Sustainable Homes.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site lies on the corner of Anstey Way to the back of the three storey curved parade of shops and flats. To the north are two storey semi-detached houses and a single storey house at 89 High Street. To the east lies a series of single storey bungalows and to the west six garages. There is an Indian bean tree adjacent to the site to the south and a number of trees along the north boundary in the garden of 42 Anstey Way. The site abuts the Trumpington Conservation Area on its north and west boundaries.

- 1.2 The existing site is a grass lawn with concrete strips providing access for drying laundry on washing lines and is enclosed by a

wooden fence. There is a small communal bin store associated with the flats on the southern boundary.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for the erection of two semi-detached, four bedroom houses. It is proposed that one house will be for affordable rent and one for private sale.
- 2.2 The proposed houses are three storey and flat roofed. They would be set back 6m from the footpath to allow for two parking spaces for each house at the front accessed off Anstey Way. Side access for each house to a rear garden is proposed with bin storage to the side of the houses and a separate cycle shed within the rear gardens.
- 2.3 The design and treatment of the proposed dwellings reflect the approach that is likely to come forward as part of the QUAD scheme. A simple palette of materials is proposed consisting of cream brick for the ground floor and vertical timber cladding for upper floors. This cladding will be heat treated softwood (Kebony).
- 2.4 The existing communal bin store will be relocated to the west of the site adjacent to the proposed rear gardens.
- 2.5 The proposed houses are to be built to meet Code for Sustainable Homes Level 5 and their design and construction process will feed into the design of the 209 homes proposed at the City Council owned site within the Clay Farm site (known as the QUAD development). Once completed the houses will be monitored for environmental performance. Both proposed dwellings are designed to be Lifetime Home compliant.
- 2.6 The application is accompanied by the following supporting information:
 1. Design & Access Statement
 2. Ecological Appraisal
 3. Arboricultural Impact Assessment

2.7 Amended plans have been received which show the following revisions:

- Dimensions of car parking and reversing space and pedestrian visibility splays
- Corrected elevations/plans to show window location

2.8 The application is brought before Committee as the applicant is Cambridge City Council. There are objections to the proposal.

3.0 SITE HISTORY

None

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/9 3/11 3/12 3/14 4/13 5/1 7/3 8/6 8/10 10/1

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 Cambridgeshire and Peterborough Waste Partnership (RECAP) Planning Obligation Strategy
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) National Planning Practice Consultation

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policy 51: Lifetime Homes and Lifetime Neighbourhoods

Policy 55: Responding to context

Policy 57: Designing new buildings

Policy 71: Trees

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Pedestrian visibility splays should be shown on the drawings. Dimensions for the proposed car parking spaces must be shown which should be 2.m x 5m with a 6m reversing space. Conditions regarding surfacing, permitted development restrictions, construction specifications, measures for surface water run-off and retention of visibility splays are recommended.

Head of Refuse and Environment

- 6.2 No objection in principle. Recommend conditions for standard construction/delivery hours and piling.

Urban Design and Conservation Team

- 6.3 The application is acceptable in design terms. Further details of the proposed materials needs to be provided including junctions between the timber cladding and facing brickwork and texture of the cladding. Recommend a robust brick wall boundary is needed surrounding the community recycling and refuse point.

Senior Sustainability Officer (Design and Construction)

- 6.4 The proposed houses are being developed in order to test and feed into the design of the 209 homes proposed at 'the Quad' development at Clay Farm. Bringing forward an exemplar of high quality design, sustainable construction and low carbon living. Requirement for the homes to meet Level 5 of the Code for Sustainable Homes. This equates to a 100% reduction in the carbon emissions associated with regulated energy use in the home (heating ventilation, lighting). Once built it proposed that the environmental performance will be monitored to ensure

ease of use for residents and to ensure that the technologies utilised to meet the required Code standard is performing as intended.

Head of Streets and Open Spaces (Landscape Team)

- 6.5 No objections. Recommend conditions on hard and soft landscaping details, boundary treatments, and replacement planting.

Head of Streets and Open Spaces (Tree Team)

- 6.6 Comments awaited. To be reported on amendment sheet or verbally at the meeting.

Nature Conservation Officer

- 6.7 The submitted Phase 1 and Protected Species assessment have flagged up no ecological concerns. Suggest integrated nest boxes as an ecological enhancement for the scheme are included.

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:

- 42 Anstey Way (objection)
- 30 Lingrey Court (objection)
- 40 Lingrey Court (support)

- 7.2 The representations can be summarised as follows:

- Overbearing, imposing, out of character and over development of site
- Height of building will overshadow 42 Anstey Way and windows in north elevation will overlook leading to some loss of privacy
- Increase in noise and disturbance
- Will exacerbate the traffic and parking problems in area
- Road safety concerns for elderly and disabled pedestrians

- Large area of cladding would be a dark mass in enclosed area
- Dangerous reversing out onto narrow road
- Rainwater into mains sewer is not sustainable
- Internal layout is not suitable for four bed house
- Erodes provision of green space in local area and loss of habitat
- Full support that neglected piece of council land will be developed

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 The existing site is an unused fenced off area that was used for drying laundry. The site is not allocated or protected open space within the current or emerging local plan. Policy 5/1 of the Cambridge Local Plan allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in the amenity section below. This is a good site to maximise the use of the land for additional residential units in a predominately residential area. The proposal is therefore in compliance with these policy objectives.

