



## EAST AREA COMMITTEE



### AGENDA

**To: City Councillors:** Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Hart, Herbert, Johnson, Marchant-Daisley, Moghadas, Roberts, Saunders and Smart

**County Councillors:** Bourke, Kavanagh, Walsh and Whitehead

*Dispatched: Wednesday, 29 May 2013*

**Date:** Thursday, 6 June 2013

**Time:** 7.00 pm

**Venue:** Dublin Suite - Cambridge United Football Club, R Costings Abbey Stadium, Newmarket Road, Cambridge, CB5 8LN

**Contact:** James Goddard

**Direct Dial:** 01223 457013

#### Exhibition Item

Please note that East Area Committee will not be discussing fitness equipment as an agenda item. It will be a consultation item only.

#### 1 FITNESS EQUIPMENT

The City Council are seeking views from residents on the range and type of new fitness equipment suggested for Ditton Fields Recreation Ground.

The page is now live on the Councils Consultation pages at:  
<https://www.cambridge.gov.uk/fitness-equipment-consultation>

The direct link to the survey is:  
<http://www.surveymonkey.net/s/FitnessEquipmentinParks>

## Main Agenda Items

### 2 ELECTION OF CHAIR AND VICE CHAIR

### 3 APOLOGIES FOR ABSENCE

### 4 DECLARATIONS OF INTEREST

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

## Minutes And Matters Arising

### 5 MINUTES *(Pages 7 - 16)*

To confirm the minutes of the meeting held on 25 April 2013. *(Pages 7 - 16)*

### 6 MATTERS & ACTIONS ARISING FROM THE MINUTES

Reference will be made to the Committee Action Sheet available under the 'Matters & Actions Arising From The Minutes' section of the previous meeting agenda.

General agenda information can be accessed using the following hyperlink:

<http://democracy.cambridge.gov.uk/ieListMeetings.aspx?CommitteeId=147>

## Open Forum: Turn Up And Have Your Say About Non-Agenda Items

### 7 OPEN FORUM

Refer to the 'Information for the Public' section for rules on speaking.

## Items For Decision / Discussion Including Public Input

### 8 DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS: TAKING FORWARD EAST AREA PRIORITY PROJECTS *(Pages 17 - 24)*

**9 ENVIRONMENTAL IMPROVEMENT PROGRAMME** (*Pages 25 - 30*)

**Intermission**

**10 PLANNING APPLICATIONS**

The applications for planning permission listed below require determination. A report is attached with a plan showing the location of the relevant site. Detailed plans relating to the applications will be displayed at the meeting.

**Appendix 1 for Full Details of Central Government Planning Guidance**

**Planning Items**

10a 13/0095/FUL - 159-161 Coleridge Road (*Pages 41 - 70*)

**11 GENERAL ITEMS**

11a 12/1621/FUL - 117 Vinery Road (*Pages 71 - 74*)

The East Area Committee agenda is usually in the following order:

- Open Forum for public contributions
- Delegated decisions and issues that are of public concern, including further public contributions
- Planning Applications

This means that planning items will not normally be considered until at least 8.30pm.

## 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](mailto: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](mailto: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,**

The Council is committed to being open and transparent in

**recording and photography** 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=33371389&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](mailto:democratic.services@cambridge.gov.uk).

**Queries on reports** 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](mailto:democratic.services@cambridge.gov.uk).

**General Information** Information regarding committees, councilors and the democratic process is available at <http://democracy.cambridge.gov.uk>.

**EAST AREA COMMITTEE**

25 April 2013  
7.00 - 9.40 pm

**Present**

**Area Committee Members:** Councillors Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Herbert, Johnson, Marchant-Daisley, Moghadas, Saunders and Smart

**Area Committee Members:** County Councillors Bourke and Sadiq

Councillors Bourke left after the vote on item 13/34/EAC

Councillors Sadiq left after the vote on item 13/36/EACa

**Officers:**

Principal Planning Officer: Tony Collins

Committee Manager: James Goddard

**Other Officers in Attendance:**

Head of Transport & Infrastructure & Policy & Funding – County: Dearbhla Lawson

Capital & Funding Manger – County: Daniel Clarke

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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**13/29/EAC Apologies For Absence**

Apologies were received from Councillor Hart.

**13/30/EAC Declarations Of Interest**

No declarations of interest were made.

**13/31/EAC Minutes**

The minutes of the 26 March 2013 meeting were approved and signed as a correct record.

### **13/32/EAC Matters & Actions Arising From The Minutes**

- (i) **13/22/EAC Open Forum “Action Point: Councilor Blencowe to clarify details regarding 6 March 2013 Planning Committee’s decision to refuse planning permission for applications 12/1556/FUL and 12/1553/CAC 32-38 Station Road.”**

Councillor Blencowe has contacted Mr Green.

### **13/33/EAC Open Forum**

1. **Mr Kavanagh queried why Councillor Bourke circulated a document in Romsey Ward alleging Labour Councillors opposed investment to the Chisholm Trail.**

Councillor Bourke said the document referred to County, rather than City Councillor intentions. He referred to comments made by Councillor Sales (County Council Labour Group Leader) made in a BBC interview; saying these showed Labour were opposed to the £8m investment required for the Chisholm Trail.

Councillor Bourke said that East Area Committee (EAC) had supported a feasibility study into the Chisholm Trail, but three had been undertaken already, so another would not make the Chisholm Trail a reality.

City Labour Councillors and Mr Kavanagh took issue with Councillor Bourke’s interpretation of Councillor Sales’s comments regarding Chisholm Trail funding.

2. **Dr Eva made the following points:**
- **Councillors’ response time to constituents was perceived as slow.**
  - **Expressed concern at speed of enacting change once a decision was taken.**
  - **Queried how constituents could be kept up to date with progress of agreed projects.**



- **Suggested newly elected councillors undertook management training.**

Councillor Johnson gave an update on Riverside project progress:

- (i) Riverside mooring consultation would close in approximately six months (circa November 2013), riverside railings would be painted after this.
- (ii) Funding was in place for the Tesco path; action would be taken when the consultation process finished in the near future.
- (iii) Councillor Johnson was working with Officers regarding yellow lines to stop unregulated parking. A resident's parking scheme was also proposed.

Councillor Owers said that Councillors had a training champion and budget. He queried how the public would respond to an increase to the training budget, which would be required to facilitate Dr Eva's management course suggestion for councillors.

EAC agreed with Dr Eva's point that councillors should respond to residents in a timely fashion and update them on project progress. Councillors were sometimes frustrated at the slow progress of project implementation once a decision had been made. EAC felt that communication between them and County Officers could also be improved. Councillor Bourke said that the County Council had been restructured and that Officers were focussing on urgent work due to high workloads. This was why some Riverside projects had not yet been implemented.

3. **Mrs Deards referred to the 'Romsey Beach' article in the 15 April 2013 Cambridge News and queried what the development proposed.**

Councilor Bourke said there was a proposal to open up the area behind Spinney School. He had sent a letter to Romsey Ward residents suggesting the chalk pit lakes be opened up for recreation access, and received a positive response to the idea of beach/water sport facilities. It was also an opportunity to redevelop a dangerous site that was already used for recreation purposes, albeit without permission. Councillor Bourke then shared the results of his survey with the Cambridge News. The proposal was still in the consultation stage.

Councillor Bourke acknowledged the facility would affect/interest residents and councillors outside of Romsey Ward. He agreed with EAC that a larger public meeting would be beneficial.

**Action Point: Councillor Bourke to clarify details regarding the suitability of Tins pathway ie could it be used for access by wheelchairs, prams, bikes, walkers etc.**

Councillor Bourke said he had asked the Cambridge News not to style the 'beach' article as a holiday advert due to current safety concerns regarding the area, but his request had been disregarded.