8.3 The proposal will be an exemplar in sustainability, designed to Passivhaus principles, with a compact form, super insulated envelope, triple glazed windows, high air tightness and the use

of mechanical ventilation with heat recovery (MVHR). It will feature biodiverse green roofs with photovoltaic panels, responsible sourcing of ecologically friendly materials, locally sourced, use of prefabricated timber frame, smart metering of energy use, dual aspect living and high window head heights to achieve natural daylight and limited water use are all features that are supported and proposed in a modern, contemporary design.

- 8.4 There is no objection in principle to residential development, but the proposal has to be assessed against the criteria of the other relevant development plan policies. The principle of development is considered acceptable and in accordance with policy 5/1 of Cambridge Local Plan 2006 and the Sustainable Design and Construction SPD 2007.

Context of site, design and external spaces

- 8.5 The proposed dwellings are three storeys (9.2m) in height with a flat roof and rise approximately 0.5m above the ridge height of the adjacent semi-detached dwellings (No. 40-42 Anstey Way) to the north but sit well below the ridge height of the large footprint three storey flat blocks to the south. The proposed scale and massing is considered acceptable and creates a transition from the three storey flat block to the south. The setback of the units (6m) from the back of the footpath on Anstey Way together with the retained mature tree on the southern corner of the site helps soften the proposal from views looking north from the junction of Anstey Way. The proposed photovoltaic panels will be set behind a 0.4m high parapet wall and will be at an angle of 15%, so they will be concealed from view from street level.
- 8.6 The existing dwellings surrounding the site are predominately buff and cream facing brick. The houses on the north and western sides of Anstey Way and within Lingrey Court have a dark brown cladding at first floor. The proposed materials would therefore relate well to the existing materials in the area but given that both first and second floors are proposed in wood cladding I consider that the sample of this material needs to be agreed before construction to ensure that it is not too dark in appearance. The junction between the brickwork and timber cladding needs to be well detailed. Conditions are therefore

recommended to ensure that the details of the materials and finishes are acceptable.

- 8.7 The trees adjacent to the site are to be retained. The applicant has provided an arboricultural impact assessment which identifies works and protection that will be required during construction. A condition is therefore recommended to ensure that protection is carried out. An Ecological appraisal for the site has been provided by the applicant which has raised no ecological concerns. The applicant has confirmed they can include integrated nesting boxes as an ecological enhancement to the scheme as recommended by the Nature Conservation Officer. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 4/3 and 4/4.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposed houses would be 14 metres to the south of no. 42 Anstey Way, from the southern elevation of that property. There is a single storey pitched roof garage to the south of no. 42, which is set back to which the new houses would line up with. Although the proposed houses would be a height of 9.2 m, given this distance and the location of the garage, there would not be significant overshadowing of this property or its garden.
- 8.9 There is a proposed window in the north elevation, but this is at high level. There would be no direct overlooking therefore to the rear garden of no. 42. There would be some views afforded to the side garden of the infill bungalow 89 High street, from the window in the west elevation but this is already to some degree overlooked by the existing flats and surrounding properties.
- 8.10 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 3/12.

Amenity for future occupiers of the site

- 8.11 The proposed houses will have adequate amenity space and rear west facing gardens. The depth of gardens on this irregularly shaped site would range from 8.5 to 11.5 metres. In

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

Refuse Arrangements

- 8.12 Suitable storage for waste receptacles is proposed for within the within side access of each dwelling. The existing communal waste/recycling storage for the flats to the south of the site will be repositioned to the west bounded by a new close boarded fence. This will still be suitably located for the users and is considered acceptable.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.14 Third party representations have raised concern regarding road safety in the area. The highway authority is satisfied with the updated plans that show the measurements of the car parking spaces and reversing space. Confirmation that the appropriate revised pedestrian visibility splays proposed is awaited. This will be reported on the amendment sheet or verbally at the meeting. Conditions are recommended to ensure retention of the visibility splays.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.16 The proposal includes two off street car parking spaces for each dwelling which is the maximum requirement under policy 8/10 of the Local Plan (2006). Third party concerns have been raised regarding parking in the area for residents, deliveries and shop users. There are no parking restrictions on street along Anstey Way to the north of the site. There are parking bays on Anstey Way to the south opposite the shops with a 2 hour waiting restriction. Given the proposal will accommodate off street car

parking for the new dwellings this should not lead to additional pressure on existing on-street spaces.

Cycle Parking

- 8.17 The proposal includes secure cycle parking within wooden sheds located within the rear gardens. This will accommodate four cycles for each dwelling which is in accordance with the cycle parking standards.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.19 The third party comments received relating to overbearing, overshadowing, loss of privacy, traffic and parking, road safety, green space and habitat and materials have been addressed in the sections above.
- 8.20 The applicant has confirmed that they will employ rainwater harvesting/attenuation tanks on site so there will be limited surface run-off entering into the main sewer. Inevitably additional residential units will create a degree of noise and disturbance but in the context of an existing residential environment this would be minimal.

Planning Obligations

- 8.21 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements.

The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.22 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.23 The application proposes the erection of two, four-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
4-bed	4	238	952	2	1,904
Total					1,904

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
4-bed	4	269	1076	2	2,152
Total					2,152

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
4-bed	4	242	968	2	1,936
Total					1,936

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
4-bed	4	316	1264	2	2,528
Total					2,528

8.24 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010).

Community Development

8.25 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
4-bed	1882	2	3,764
Total			3,764

8.26 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.27 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	2	150
Flat	150	0	
Total			150

8.28 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.29 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial

head of term and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.30 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 The proposal for two, four bedroom highly sustainable dwellings have been assessed to be acceptable and in accordance with Cambridge Local Plan 2006 and therefore approval is recommended.

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 13 March 2014 and subject to the following conditions and informatives:

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 development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

5. Except with the prior written agreement of the local planning authority 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)

6. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

7. No unbound material shall be used in the surface finish of the driveways within 6 metres of the highway boundary of the site.

Reason: To avoid the displacement of loose material onto the highway in the interests of highway safety. (Cambridge Local Plan 2006 policy 8/2)

8. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across either of the approved accesses unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

9. The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The accesses shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: To prevent surface water discharging to the highway. (Cambridge Local Plan 2006 policy 8/2)

10. 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of each access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

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

11. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

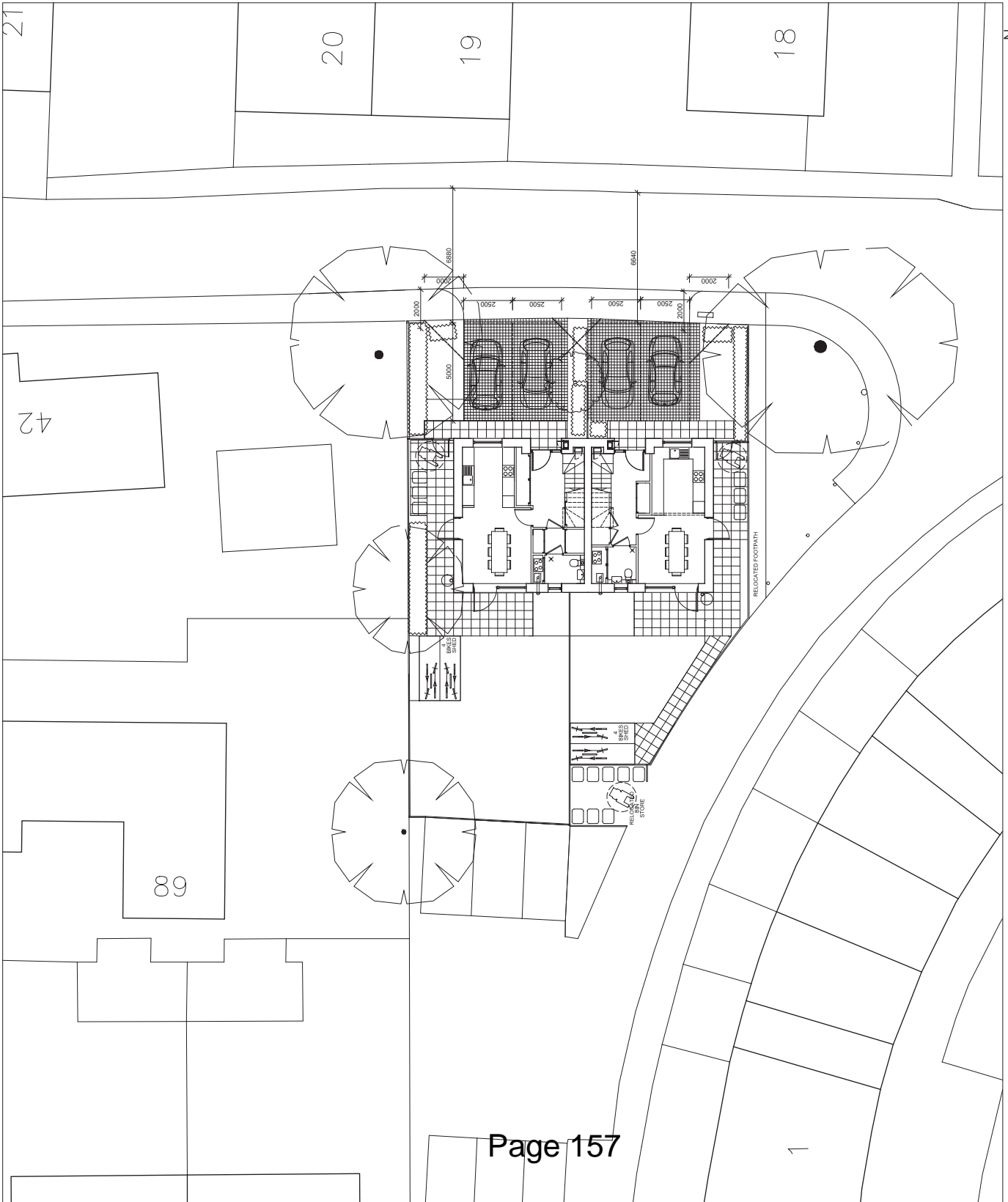
2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 13 March 2014 or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14,

8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

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B	12.02.14	PEDESTRIAN VISIBILITY SPLAY, FENCE AND LOW LEVEL PLANTING AMENDED	TD	SB
A	06.02.14	SETTING OUT, DIMENSIONS AND VISIBILITY SPLAY ADDED	TD	SB
	rev	date	notes	dim
				and