### **13/34/EAC South & East Transport Corridor Area Transport Plans**

The Committee received a report from the Head of Transport & Infrastructure & Policy & Funding regarding South & East Transport Corridor Area Transport Plans.

The Officer brought the report up to date by stating the County Council Cabinet was prioritising and implementing transport schemes. A programme would go to Cabinet in future. A methodology had now been agreed to assess any schemes proposed by EAC.

The Head of Transport & Infrastructure & Policy & Funding referred to progress on approved schemes as set out in her report.

The Committee made the following comments in response to the report:

- (i) Welcomed details on how projects were progressing.
- (ii) Expressed concern regarding the slow speed of project delivery.
- (iii) Referred to resident's comments and said that County Officers needed better communication with residents on priorities.

In response to Members' questions the Head of Transport & Infrastructure & Policy & Funding said the following:

- (i) £1.72 m funding has been awarded as part of the Better Bus Area Funds towards enhancing accessibility for buses on key corridors, an element of this is considering better enforcement of infringements in bus lanes with partners.

- (ii) The Eastern Gate SPD was a City Council document. The County Council were developing a Transport Strategy with the City and South Cambridgeshire Councils, which may pick up key Eastern Gate SPD projects if they were not eligible for corridor funding. A consultation exercise on the Transport Strategy would be undertaken during Summer 2013.
- (iii) The City Council could spend Community Infrastructure Levy funding anywhere within its boundaries. S106 funding would be restricted to site specific use in future. The Transport Strategy could work alongside the new Local Plan as a mechanism to overcome this.
- (iv) Risk assessments were undertaken for all projects to ensure they could spend funding allocated.
- (v) Suggestions for projects could be sent to Daniel Clarke (Capital & Funding Manger – County), Dearbhla Lawson (Head of Transport & Infrastructure & Policy & Funding).

The Head of Transport & Infrastructure & Policy & Funding undertook to provide EAC with further information regarding:

- (i) Details regarding the Tenison Road traffic calming scheme, including funding available.
- (ii) The possibility of installing temporary lights in Coleridge Road for traffic management and speed monitoring purposes. Also to clarify which organisation would have to pay the cost for these.
- (iii) If key projects in the Eastern Gate SPD were eligible for corridor funding.

The Committee noted the programme for progressing schemes in the area (set out in the officer's report); and proposed schemes for consideration and assessment of fit with Area Corridor funding as follows:

- (i) Installing temporary lights in Coleridge Road for traffic management and speed monitoring purposes.
- (ii) Key projects in the Eastern Gate SPD.
- (iii) Removal of street signs in the Romsey Conservation Area.
- (iv) Perne Road/Radegund Road roundabout.
- (v) Completing work on the Cherry Hinton cycle path (left unfinished by

another project).

- (vi) Removal of superfluous metal lumps/posts in pavements.
- (vii) Implementing a standard requirement for county council contractors to remove street clutter upon completion of work.

Councillor Blencowe said South Area Committee were funding a feasibility study regarding a pedestrian/cycle link bridge to the Cambridge Leisure Park.

The Committee invited the Head of Transport & Infrastructure & Policy & Funding to return at an appropriate point in future to report back on South & East Transport Corridor Area Transport Plans.

### **13/35/EAC 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.

### **13/36/EAC Planning Applications**

#### **13/36/EACa 12/1613/FUL - Land r/o 289-293 Cherry Hinton Road**

The Committee received an application for full planning permission.

The application sought approval for erection of two semi-detached houses, car parking and associated landscaping on land to the rear of numbers 289-293 Cherry Hinton Road.

The Principal Planning Officer referred to the amendment sheet which set out representations and the Planning Officer's response.

Mr Mckeown (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

**Resolved (unanimously)** to accept the officer recommendation to refuse planning permission as per the agenda.

## Reasons for Refusal

1. Because of their scale, mass, and position on the site, the proposed semi-detached houses would appear bulky and cramped, protruding into the street scene in an unacceptably dominant manner, eroding openness and detracting from the character of the area. The proposal would respond poorly to the context, and be poorly integrated with the locality, contrary to policies 3/4, 3/10 and 3/12 of the Cambridge Local Plan 2006 and government guidance in the National Planning Policy Framework 2012.
2. The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 and 10/1 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012.

### **13/36/EACb 13/0102/FUL - Garages r/o 76 Abbey Road and 12 Riverside**

Officers; with the Applicant's support, ask EAC to defer considering this application to the next EAC meeting. Comments were received from the Environment Agency late in the process.

The Environment Agency did not support the application due to the Health and Safety of future occupiers in the event of flooding, as this could hamper ingress/egress of people and an adequate finish floor level in the event of flooding.

The Applicant and the Environment Agency were in process of resolving the concerns, but were not able to produce the required information in time for consideration at this committee.

#### The Committee:

**Resolved (unanimously)** not to consider this application at the meeting.

**13/36/EACc 12/1621/FUL - 117 Vinery Road**

The Committee received an application for full planning permission.

The application sought approval for demolition of existing house and side extension, and erection of 6 new apartments.

The Principal Planning Officer referred to the amendment sheet which set out representations and the Planning Officer's response. Three further responses had been received from 113 Vinery Road, 172 Vinery Road and 36 Vinery Park; these were not included on the amendment sheet, but their issues had already been raised in other representations.

The Principal Planning Officer referred to the amendment sheet and said that the parking survey had not been assessed by the Planning Officer or played a part in his recommendation to EAC.

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

The representation covered the following issues:

- (i) Referred to the parking survey on the amendment sheet and said this had not been submitted in time to be considered.
- (ii) Suggested the application should be refused under Local Plan Policy 5/2 (parking). The application would exacerbate existing parking issues in the area.
- (iii) Raised the following specific concerns:
  - a. Bike and refuse access.
  - b. Over development of site.
  - c. Impact on resident's amenities.
- (iv) Referred to the Design & Access Statement; took issue with proposed site usage by students/professional as there was no evidence to support this.

Mr and Mrs Patel (Applicants) addressed the Committee in support of the application.

Councillor Smart proposed an amendment to the Officer's recommendation that a car club informative should be included.

This amendment was **carried unanimously**.

The Committee:

**Resolved (by 7 votes to 2)** to accept the officer recommendation to approve planning permission as per the agenda with the addition of an informative as follows:

The applicant is urged to consider providing a period of Car Club membership for the initial occupiers of the units hereby approved in order to reduce the demand for on-street car parking.

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: SS1 and ENV7.

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

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.
3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit

our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

The meeting ended at 9.40 pm

**CHAIR**



CAMBRIDGE CITY COUNCIL

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REPORT OF: Director of Environment

TO: East Area Committee

6/6/2013

WARDS: Abbey, Coleridge, Petersfield and Romsey

## **DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS: PROGRESS ON EAST AREA PRIORITY PROJECTS**

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### **1 INTRODUCTION**

1.1 Area committees now have devolved decision-making powers over how certain types of developer (S106) contributions are used. In the East Area, residents and community groups were consulted at a workshop last September on local needs and ideas for new/improved local facilities to help address the impact of development.

1.2 The first priority-setting round was focussed on project ideas that were eligible for developer contributions and could be delivered by March 2014. Last November's East Area Committee identified three priority projects in Abbey ward in the first round. These are:

- ▶ Increase biodiversity at Stourbridge Common
- ▶ Install adult gym equipment next to Ditton Fields play area.
- ▶ Improve access to Abbey paddling pools from Coldham's Common

In line with a commitment to give a progress report to each area committee, Section 3 provides an update on the steps being taken to develop and deliver these priority projects by March 2014.

1.3 Although the East Area workshop generated a number of ideas for improving local play areas, the Area Committee was not in a position to consider prioritising any of these for short-term delivery as there were not enough devolved 'provision for children and teenagers' developer contributions available (around £22,500) at that time.