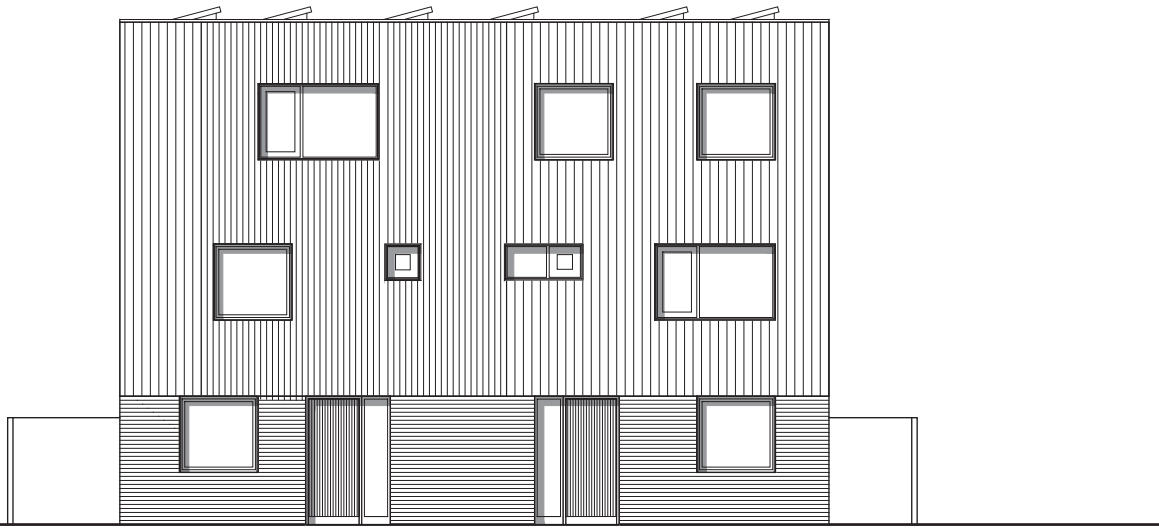
PLANNING

Deepaker Wharf
 38 Graham Street
 London N1 8JX
 T: 020 7336 7777 UFL: www.ptea.co.uk
 F: 020 7336 0770 E: forename.surname@ptea.co.uk

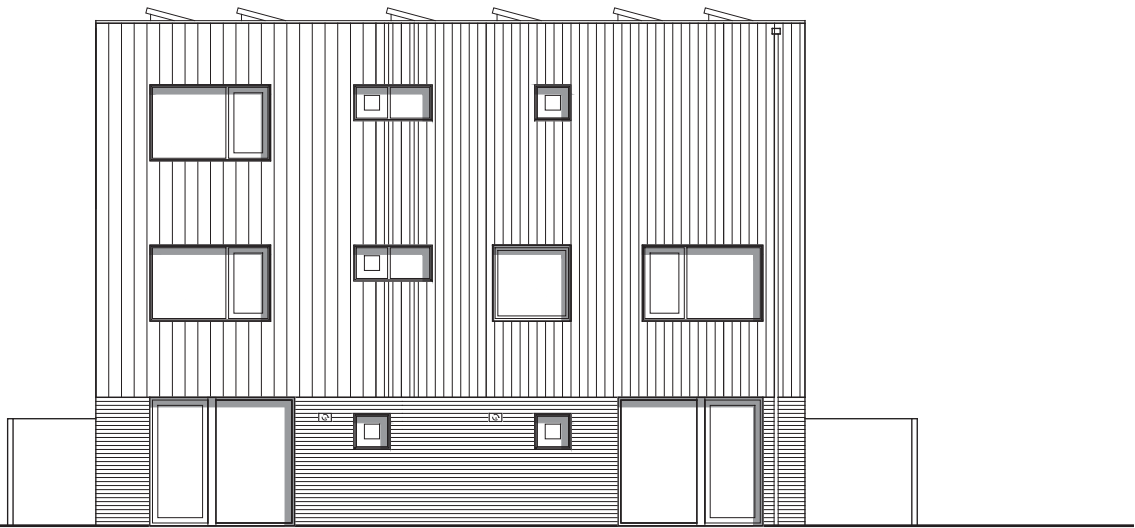
PTEa
 PLANNING SERVICES

PROJECT	QUAD HOUSE, ANSTEY WAY CAMBRIDGE, CB2 9JE	SCALE	1:200 @ A3	DATE	19.12.13
DRAWN BY	13-705	CHECKED BY	PL_003	REV	B

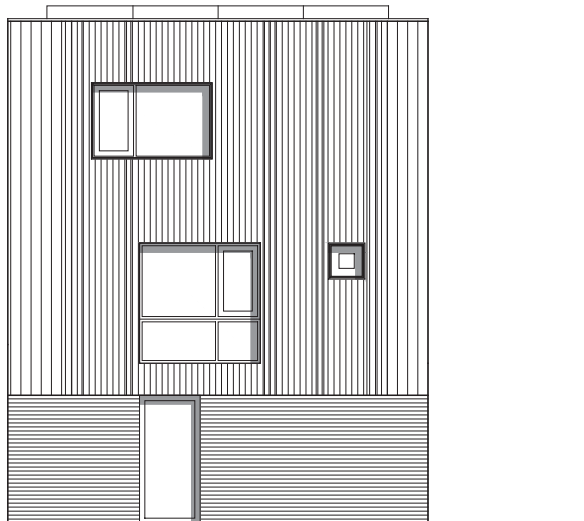
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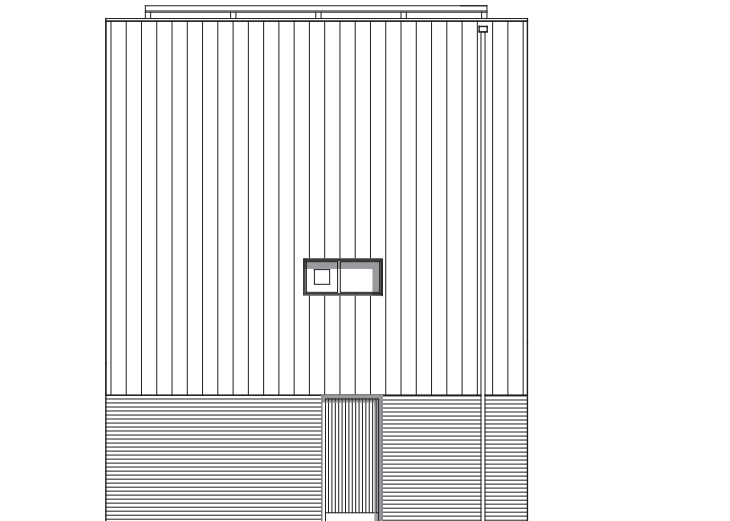
EAST ELEVATION (ROAD SIDE)