1.4 The Area Committee's concerns were highlighted last January in a report to the Community Services Scrutiny Committee on options for the use of city-wide developer contributions (see section 6). As a result, supplementary funding for play area improvements has been made available. The Area Committee now has an opportunity to identify a fourth priority from the first round.

## 2. RECOMMENDATIONS

- 2.1 To note the steps being taken to deliver the East Area Committee's current first round priority projects (to be funded by devolved developer contributions) and the progress of other on-going projects.
- 2.2 To identify a play area improvement in the East area as a fourth priority project from the first round of devolved decision-making.

## 3. UPDATE

- 3.1 All three projects are moving forward for delivery before the March 2014 project delivery target. The planned milestones for the current three East Area priority projects are as follows:

Description	Budget	Consult	Project Appraisal	Start work
Increase biodiversity at Stourbridge Common	£15k	July 2013	Not applicable	Oct/Nov 2013
Install adult gym equipment / trim trail next to Ditton Fields play area	£30k	June 2013	July 2013	August 2013
Improve access to Abbey paddling pools from Coldham's Common	£10k	August 2013	Not applicable	October 2013

- 3.2 Given the current estimated costs of the biodiversity and access improvement projects, these would be below the threshold for carrying out detailed project appraisals. If the local consultations on the project proposals highlighted a desire for larger schemes, however, project appraisals may be necessary: in any event, this should not unduly affect delivery timescales.
- 3.3 The consultation on the adult gym equipment will be launched at the East Area Committee: it will take the form of an online survey which local residents will be able to complete in the coming weeks. More details on this and other consultations will be publicised via the Developer Contributions web page ([www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106)).
  - a. Residents neighbouring the proposed projects and local councillors will be contacted. Area workshop participants and local community groups will also be notified of the consultations by email (where up-to-date addresses are known).
  - b. As well as the online survey, there will be a leaflet drop for residents neighbouring the play area, offering to send paper copies of the survey by post (on request).

- c. Staff also plan to spend a few hours at the play area on a weekday afternoon and at a weekend in order to make people who use the play area aware of the proposals and the consultation.
- 3.4 The delivery of the East Area Committee's first round priority projects needs to be placed in the wider context of other project delivery.
- a. Between them, the area committee have identified 14 priority projects (over £550,000 in total) in the first round.
  - b. The Executive Councillors last January approved ten strategic priority projects, amounting to over £900,000 of city-wide developer contributions in total. Alongside the supplementary funding for play area improvements in the East Area, the priorities include the refurbishment of the Cherry Trees Centre in Petersfield ward, which is under way and is due to be completed this summer.
  - c. In addition, over 20 on-going projects funded from developer contributions, which were approved prior to (or alongside) devolved decision-making, are also being delivered. There are a dozen or so such projects in East Area, including those funded from the East Area (community facilities) Grants Programme.
    - The Peverel Road play area improvements (Abbey), the King's Church community centre development (Petersfield) ward and phase 1 of the St Martin's Church centre (Coleridge) have already been completed (see photos in the Appendix).
    - The completion of improvements to the Petersfield and Flower Street play areas are expected by the end of June.
    - Other local projects are due to be delivered between September 2013 and March 2014. These include: Stanesfield Road scout hut, Abbey Pool (Coldham's Common) play area facilities; Abbey padding pool water play, improvements to Coleridge Recreation Ground; Coleridge paddling pool water play; Flamsteed Road scout hut; Mill Road Cemetery public art and phase 1b of St Martin's Church centre.
  - d. Beyond the delivery of developer contribution-funded schemes, the work involved in implementing other projects (eg, from the Environmental Improvement Programme) is also worth noting.

There will be an oral update from officers at the committee meeting.

- 3.5 The report to the Community Services Scrutiny Committee last January clarified that decisions on a second round of project priorities under devolved decision-making would take place in the second half of 2013. The proposed process and timetable will be reported to the

Environment Scrutiny Committee on 11 June 2013. It is envisaged that this would draw on project ideas not prioritised in the first round and enable area committees to consider longer-term project ideas.

#### 4. PLAY AREA IMPROVEMENT OPTIONS

4.1 **Background:** Last January, the Executive Councillor for Arts, Sport and Public Places agreed to make available to the East Area at least £35,000 of city-wide developer contributions funding for provision for children and teenagers.

a. The actual figure for this supplement is more like £42,500. This is in addition to the £35,000 or so already now in the East Area's devolved fund for play area improvements. This means that there is around £67,500 of provision for children and teenagers contributions available to East Area overall.

b. Members may also wish to note that, as at late May 2013, there are around £200,000 of informal open space contributions in the East Area Committee's devolved fund.

4.2 **Process:** The East Area Committee is invited to identify one priority project to provide new equipment at a play area as a fourth priority from the first prioritisation round. This is consistent with the advice given to the North Area Committee, which has also received supplementary funding and has been asked to set a play area priority. Throughout the first round process, officers have sought to take a fair approach where each area committee has been asked to identify as many project priorities as there are wards in the area. This is important in order to ensure that officers can deliver projects within the staffing capacity available.

4.3 Please note also that:

a. developer contributions can only be used to fund new equipment - not maintenance, which is dealt with through a separate budget;

b. the latest estimates are that new equipment for a play area could cost between £35,000 and £85,000 (including installation and landscaping) depending on the amount required and the level of work needed to upgrade the play area from its current standard - the Area Committee may wish to consider using some of its devolved informal open space contributions for the landscaping work, as appropriate;

c. a scheme costing £35,000 for children under 7 years old could provide: two cradle swings; a mini-roundabout; a play-themed climbing frame (say, in the shape of a tractor or fire engine); a platform and slide; safety surfacing and fencing).

- 4.4 Once the Area Committee has identified its new priority project, officers will work up and consult on specific proposals, identify detailed costs, carry out a project appraisal (for approval) and go out to tender for a contractor to undertake the work (with an autumn 2014 target date).
- 4.5 As mentioned in paragraph 3.5 above, there will be further opportunity for the East Area Committee to consider its next set of priority projects for delivery (from across the range of developer contribution types covered by devolved decision-making) in the second round later this year. If there was sufficient funding in the provision for children and teenagers category (taking account of any funding remaining after the first round priority and any further developer contributions received in the meantime), the Area Committee could prioritise another play area improvement then.
- 4.6 **Options:** The East Area workshop last October set out ideas for improving a number of existing local play areas. These are presented in the table under their official names (some of which differ from the way they were described at the area workshop). Photographs of these play areas will be made available at the meeting.
- The table includes an A-E ‘play value’ rating for each play area listed, based on Play England criteria and drawing on an analysis compiled for the Council’s Parks Strategy 2010. This is an assessment of the amount and sophistication of the play equipment (where ‘A’ is the highest and ‘E’ is the lowest).
  - Officers have also provided an estimate of the likely costs of the provision and installation of new play equipment by a contractor at each of the play areas listed below.

Play area	Where	Ward	Play value	Likely cost
Ditton Fields	Rear of 24/26 Ditton Fields, off Newmarket Road	Abbey	C	£70k-£85k
Dudley Road	Dudley Road, off Wadloes Road	Abbey	C	£60k-£75k
St Thomas’ Square	Rear of No 8 St. Thomas's Square-off Birdwood Road	Coleridge	D	£35k-£50k
Bath House	Behind Bath House, Mill Road	Petersfield	D	£35k-£50k
Coldham’s Lane	By 115 Coldham’s Lane, off Newmarket Road	Romsey	C	£60k-£75k

- c. The list does not include suggested improvements to the Coldham's Common (ie, Abbey Pool) play area because this developer contributions-funded project is already being taken forward by March 2014 (see paragraph 3.4c). The Brooks Road play area in Romsey ward is not included either because it is being refurbished using repairs & renewals funding and is due to be completed this summer.
- d. Whilst the play areas suggested for improvement are rated 'C' and 'D', the East Area does also have play areas with an 'A' rating (Fison Road play area in Abbey ward) and a 'B' rating (eg, the play areas at St Matthew's Piece in Petersfield and Romsey Recreation Ground. In addition, as mentioned in paragraph 3.4, five other play areas are in the process of being improved.