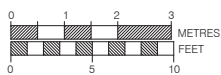
WEST ELEVATION (GARDEN SIDE)



SOUTH ELEVATION



NORTH ELEVATION



A 05.02.14 REVISED FOLLOWING COMMENTS FROM PLANNING AUTHORITY			TD	SB
rev.	date	notes	dm	aud
drawing status				
PLANNING				
Diespiker Wharf 38 Graham Street London N1 8JX			PTEa <small>POLLARD THOMAS EDWARDS architects</small>	
T: 020 7336 7777		URL: www.ptea.co.uk		
F: 020 7336 0770		E: forename.surname@ptea.co.uk		
project	QUAD HOUSE, ANSTLEY WAY CAMBRIDGE, CB2 9JE	drawn	TD	TB
scale	1:100 @ A3	date	19.12.13	
drawn title	PROPOSED ELEVATIONS	job no.	13-705	dig.no.
		PL_006	rev	A

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Application Number	14/0020/FUL	Agenda Item	
Date Received	8th January 2014	Officer	Mr Sav Patel
Target Date	5th March 2014		
Ward	Queen Ediths		
Site	33 Queen Ediths Way Cambridge Cambridgeshire CB1 8PJ		
Proposal	New residential development comprising six 2-bed flats, one 3-bed flat, car parking, cycle store, refuse store, landscaping and modified vehicular access to Mowbray Road following demolition of existing house and garage.		
Applicant	Mr And Mrs Michael Munnelly 33 Queen Ediths Way Cambridge Cambridgeshire CB1 8PJ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The proposed development is of a high quality design and scale and would make a positive contribution to this prominent corner plot location. -The proposed development would provide a high quality living environment for future residents. -The proposed development would not have any adverse impact on the residential amenity of the occupiers of the surrounding dwellings.
RECOMMENDATION	APPROVE

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site sits within a predominantly residential area comprising mainly two storey dwellings of mixed architectural styles and laid out in a linear form along the tree lined Mowbray Road and

Queen Edith's Way. Although the site's address is Queen Edith's Way, the site is accessed via Mowbray Road. There is no access into the site from Queen Edith's Way. The properties off Mowbray Road are set back from the adjoining highway. There is a wide footpath and grass verge along the frontage of Mowbray Road.

- 1.2 Opposite the site (west) are blocks of flats. This includes a recent development of a three storey building known as Mulgrave Court comprising ten residential flats. The western boundary of the site is screened by a mixture of predominantly native planting on the verge and ivy covered fruit trees. There is also a row of unmanaged Limes. Northward along the western boundary the trees have been pollarded to create a hedgerow. The only vehicular access point is located close to the northern boundary with 1 Mowbray Road. The off street parking has been laid to gravel. There is a gated pedestrian access in the centre of the western boundary.
- 1.3 To the east is no.35 Queen Edith's Way, a large detached dwelling which sits centrally within the plot. The side boundary with no.35 is defined by trees and a 1.8 metre high timber fence at the northern end of the boundary and a 1.8 metre high brick wall at the southern end. Most of the trees are located within the grounds of no.35. None of the trees are protected.
- 1.4 To the north is no.1 Mowbray Road which is a 1930s two storey semi-detached property set well back from the highway with a drive-way in front. The northern boundary is defined by a 1.8 metre timber fence.
- 1.5 To the south is the Queen Edith's Way roundabout, which connects to two other roads; Mowbray Road and Fendon Road. Tamara House, which is a recently constructed three storey block of residential flats comprising eleven flats, is also located on the opposite side of the roundabout. The southern boundary of the site is defined by a dense band of trees (mainly conifer), which are set behind a one metre high fence on the Mowbray Road side. On the Queen Edith's Way side there is a grass verge and shrubs which screen the fence. The boundary vegetation screens views into the amenity area of the site.
- 1.6 The site comprises a two and a half storey five bed detached dwelling which is set back from the front boundary of the site.

The car parking area is located to the north of the site and amenity space to the south. The site also contains a detached garage and a wooden shed on the north side of the dwelling.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing dwelling and the development of a three storey building comprising seven (six two-bed and one three-bed) residential flats. The proposal also includes seven car parking spaces, a lockable cycle store for 14 cycles, and an enclosed refuse storage area located to the north of the building and amenity space to the south. A new cycle and pedestrian access would also be created in the front boundary.
- 2.2 The building would contain two flats on the ground floor, three on the first floor and two on the second floor. The two ground floor flats would have direct access to the garden area. All of the flats above would have generous external balconies apart from a central first floor unit that would benefit from a Juliet balcony. Future residents would have access to use the communal garden area to the south.
- 2.3 The proposal also includes rooftop solar PV panels, even though energy provision is not a requirement for this scale of development.
- 2.4 The proposed building would be 10 metres in height (highest point), 28.2 metres width and 11.7 metres in depth.
- 2.5 The proposal also includes a landscaping scheme.
- 2.6 The application is accompanied by the following supporting information:
 1. Design and Access Statement;
 2. Highway Statement;
 3. Tree Report, Arboricultural Impact Assessment and Landscape Strategy.