## **5. IMPLICATIONS**

- 5.1 The specific implications of particular priority projects will be carried out at the project appraisal stage.
- 5.2 The issue of insufficient devolved contributions for provision for children and teenagers for the North and East Area Committees was identified in the updated overview Equality Impact Assessment for devolved decision-making and developer contributions in January 2013. This was addressed in decisions made by the Executive Councillor later that month.

## **6. BACKGROUND PAPERS**

The following papers on devolved decision-making and developer contributions were used in the preparation of this report.

- Report to East Area Committee, 29/11/2012
- Report to North Area Committee, 16/5/2013
- Report to Community Services Scrutiny Committee, 17/1/13

This and other background information can be found on the Council's Developer Contributions web page ([www.cambridge.gov.uk/S106](http://www.cambridge.gov.uk/S106)).

To inspect the background papers or if you have a query on the report, please contact:

Author's name: Tim Wetherfield, Urban Growth Project Manager  
Author's phone number: 01223 – 457313  
Author's email: [tim.wetherfield@cambridge.gov.uk](mailto:tim.wetherfield@cambridge.gov.uk)

## Photographs of recently completed projects in East Area

**Peverel Road play area** (Abbey ward)  
Developer contribution funding: £90,000

Construction works included the removal of the existing play area and the installation of a new play area to cater for all age groups. Works also included the laying of colour surfacing to enhance the design. The new play area was opened on 17 May 2013. The new design includes an aircraft theme and is based on local history of the area, with the main reference being the local Marshall's airfield situated to the east.

BEFORE



AFTER



**King's Church Community Centre** (Petersfield ward)  
Developer contribution funding: £100,000

A grant from the East Area Grants Programme was awarded to King's Church for the development of the existing chapel so that 3 community rooms and a cafe area could be added to the facility. This entailed: the removal of a false ceiling; partition and construction of a mezzanine floor along with partition walls to new community rooms; the installation of a lift

for disabled access to the worship area and installation of new energy efficient heating system. The Council's contribution to the project was completed in December 2012.



**St Martin's Church centre: phase 1** (Coleridge ward)  
Developer contribution funding: £120,000

A grant from the East Area Grants Programme was awarded to St Martin's Church for the phase 1 renovation and improvement of the existing community room. This has entailed: replacing and insulating the flooring; insulating the walls; replacing windows and heating systems; improving lighting and acoustics; improving access with a new external doorway; and creating a separate storage room.

Phase 1 is part of the on-going development project. Grant-funding has also been provided from the East Area Grants Programme for phase 1b. Whilst the photographs below show a work in progress, the project co-ordinator from the church centre has highlighted how the new facilities are already being used and enjoyed by youth and community groups.







**To:** East Area Committee 06/06/2013

**Report by:** Director of Environment, Simon Payne.

**Wards affected:** Petersfield, Romsey, Coleridge, Abbey

## **ENVIRONMENTAL IMPROVEMENT PROGRAMME**

### **1.0 Executive summary**

- This report requests that the Committee determine whether the proposed minor traffic regulation order schemes, listed in table 3.0 of this report, should be allocated funding from its remaining joint minor highway works budget.

### **2.0 Recommendations**

The East Area Committee is recommended:

- 2.1 To approve the delivery of the minor traffic regulation orders listed in Table 3.0, at an estimated cost of £6000, funded by the remainder of the East Area Committee 2011/12 joint minor highway works budget.

### **3.0 BACKGROUND**

- 3.1 In 2011/12 the County Council, through the Cambridge Area Joint Committee, allocated £7000 to East Area Committee from its minor highway works budget, to deliver minor traffic regulation orders and related works.
- 3.2 East Area Committee approved a matched funding allocation from its Environmental Improvement Programme budget in October 2011, taking the total budget to £14,000.
- 3.3 Since then various traffic regulation orders have been delivered, following approval by this Committee, as shown in table 1.0 below.

Scheme Title	Scheme Description	Ward	Status	Final Cost £	Comments
Stone Street	Double yellow lines on the corner of Stone Street/Ainsworth Street to improve access for larger vehicles.	Petersfield	Complete	£ 332.37	Traffic order made and double yellow lines implemented on site.
Fairsford Place	Double yellow lines on the corner of Stone Street/Ainsworth Street to improve access for larger vehicles.	Petersfield	Complete	£ 344.86	Traffic order made and double yellow lines implemented on site.
Ainsworth Court	Double yellow lines on both corners of Ainsworth Court/Ainsworth Street to improve access .	Petersfield	Complete	£ 328.13	Traffic order made and double yellow lines implemented on site.
Mill Road 20 mph signage	Extra 20mph roundels in Mill Road at junctions.	Petersfield	Complete	£ 497.64	Roundels have been marked on site.
Hills Road to Claremont lining	Small hatched area in Hills Road to keep the turning into Claremont clear and thus keep the traffic flowing.	Petersfield	Complete	£ 194.14	Keep Clear markings have been marked on site.
Tiverton Way/ Budleigh Close	Double yellow lines on both sides of the bend where Tiverton Way meets Budleigh Close to improve access.	Coleridge/ Romsey	Complete	£ 302.86	Traffic order made and double yellow lines implemented on site.
Ross Street	Removal of a small stretch of unwanted double yellow lines and re-marking as a parking bay.	Romsey	Complete	£ 468.37	Traffic order made, double yellow line removed and parking bay re-marked on site.
<b>TOTAL</b>				<b>£2,468.37</b>	

Table 1.0; Completed minor schemes

3.4 There are also some proposed orders that are still in progress from the list of proposed schemes put forward last year.

3.5 These schemes rely on resources made available by the County Council as the traffic authority. The City Council does not have the authority to carry out the statutory process required for the introduction of the traffic regulation order. It also cannot determine any objections that are subsequently received. This currently has to be carried out by the respective portfolio holder, County Cllr Mac McGuire.

3.6 The schemes listed in table 2.0 below are still in progress. Many of these orders have been through the statutory process and are now waiting for the legal order to be made, before the associated highway lining can be implemented.

Scheme Title	Scheme Description	Ward	Status	Estimated Budget £	Comments
Ainsworth Place	Proposed double yellow lines on both sides of the road from its junction with Ainsworth Street to address access issues.	Petersfield	Ongoing	£2,000.00	Consultation has been carried out and the proposal has support, however the road is not public highway so Traffic Order cannot be advertised. City Council Officers are in the process of speaking to the land owner to find a way forward.
Riverside Parking Restrictions (North-east of Riverside Place)	Proposed double yellow Lines. Double yellow lines on the east side are new, the double yellow lines on the west replace an existing single yellow line. Aim of the proposal is to improve visibility for cyclists.	Abbey	Ongoing	£ 500.00	Consultation has been carried out and no comments were received. Traffic order has therefore been advertised and no objections were received. Traffic order can therefore be implemented once the legal order has been made.
Kerridge Close	Proposed double yellow Lines on the entrance to the parking area. Access to the parking area is currently restricted as cars are parking on both sides of the entrance.	Petersfield	Ongoing	£ 500.00	Consultation has been carried out and no comments were received. Traffic order has therefore been advertised however objections have been received. Objections received have been referred to the County Council to resolve.
Burnside/ Brookfields	Proposed double yellow Lines on both sides of the bend where Burnside meets Brookfields to address access issues. Currently large vehicles are not able to access Burnside due to vehicles parked on the corner.	Romsey/ Coleridge	Ongoing	£ 500.00	Consultation has been carried out and feedback positive. Traffic order has therefore been advertised and no objections were received. Traffic order can therefore be implemented once the legal order has been made.
<b>TOTAL</b>				<b>£5,468.37</b>	

Table 2.0; Schemes in progress

- 3.7 Taking into consideration the cost of schemes that have now been completed and the estimated cost of those still in progress, the remaining budget available for new suggested schemes is approximately £6000.
- 3.8 Suggestions have been received from Ward Councillors and Officers from the City Council's Waste Services Department.
- 3.9 There are streets across the city where access for larger vehicles is made very difficult or in many cases impossible by the location of on street parking.
- 3.10 This also has a direct implication for emergency services, particularly the fire brigade, where the consequences are far more serious.
- 3.11 All of the suggestions made by these officers have therefore been included within table 3.0 below.
- 3.12 Members of the Committee are asked to approve further development and implementation of the schemes listed in table 3.0, subject to positive consultation and any subsequent objections to the proposed TRO being upheld as part of the statutory process.

Scheme Title	Scheme Description	Ward	Status	Estimated Budget £	Comments
Staffordshire Street	Proposed double yellow Lines to prevent footway parking.	Petersfield	New	500	Proposal to be developed further.
Rustat Avenue	Proposed double yellow Lines to improve access for larger vehicles.	Coleridge	New	500	Proposal to be developed further.
Kelvin Close	Proposed double yellow lines on both sides of the road around its junction with Cherry Hinton Road.	Coleridge	New	500	Proposal to be developed further.
William Smith Close	Proposed double yellow Lines on one side of the road to improve access for larger vehicles.	Romsey	New	500	Proposal to be developed further.
Marmora Road / Malta Road	Proposed double yellow Lines at the junction to improve access for larger vehicles.	Romsey	New	500	Proposal to be developed further.
Redmond Court off Coleridge Road	Proposed double yellow Line to improve visibility when emerging from Redmond Court.	Romsey	New	500	Proposal to be developed further.
Cavendish Court (off Cavendish Road)	Proposed double yellow Lines to improve access for larger vehicles.	Romsey	New	1500	Not public highway, ownership issues to be determined in the first instance.
Greville Road/ Charles Street	Proposed double yellow Lines to improve access for larger vehicles.	Romsey	New	500	Proposal to be developed further.
Vinery Road	Proposed double yellow Lines on either side of the existing pedestrian crossing.	Romsey	New	500	Proposal to be developed further.
Natal Road	Proposed double yellow Lines at the corner of Montreal Road / Montreal Square	Romsey	New	500	Proposal to be developed further.
		<b>TOTAL</b>		<b>6000</b>	

Table 3.0 New suggested schemes for approval.

## **5.0 Background papers**

NONE

## **6.0 Appendices**

NONE

## **7.0 Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

Author's Name: Andrew Preston

Author's Phone Number: 01223 457271

Author's Email: [andrew.preston@cambridge.gov.uk](mailto:andrew.preston@cambridge.gov.uk)

## **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)



<b>Application Number</b>	13/0095/FUL	Agenda Item	
<b>Date Received</b>	4th February 2013	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	1st April 2013		
<b>Ward</b>	Coleridge		
<b>Site</b>	159 - 161 Coleridge Road Cambridge CB1 3PN		
<b>Proposal</b>	Erection of two 1 bed flats and one 2 bedroom house at land to the rear of 159 - 161 Coleridge Road, following demolition of the garage to the rear of 161 Coleridge Road.		
<b>Applicant</b>	Mr Carter 159 - 161 Coleridge Road Cambridge CB1 3PN		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposed development would complement the built form and character of the area.</li> <li><input type="checkbox"/> The proposed development would not create any adverse residential amenity issues.</li> <li><input type="checkbox"/> The proposed development would make efficient and effective use of the site to provide additional housing.</li> </ul>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is ancillary garden land to the rear of 159 and 161 Coleridge Road. 159 and 161 are two storey, hipped roofed semi-detached properties located on the eastern side of Coleridge Road with Ashbury Close abutting their southeast (rear) boundaries.

- 1.2 Both properties benefit from off-street parking areas to their frontages and deep rear gardens, which are enclosed by close-boarded timber fencing. No.161 has been extended at the rear with an attached single storey granny annex.
- 1.3 The built form of the area is characterised by two storey semi-detached and terrace properties, which are set back from the highway.
- 1.4 The application site, however, relates more to the context of Ashbury Close, which comprises two storey terrace properties/flats with separate garaging and car parking spaces. Ashbury Close is accessed off Coleridge Road.
- 1.5 To the east of the site is the rear garden area for no.157. An electric sub-station is located adjacent to the rear boundary of no.157. Part of the front boundary of the application site adjoins the sub-station site, which is enclosed by a 1.8 metre high close boarded timber fence.
- 1.6 To the south of the site is a recently erected terrace row of three, two storey residential properties, which front onto Ashbury Close. The properties are located on land, which was formerly the ancillary rear gardens of 163 and 165 Coleridge Road and were approved under planning permission ref: 10/1045/FUL (dated 27.06.2011). The properties are of modern design.
- 1.7 The application site contains a number of small trees but none are protected or have any significant amenity value outside of the site.
- 1.8 The site is not within a Conservation Area, and it falls outside the controlled parking zone (CPZ).

## **2.0 THE PROPOSAL**

- 2.1 The proposal is to sub-divide part of the rear gardens of the properties at no.159 and 161 Coleridge Road to create a two x 1bed flats over two storeys and one x 2bed two storey house in a semi-detached arrangement. The dwellings would have an Ashbury Close frontage.

- 2.2 The proposal includes provision for cycle and bin storage, landscaping and off street parking provision for three vehicles.
- 2.3 The 2bed house would be located adjacent to the boundary of no.157 and the two 1bed flats adjacent to the recently constructed property to the south known as 3 Ashbury Terrace.
- 2.4 The original proposed layout of the building has been amendment, following further discussions with the applicant about concerns that were raised in the previous planning application (12/0536/FUL), which was withdrawn. The concerns related to the impact on the residential amenity of the neighbour at no.157.
- 2.5 The amendments have resulted in the building footprint adjacent to the boundary with no.157 being moved away from the boundary. The previous scheme showed the building 2.5 metres from the boundary. Now the single storey element remains 2.5 metres from the boundary and the first floor extension has been pushed back to 4 metres without compromising the overall design and layout of the scheme. In addition, the first floor layout of the previous scheme has been rearranged, so that the window closest to the boundary with no.157, which served a bedroom, now serves a bathroom. The window would be obscurely glazed to mitigate overlooking of the garden area of no.157. The proposal also includes the planting of 4 metre high evergreen trees in the north-western corner of the application site to further reducing the possibility of overlooking.
- 2.6 The proposed development includes three car parking spaces at the front of the buildings including bin and cycle storage provision. The proposal also includes the demolition of the existing garage which fronts onto and is accessed from Ashbury Close.
- 2.7 The application is accompanied by the following supporting information:
1. Design and Access Statement;
  2. Shadow Detailing;
  3. Tree Plan;
  4. Vehicle Tracking Plan.

2.8 The application is brought before Committee at the request of Cllr Herbert, if officers' recommendation is for approval. Also the proposal is for new residential development and there have been objections.