2.7 The application is brought before Committee at the request of Councillor Swanson for the following reasons:

- Previous history
- The context and design are important
- Impact on no. 35 Queen Edith's Way needs consideration

3.0 SITE HISTORY

Reference	Description	Outcome
09/0821/FUL	Residential development (8 two bedroom flats), access, car parking, cycle store, refuse store and landscaping (following demolition of existing house and garage).	REFUSED 06.01.2010 DISMISSED AT APPEAL
12/1223/FUL	Residential development (7 two bedroom flats), access, car parking, cycle store, refuse store, landscaping following demolition of existing house and garage.	WITHDRAWN
13/0466/FUL	Residential development (7 two bedroom flats), access, car parking, cycle store, refuse store and landscaping following demolition of an existing house and garage.	REFUSED

3.1 The decision notice for the previously refused application 13/0466/FUL is attached to this report as Appendix 2.

3.2 The decision of the Planning Inspector in the appeal for application 09/821/FUL is attached to this report as Appendix 3 together with the plans.

3.3 In the appeal decision, the Inspector thought that although the design of the scheme was satisfactory, it did not seek to make a particularly bold statement and related unsuccessfully to Queen Edith's Way once the existing trees were removed. Any replacement planting would take some time to be established and be required to mitigate the flank elevation from dominating the Queen Edith's Way frontage. The Inspector concluded that this poor relationship means the proposal would be unduly

dominant and intrusive to the existing character of Queen Edith's Way.

3.4 The Inspector also did not consider the narrow main entrance at the back of the building against the eastern boundary to be acceptable.

3.5 The 2013 (13/0466/FUL) application was refused because Officers considered the proposed building to be of poor design in such a prominent location and of a dominant scale due to its proximity to the side boundary with no.35.

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/10 3/11 3/12 5/1 8/1 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)
	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

- 6.1 No objections in principle and subject to conditions including SCATP payments.

Head of Refuse and Environment

- 6.2 No objections subject to conditions relating to construction hours, construction noise, vibration and piling, noise insulation, plant noise and dust

Landscape

- 6.3 Landscape plans are illegible and therefore cannot make any informed comments.

Urban Design and Conservation

- 6.4 Supports the application proposal subject to clarification/further details on the proposed materials and access arrangements to the front and rear garden areas. However these details could be addressed by conditions.
- 6.5 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 owner/occupier of the following address has made representations:

- 37a Queen Edith's Way
- 14 Mowbray Road

- 7.2 The representations can be summarised as follows:

- The proposed layout seems to ignore the established building in Queen Edith's Way;
- Design is undistinguished and copying Tamara House is not a justification;
- Ground floor flats are badly planned – windowless living rooms and poor outlook;
- Too much accommodation is being shoehorned into the site.
- Traffic generation and highway safety for cyclists and pedestrians

- 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 The application site is located within a residential area and within close proximity to other similar residential flat buildings. The site is also within walking distance of bus stops located on Mowbray Road and a Local Centre on Wulfstan Way.

8.3 The proposed residential redevelopment of the site is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.

8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

8.5 The Design and Access Statement submitted with the application explains the context of the site, including the wider built environment. It acknowledges the changes in development that have happened in the area in recent years, paying particular attention to two modern apartment blocks near to the site, Mulgrave Court (Mowbray Road) and Tamara House (Queen Edith's Way).

8.6 The properties along this part of Mowbray Road and Queen Edith's Way are a mix of traditional and modern styles of architecture, and set back from the adjoining highway and located on spacious plots with generous rear gardens.

- 8.7 The existing property is a fairly large two-storey dwelling with a two-storey extension to the rear and faces onto Mowbray Road, although originally its principal frontage probably faced Queen Edith's Way. The original house was built in the 1930s. The existing property reflects the predominant character of the area of large properties, set back from Queen Edith's Way, within spacious surroundings. No.33 does not have as large an amenity space around it as some of the other large properties in Queen Edith's Way, but its architecture and soft landscaping are characteristic of this part of Queen Edith's Way, and help to assimilate the property into the surrounding built environment.
- 8.8 The proposed development attempts to replace the traditional 1930s architecture with a contemporary, art-deco style apartment block, comprising seven flats. The replacement building would occupy a much larger footprint than the existing house, and would come significantly closer to the Queen Edith's Way frontage.
- 8.9 The proposed building is of a similar height to residential developments such as Mulgrave Court and Tamara Court.
- 8.10 Several attempts have been made to design a scheme that is suitable for this corner plot. The previous scheme (13/0466/FUL) was refused due to its poor quality of design and dominant scale from the front garden of no.35 Queen Edith's Way. This was marginally smaller in width and height but was of a design and scale that did not fit harmoniously with the site and failed to relate sympathetically with the surrounding built form. The design of the building appeared as a collection of contrived roof angles and pitches. The visual appearance of the building was not considered to make a positive contribution to the locality.
- 8.11 The design of the proposed building, with its Art-Deco style features and form, is considered to be a cohesive design solution. Its design and scale work in harmony with each other and its deeply recessed façade will provide articulation and shadow. In particular, the three storey tower gives the building a strong focal point on the corner. There is sufficient glazing in the elevation to break up the mass of the building from Mowbray Road. The three storey height is a similar scale to Tamara House on the opposite side of the roundabout, which is also a

recently constructed Art Deco 'style' residential scheme. The proposed scale and massing is acceptable.