### 3.0 SITE HISTORY

Reference	Description	Outcome
12/0536/FUL	Erection of 2 no. 1 bed flats and 1 no. 2 bedroom house	Withdrawn 25.07.2012
06/0944/FUL	(no.159) Erection of a two storey rear extension, single storey side and rear extensions.	Approved 06.12.2006
C/00/1160	Single storey rear extension to form annex and single storey garage with vehicular access from Ashbury Close	Approved 09.01.2001

### 4.0 PUBLICITY

4.1 Adjoining Owners: Yes  
Site Notice Displayed: No

### 5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/10 3/11 3/12 4/4 4/13

	5/1 8/4 8/6 8/10
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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 Waste Management Design Guide 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)
	<u>Citywide:</u> Cambridge Walking and Cycling Strategy Cambridgeshire Design Guide For Streets and Public Realm Cycle Parking Guide for New Residential Developments

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways)**

- 6.1 The Highways Authority does not see any implication that would significantly affect highway safety adversely.

### **Head of Environmental Services**

- 6.2 No issues, which cannot otherwise be addressed by conditions relating to hours of construction/demolition and dust.

### **Head of Streets and Open Spaces (Tree Team)**

- 6.3 No objection provided the closest parking space to T1 (Acacia tree) is removed and subject to a tree protection condition. As part of the proposed alterations, the applicant has revised the car parking layout by moving the spaces away from the Acacia tree. The Tree Officer now considers the amended plans to be acceptable, as it would allow the retention of the tree. The Officer has withdrawn the objection subject to a tree protection condition.

### **Head of Streets and Open Spaces (Landscape Team)**

- 6.4 A landscaping condition has been requested.
- 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 owners/occupiers of the following addresses have made representations:

- 12 Ashbury Close;
- 16 Ashbury Close
- 22 Ashbury Close
- 28 Ashbury Close
- 31 Ashbury Close
- 33 Ashbury Close
- 34 Ashbury Close
- 36 Ashbury Close

- 40 Ashbury Close
- 47 Ashbury Close
- 48 Ashbury Close
- 49 Ashbury Close
  
- 106 Coleridge Road
- 108 Coleridge Road
- 157 Coleridge Road
- 169 Coleridge Road

The Housing Officer for the City Council has objected to the proposed development.

A petition of 32 signatures has also been received in opposition to the development.

7.2 The representations can be summarised as follows:

- Overdevelopment of site;
- Detrimental impact on residential amenity of neighbour at no.157;
- Detrimental impact on existing trees at no.157;
- Loss of car parking spaces in Ashbury Close;
- The area suffers from traffic congestion and there is a limited number of disabled parking spaces. This proposal will exacerbate an already bad situation and potentially obstruct access for emergency services;
- Flooding and drainage concerns;

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. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Highway safety

7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

## **Principle of Development**

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016, and while it is recognised that most of these will be from larger sites within the urban area and urban extensions, the creation of additional residential units on sites such as this will be permitted subject to the existing land use and compatibility with adjoining uses, which is assessed in the sections below within the main body of the report.
- 8.3 Pertinent to this proposed backland development, the adopted Local Plan has a specific policy aimed at safeguarding the loss of garden land unreasonably; Policy 3/10 *Sub-division of existing plots*. This policy advises that residential development within the garden area or curtilage of existing properties will not be permitted if it would;
- a. have a significant adverse impact upon the amenities of neighbouring properties, through loss of light , loss of privacy an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
  - b. provide inadequate amenity space, or vehicular access arrangements and parking spaces of the proposed and existing properties;
  - c. detract from the prevailing character and appearance of the area;
  - d. adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
  - e. adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and



- f. prejudice the comprehensive redevelopment of the wider area of which the site forms part.
- 8.4 In this case, where the proposal does not adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site; and does not adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; only criteria a, b, c and f are relevant here. Considering the proposal in each case I will address the above listed criteria a, b, c and f in turn;

a)

- 8.5 The proposed building varies in depth with the 2bed house being 11.8 metres and the 1bed block of flats being 9.9 metres. The overall building has been laid out to reflect a consistent building line with the terrace to the south. There would be a separation distance, at the closest point, of approximately two metres between the proposed southern elevation and nearest end of terrace property to the south (3 Ashbury Terrace). There are no windows in the gable end of the nearest terrace property. Therefore, no windows would be adversely blocked from the proximity of the proposed building. The proposed units would be set seven metres from the revised rear boundary with the host properties. I believe that the introduction of the semi-detached building, with the footprint and mass detailed on the submitted plans, into the rear ancillary gardens of 159 and 161 Coleridge Road, will undoubtedly have a visual presence for the existing residents. However, a generous enough separation distance is provided and satisfactory garden spaces are retained for the host dwellings, so I do not consider that the proposal will result in any significant adverse impact upon the quality of this space or the amenity currently enjoyed by the occupiers of the existing dwellings. While the development is two storey, the window to window separate distance to the main existing dwellings would be between 26 metres (to rear of 161) and 28.6 metres (to rear of 159). The window separation between 2bed dwelling and no.157 would be even greater; 26 metres are the nearest point and 34 metres to the main rear elevation. These levels of separation are considered to be acceptable for residential developments in this urban context. I am therefore confident with these separation distances would offset any concerns upon the amenities of neighbouring properties, through loss of light,

loss of privacy or an overbearing sense of enclosure which part a of policy 3/10 looks to safeguard against.

- 8.6 In terms of the impact on the neighbouring property at no.157, concerns were raised in the original scheme due to the proximity of the proposed dwellings and potential for overlooking of the private garden area from first floor windows. In response to these concerns, the applicant revised the scheme by pulling the first floor element of the 2bed two storey dwelling away from the boundary by 4 metres. The side elevation of the ground floor element would remain at 2.5 metres from the boundary. The applicant has also rearranged the internal rooms, so that the window in the first floor of the rear elevation closest to the boundary with no.157 is a bathroom, which would be obscurely glazed to further mitigate any overlooking issues.
- 8.7 There is an existing mature Acer tree within the rear garden of no.157, which is set approximately 5.8 metres from the nearest point of the proposed dwelling. This would, particularly in summer months, limit views into the rear garden area of no.157. However, this is not in the applicant's ownership. Nevertheless, the applicant has proposed to plant two, 4 metre high evergreen trees adjacent to the rear boundary of the proposed dwelling in order to further mitigate any overlooking. The trees would be located approximately 6 metres from the rear elevation of the proposed dwelling. In addition, the applicant's shadow study demonstrates that the existing trees in the neighbour's (no.157) garden would cause more of a shadowing issue than the proposed dwellings. I therefore do not consider the proposed development would cause any significant overshadowing issues. In these terms, therefore, I am confident these amendments would offset any concerns upon the amenities of neighbouring properties, through overlooking or creating a sense of enclosure which part of policy 3/10 looks to safeguard against.
- 8.8 With regard to noise and disturbance, the subdivision of the rear gardens and the introduction of three additional residential units on this ancillary rear garden land will result in a more intensive occupation of the site, which in turn, will result in an increase in coming and goings and, in all probability a potential increase of noise and disturbance. However, access to and from the site is via Ashbury Close, away from the host dwellings. I am confident

that this road can absorb the additional movements and noise that this development will generate, and given the separation distances involved I do not think that use of the rear gardens by future occupiers will result in noise and disturbance that will have any significant adverse impact upon the amenity currently enjoyed by the existing dwelling or any other neighbouring occupiers, which would warrant refusal of the application.

b)

8.9 Given the dimensions of the application site and the overall footprint of the proposed development, I am satisfied that, in terms of space, the proposal provides adequate, usable, good quality external amenity for each unit. Both rear gardens would have a depth of approximately 7 metres and would be 10 metres wide. I believe this to be an adequate level of private amenity space provision. The host properties would still benefit from ample rear garden space. The two proposed flats would be expected to share the amenity space. The required ancillary provision for cycle parking, refuse and recycling storage and onsite car parking are all successfully accommodated subject to further details on the cycle and bin storage provision. As such, I consider the proposal to demonstrate that it can achieve this amount of development within the constraints of the site.

c)

8.10 The introduction of a semi-detached building into this rear garden area will undoubtedly have a significant presence. At present a 2 metre high close boarded fence defines the end of the rear gardens to the properties of Coleridge Road from numbers 161 to 157 and presents a closed elevation to the street. By developing this side of the road and introducing an active frontage, the proposal has the potential to improve the street scene and increase natural surveillance, and I also consider the staggered form, which is similar in character to the layout and design of the terrace to the south and housing on the southeast side of Ashbury Close, to be in keeping with prevailing built form.

f)

8.11 This double width rear garden area appears to be the last parcel of land on this side of Ashbury Close that could be

developed without having to overcome significant land ownership and access provision issues. The rear boundary of no.157 Coleridge Road adjoins the existing sub-station site and the rear boundary of no.155 Coleridge Road adjoins the rear boundary of no.47 Ashbury Close. Therefore, the proposed development is unlikely to, in my view, prejudice comprehensive development of the rest of the immediate surrounding area.