- 8.12 The eastern elevation would project approximately 10.5 metres further towards the southern boundary of the site compared to the existing property. I have no concerns regarding the footprint of the proposal given its recessed height adjacent to no. 35 and the extent of landscaping across the front.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 No objections have been received from no.35 Queen Edith's Way or 1 Mowbray Road. These are the dwellings that adjoin the site. Nevertheless, it is important to assess the impact. Having done so, I do not consider the proposed building would result in any adverse impact on the residential amenity of the occupiers of these properties in terms of overlooking or overbearing impact. Whilst the proposed development would be visible from the front garden of no.35, I am of the view, due to its carefully laid out design, which steps the scale away from the boundary, the impact would not be adverse.
- 8.15 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, 3/10 and 3/12

Amenity for future occupiers of the site

- 8.16 The proposed development is considered to provide a good level of amenity provision for future occupiers. The balcony provision is generous and there would be access to a communal garden area.
- 8.17 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, 3/10, 3/11 and 3/12.

Refuse Arrangements

- 8.18 The proposal includes an external refuse storage area close the proposed cycle store in the northern part of the site. Whilst no specific details have been provided in terms of refuse capacity, I am satisfied that this can be successfully accommodated to serve all seven flats. The proposed storage area would appear as an ancillary structure. The refuse store would also be within 10 metres of the collection point. A landscape buffer would separate the refuse store from the nearest ground floor flat. This landscape threshold area would mitigate any harm of the amenity of any future occupier.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.20 The Highway Authority did not raise any serious objections relating to highway safety and as such I do not consider that the proposal would have a detrimental impact on the safety of pedestrians of other drivers on the highway.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.22 The proposal includes the provision for one space per flat. The car parking area would be laid out and located off the existing access point into the site. The proposed level of car parking is compliant with the Council's Car Parking Standards.

Cycle Parking

- 8.23 The proposal includes the provision of two cycle space per flat. The cycle store would be located along the eastern boundary of the site. The proposed enclosed cycle store would be single storey with a flat roof at a height of 2.65 metres.

- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

The proposed layout seems to ignore the established building line in Queen Edith's Way;

- 8.25 The site is located in a unique location on Queen Edith's Way, where the site frontage is Mowbray Road. The site would be screened by the existing vegetation of trees and shrubs along the south boundary and part of the west boundary. I do not consider the layout of the proposed building ignores the line of building along Queen Edith's Way such that it would compromise any future development.

Design is undistinguished and copying Tamara House is not a justification;

- 8.26 The design has taken some of the detailing and inspiration from the art-deco style of Tamara House but stands in its own right and on its own merits. I consider its contextual references to be of benefit to the scheme.

Ground floor flats are badly planned – windowless living rooms and poor outlook;

- 8.27 All rooms on the ground floor have windows. The living rooms in flats 1 and 2, on the ground floor, have three, floor to ceiling windows. This is considered to be acceptable and would provide a sufficient amount of daylight into these rooms.

Too much accommodation is being shoehorned into the site.

- 8.28 The site is previously developed land and the proposed development makes efficient and effective use of the land providing an appropriate level of amenity space, cycle and refuse storage provision and car parking. This is not an overdevelopment.

Traffic generation and highway safety for cyclists and pedestrians

8.29 The Highway Officer has raised no concerns with highway safety.

Planning Obligation Strategy

Planning Obligations

8.30 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.31 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.32 The application proposes the erection of six two-bedroom flats and one three-bedroom flat. One residential unit would be removed, so the net total of additional residential units is six. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476	6	2856
3-bed	3	238	714		
4-bed	4	238	952		
Total					2,856

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538	6	3228
3-bed	3	269	807		
4-bed	4	269	1076		
Total					3,228

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484	6	2904
3-bed	3	242	726		
4-bed	4	242	968		
Total					2,904

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	6	3792
3-bed	3	316	948		
4-bed	4	316	1264		
Total					3,792

8.33 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.34 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256	6	7536
3-bed	1882		
4-bed	1882		
Total			7,536

8.35 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with

Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

- 8.36 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	6	900
Total			900

- 8.37 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Education

- 8.38 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

8.39 In this case, six additional residential units are created and the County Council has confirmed that only contributions towards life-long learning are required.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160		
2+- beds	2		160	6	960
Total					960

8.40 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy 2010, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Transport

8.41 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Southern Corridor Area Transport Plan where the contribution sought per trip is £369.

8.42 Using the County Council standard figures for the number of trips likely to be generated by residential units, contributions have been calculated as follows.

Southern Corridor Area Transport Plan				
Existing daily trips (all modes)	Predicted future daily trips (all modes)	Total net additional trips	Contribution per trip	Total £
		51	369	18,819

8.43 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, P9/8 and P9/9, Cambridge

Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.44 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.45 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 The proposed development of seven flats arranged over three storeys in an art-deco style building is considered to be of high quality design and scale such that it would make a positive contribution to this corner point location. The proposal is much better than any other attempt put forward for the development of this site. The proposed development would not cause any significant harm to the residential amenity of the adjoining neighbours by way of overlooking or overbearing.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

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

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

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

6. Except with the prior written agreement of the local planning authority 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)

7. Before the development hereby permitted is commenced a traffic management plan shall be submitted to and approved by the local planning authority in writing.

i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway),

ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street

iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

iv) The control of dust, mud and debris (please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway)

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: In the interest of highway safety and to protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

8. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

9. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety (Cambridge Local Plan policy 8/2)

10. The access and parking area shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

Reason: To prevent surface water discharging to the highway (Cambridge Local Plan policy 8/2)

11. Two 2.0 x 2.0 metres visibility splays shall be provided as shown on Block Plan drawings D.200.1 dated December 2013 prior to the occupation of the units. . The splay area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

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

12. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

13. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

14. Before the installation of any plant, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant 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.

In the interests of residential amenity (Cambridge Local Plan policy 4/13)

15. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

i) coping details for the balcony parapets (thicker coping would enhance the proportions of the building),

ii) details of the balcony screens (opaque or frosted)

iii) details of the junctions between materials to (to avoid drip lines and staining)

iv) the window arrangement in the north elevation (to improve the appearance of this elevation)

v) details of the location of gas, electric and water metering points (preferably located internally)

vi) window reveal depths from the facade (at least 100mm)

The development shall be carried out in accordance with the approved details.

Reason: To ensure the design of the scheme is satisfactory (Cambridge Local Plan policies 3/4, 3/7 and 3/12)

16. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

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

17. The flat roof area accessed from the stair core on the second floor of the development shall only be accessed for maintenance purposes only and shall not be used at any time as an external amenity terrace. All east facing windows on the first and second floors facing no. 35 Queen Edith's Way shall be obscure glazed to Pilkington level 3 and fixed shut in the case of the stair core windows or fitted with opening restrictors to prevent the windows opening more than 45 degrees from the plane of the facade in terms of bathroom windows. The use of the terrace and the installation of the windows shall be retained in use and operation as approved.

Reason: To protect the residential privacy of 35 Queen Edith's Way (Cambridge Local Plan policies 3/4, 3/7 and 3/14)

18. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

INFORMATIVES

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

- o Council's Supplementary Planning Document - "Sustainable Design and Construction 2007": <http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>
- o Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils: http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

To satisfy the noise insulation condition for the building envelope as required above, the Council expects the scheme to achieve the 'good' internal noise levels of British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria.

To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) 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. This requirement applies 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). 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, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring 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. Waste The Council has produced a guidance to provide information to developers on waste and recycling provision which can be accessed from the City Council website via the following link:- <https://www.cambridge.gov.uk/waste-and-recycling-provision-information-developers>

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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location plan.

George Davidson Architect . 251 Mill Road Cambridge CB1 3BE . 01223 576874 . ged251@yahoo.co.uk

Project

Scale

Date

Drawing

33 Queen Ediths Way Cambridge.

1:1250 AT A4

December 2013

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elevation to mowbray road

George Davidson Architect . 251 Mill Road Cambridge CB1 3BE . 01223 576874 . ged251@yahoo.co.uk			
Project	Scale	Date	Drawing
33 Queen Ediths Way Cambridge.	1:100 at A3	December 2013	D.100.5

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VIEW FROM NORTH WEST

George Davidson Architect . 251 Mill Road Cambridge CB1 3BE . 01223 576874 . ged251@yahoo.co.uk			
Project	Scale	Date	Drawing
33 Queen Ediths Way Cambridge.		December 2013	P1

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VIEW FROM SOUTH WEST

George Davidson Architect . 251 Mill Road Cambridge CB1 3BE . 01223 576874 . ged251@yahoo.co.uk			
Project	Scale	Date	Drawing
33 Queen Ediths Way Cambridge.		December 2013	P2

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CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION



Ref:13/0466/FUL

Morris And Partners
51 Newnham Road
Cambridge
CB3 9EY

The Council hereby refuse permission for

Residential development (7 two bedroom flats), access, car parking, cycle store, refuse store and landscaping following demolition of an existing house and garage.

at

33 Queen Ediths Way Cambridge Cambridgeshire CB1 8PJ

in accordance with your application received 2nd April 2013 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The proposed development would by virtue of its poor quality design and close proximity to the eastern and southern boundaries of the site result in a form of development that is bland and without contextual merit on this prominent corner plot location. The eastern elevation is poorly articulated and in combination with its scale and contrived roof form would have a detrimental impact on the residential amenity of the adjoining occupier. The proposed building is also reliant on existing offsite landscaping to mitigate its design and dominance from Queen Ediths Way. As a result, the proposed development would be contrary to policies 3/4 and 3/12, which require development to respond positively to the local character of the area and have a positive impact on the setting of the site in terms of scale, form and detailing.
2. The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, transport mitigation measures and waste facilities, in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 the Open Space Standards Guidance for Interpretation and Implementation 2010, the Southern Corridor Area Transport Plan 2002.

This decision notice relates to the following drawings: **XC.139.17, XC.139.18 REV A, XC.139.19 REV A and XC.139.20 REV A.**

A copy of the refused plans are kept in the planning application file.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 18 July 2013



Head of Planning Services



SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder planning application that was valid on or after 6th April 2009, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from www.planningportal.gov.uk/pes

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)



Quality Assurance Unit
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0117 372 8252
Customer Services: 0117 372 6372

Joely Day
Cambridge City Council
PO Box 700
Cambridge
CB1 0JH

Your Ref: 09/0821/FUL
Our Ref: APP/Q0505/A/10/2126207/NWF
Date: 19 November 2010

Dear Ms Day

Town and Country Planning Act 1990
Appeal by Mr M Munnelly
Site at 33 Queen Ediths Way, Cambridge, CB1 8PJ

I enclose a copy of our Inspector's decision on the above appeal.

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 0207 947 6655.

Yours sincerely

Robert Cook

Robert Cook

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