- 8.12 I consider, subject to the proposal being assessed against other material issues and policies within the Local Plan, that the principle of residential development is acceptable in this location and in accordance with policies 3/1 the relevant parts of 3/10 and 5/1 of the Cambridge Local Plan (2006).

### **Context of site, design and external spaces**

- 8.13 The built form and character of the area consists of mainly two storey properties. The application site would have an Ashbury Close frontage and therefore would relate more to the dwellings in Ashbury Close, as opposed to Coleridge Road. The built form and character of Ashbury Close is less uniform than the ribbon and low density form of development in Coleridge Road.
- 8.14 The residential development in Ashbury Close is of higher density where the properties have much smaller gardens compared to the spacious plots found in Coleridge Road.
- 8.15 The properties in Ashbury Close are of simple design with red brick and brown tiled roofs. However there is a noticeable feature between some units at first floor level, which projects out above an undercroft access, similar to a squared bay window. These timber-clad bays appear to accommodate the stair well, which provides access to the first floor flats in each block.
- 8.16 The proposed development responds to the design of the terraced properties to the south. It avoids slavishly copying, by keeping to two storey with a conventional pitched roof form and breaking up the frontage with a lean-to elements and a projecting gable which helps to distinguish between the flats and two storey dwelling. This is also more reflective of and sympathetic to the existing character exhibited along Ashbury Close on the southeastern side of the road.

- 8.17 I am of the view that in terms of site context and design the proposed development would relate well with the existing built form and character of the area and assimilate into the site frontage without appearing out of keeping.
- 8.18 In terms of external space, the subdivision of the rear gardens of the host dwellings at 159 and 161 Coleridge Road will reduce these areas but they will retain longer garden depth than the properties to the south (163 and 165), which have subdivided their rear gardens to accommodate the terraced properties. Therefore, whilst the proposed development would reduce the garden depths of the host properties, I am of the view that the reduction would not be significant enough to have a detrimental impact on the amenity of the residents in the host property. I do not, therefore, consider the resulting, reduced depth rear garden areas to the host dwellings unacceptable.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.20 I have covered the issue of residential amenity under the above heading; 'Principle of development'. From this assessment, I conclude that subject to conditions, which revoke the benefits of the General Permitted Development Order 2008 and the imposition of a standard condition concerning boundary treatment and landscaping, the proposal broadly respects the residential amenity of neighbouring occupiers, provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers.
- 8.21 The side boundary with no.157 is defined by at least 3 trees, which, particularly in the summer months, would screen any view into the garden from the proposed development.
- 8.22 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

## **Refuse Arrangements**

- 8.23 The applicant has shown an area to accommodate refuse storage provision but has not provided any specific details. The proposal would need to provide 3 x 140litre receptacle for each flat and 3 x 240litre receptacle for the 2 bed house. I am satisfied that subject to a condition requiring refuse and recycling storage details, that there is sufficient space within each plot to accommodate the required waste receptacles without cause any harm to the amenity of the adjoining residents or future occupants.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Highway Safety**

- 8.25 The majority of concerns raised in the third party representations received were with regard to existing pressures upon on street parking, highway safety and access. However, the County Highways officer does not foresee any implications that would significantly affect highway safety adversely.
- 8.26 The area in front of the application site (east) is currently used for de-facto car parking but is a turning head for vehicles entering and leaving the Close. The car parking area and turning head are clearly defined by the changes in surface material. The turning head is unmarked and tarmaced, whereas stone concrete panels and paving defines the car parking areas. The proposal would also not lead to the loss of any allocated disabled parking spaces. Therefore, the proposed development would not reduce or displace any existing formally laid out car parking spaces from within Close. Whilst I appreciate that this space is relied on as car parking space by other occupiers of Ashbury Close, I do not consider that the Local Plan provides any basis for resisting the application on this ground.
- 8.27 Furthermore, there is no Local Plan policies basis on which to resist the creation of a new access onto a public highway, particularly in this instance, where the proposed access is onto what is in theory a turning area rather than car parking area, unless a formal objection has been received from the County

Highway Authority. The Highway Authority have not raised any adverse comments in this regard.

- 8.28 In my opinion, therefore, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

### Car Parking

- 8.29 The Car Parking Standards set a maximum provision of two car parking spaces per dwelling with three or more bedrooms when located outside of the controlled parking zone. It is Local Plan policy to promote lower levels of car parking in order to encourage a modal shift towards sustainable forms of transport. The City's Car Parking Standards are therefore set as maximum levels, and in a location such as this; relatively well placed for local services, the railway station and cycle routes into the city, an application which suggests a lower level of on-site car parking would be regarded as acceptable. This proposal makes provision for three on-site car parking spaces to the front of the residential unit, accessed off Ashbury Close. One space will be provided for each flat and one for the 2bed house. As such, this provision is in accordance with the City Council's Car Parking Standards as defined in Appendix C of the Cambridge Local Plan (2006). In my opinion the proposal is therefore compliant with East of England Plan (2008) policy T14, and Cambridge Local Plan (2006) policy 8/10.

### Cycle Parking

- 8.30 Secure and covered cycle parking provision is made in the rear garden area for the units adjacent to the area allocated for bin storage. However, no specific details have been provided of the stands or enclosure. Each enclosure would accommodate two cycles, which is in accordance with the City Council's minimum Cycle Parking Standards as set out in Appendix D of the Cambridge Local Plan (2006). Accordingly, I consider the proposal compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **Third Party Representations**

8.32 The issues raised by the third party representations have been sufficiently addressed in the main body of the report above, particularly paragraphs 8.5 to 8.30.

## **Planning Obligations**

8.33 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 Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). 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

8.34 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.

- 8.35 The application proposes the erection of one 2-bedroom houses and 2 one-bedroom flats. No residential units would be removed, so the net total of additional residential units is three. 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:

<b>Outdoor sports facilities</b>					
Type of unit	Persons per unit	J per person	Jper unit	Number of such units	Total J
studio	1	238	238		
1 bed	1.5	238	357	2	714
2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952		
<b>Total</b>					<b>1190</b>

<b>Indoor sports facilities</b>					
Type of unit	Persons per unit	J per person	Jper unit	Number of such units	Total J
studio	1	269	269		
1 bed	1.5	269	403.50	2	807
2-bed	2	269	538	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
<b>Total</b>					<b>1345</b>

<b>Informal open space</b>					
Type of unit	Persons per unit	J per person	Jper unit	Number of such units	Total J
studio	1	242	242		

1 bed	1.5	242	363	2	726
2-bed	2	242	484	1	484
3-bed	3	242	726		
4-bed	4	242	968		
<b>Total</b>					<b>1210</b>

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

8.36 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

8.37 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is J1256 for each unit of one or two bedrooms and J1882 for each larger unit. The total contribution sought has been calculated as follows:

<b>Community facilities</b>			
Type of unit	Jper unit	Number of such units	Total J
1 bed	1256	2	2512
2-bed	1256	1	1256

3-bed	1882		
4-bed	1882		
<b>Total</b>			<b>3768</b>

8.38 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

8.39 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 J75 for each house and J150 for each flat. The total contribution sought has been calculated as follows:

<b>Waste and recycling containers</b>			
Type of unit	Jper unit	Number of such units	Total J
House	75	1	75
Flat	150	2	300
<b>Total</b>			<b>375</b>

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 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

### Monitoring

8.41 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

8.42 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 residential development of this ancillary rear garden site is considered acceptable in principle. The scheme is considered to provide a high-quality living environment and an acceptable standard of residential amenity for future occupiers and its neighbours. As such, I recommend the application be approved.

## **10.0 RECOMMENDATION**

**1. Approve subject to the satisfactory completion of the section 106 agreement by 6 September 2013 and subject to the following conditions and reasons for approval.**

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

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

2. The 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 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)

5. No development shall commence until such time as full details of the on-site storage facilities for waste, including waste for recycling has been submitted to and approved in writing by the local planning authority. The details shall identify 3 x 140 litre bins for the flats and 3 x 240 litre bins for the dwelling, the specific positions of where wheelie bins and recycling boxes for each unit will be stationed. The approved storage facilities shall be provided prior to the occupation of the development hereby approved and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

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

6. 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)

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

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

8. 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)

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 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

11. 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.

12. The access 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.

Reason: To prevent surface water discharging to the highway.

13. The access shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety.

14. 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)

15. 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)

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

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

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

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

18. The window identified as having obscured glass on the west (rear) elevation at first floor level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation of the dwelling and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

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

**INFORMATIVE:** The demolition of the garage 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":  
<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spdpd.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](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

**INFORMATIVE:** 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.

**INFORMATIVE:** 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.

**INFORMATIVE:** 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.

**INFORMATIVE:** 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.

### **Reasons for Approval**

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

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

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

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.

**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 6 September 2013, 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, in accordance with Cambridge Local Plan 2006 policies 3/8, 3/12, 5/14, and 10/1 the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012**

**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**



Notes:  
1. All dimensions in millimetres unless otherwise stated.

www.jptdesign.com  
JPT DESIGN

JPT DESIGN  
RESIDENTIAL PLANNING & CIVIL ENGINEERING  
www.jptdesign.com  
1000 WEST 17TH AVENUE SUITE 100 DENVER CO 80202  
PH: 303.733.1111 FAX: 303.733.1112

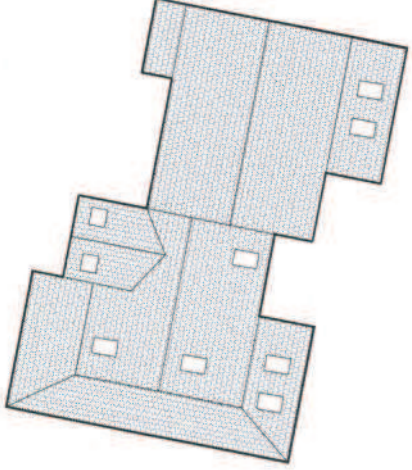
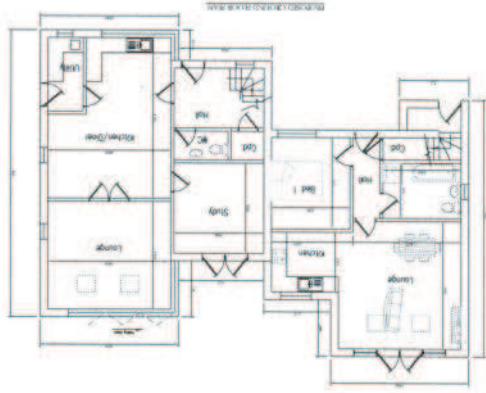
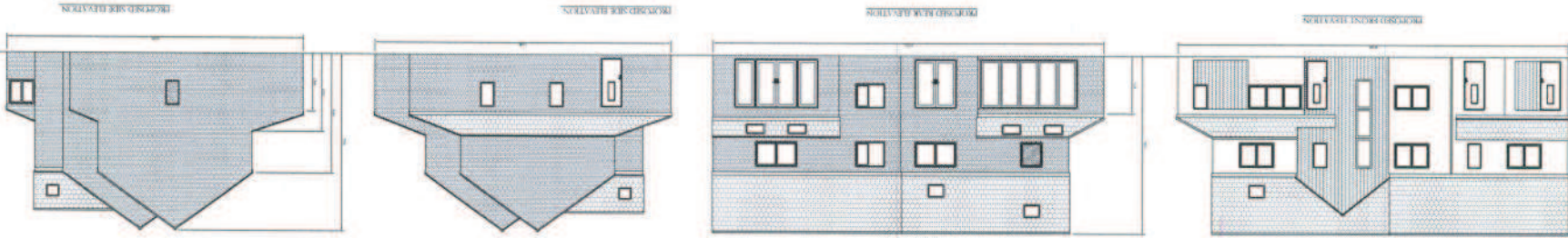
Drawing Title:  
EXISTING & PROPOSED ELEVATIONS, SITE PLANS, FLOOR PLANS

Client: Mr. Carter

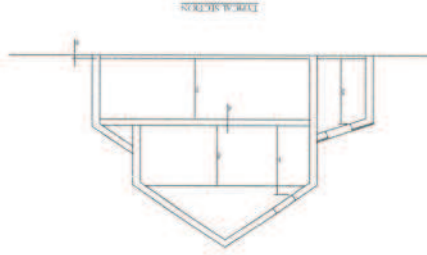
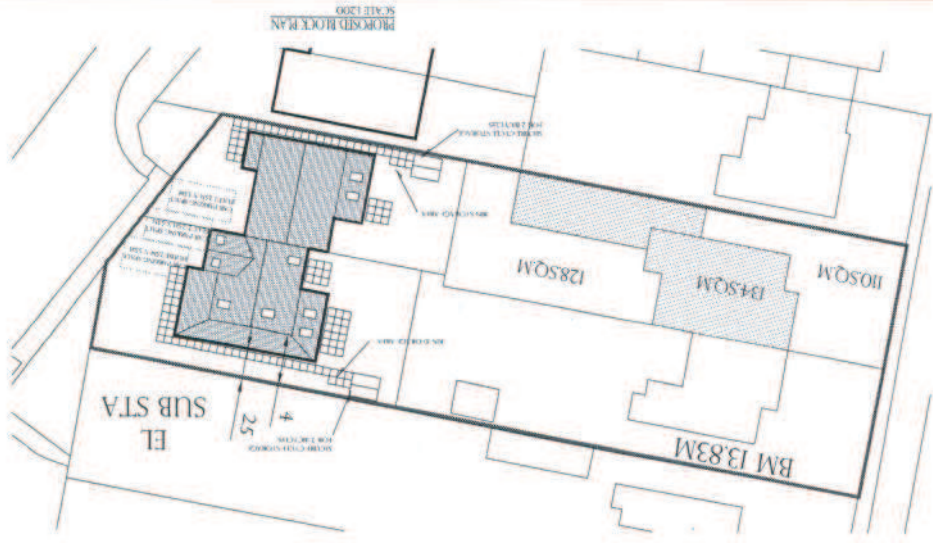
Address: 158 - 1st Colorado Road, Cambridge

Scale: 1/1000 Date: Dec. 11

Dwg No.: JPT/CA/11/1001 Rev: 1



PROPOSED ROCK PLAN



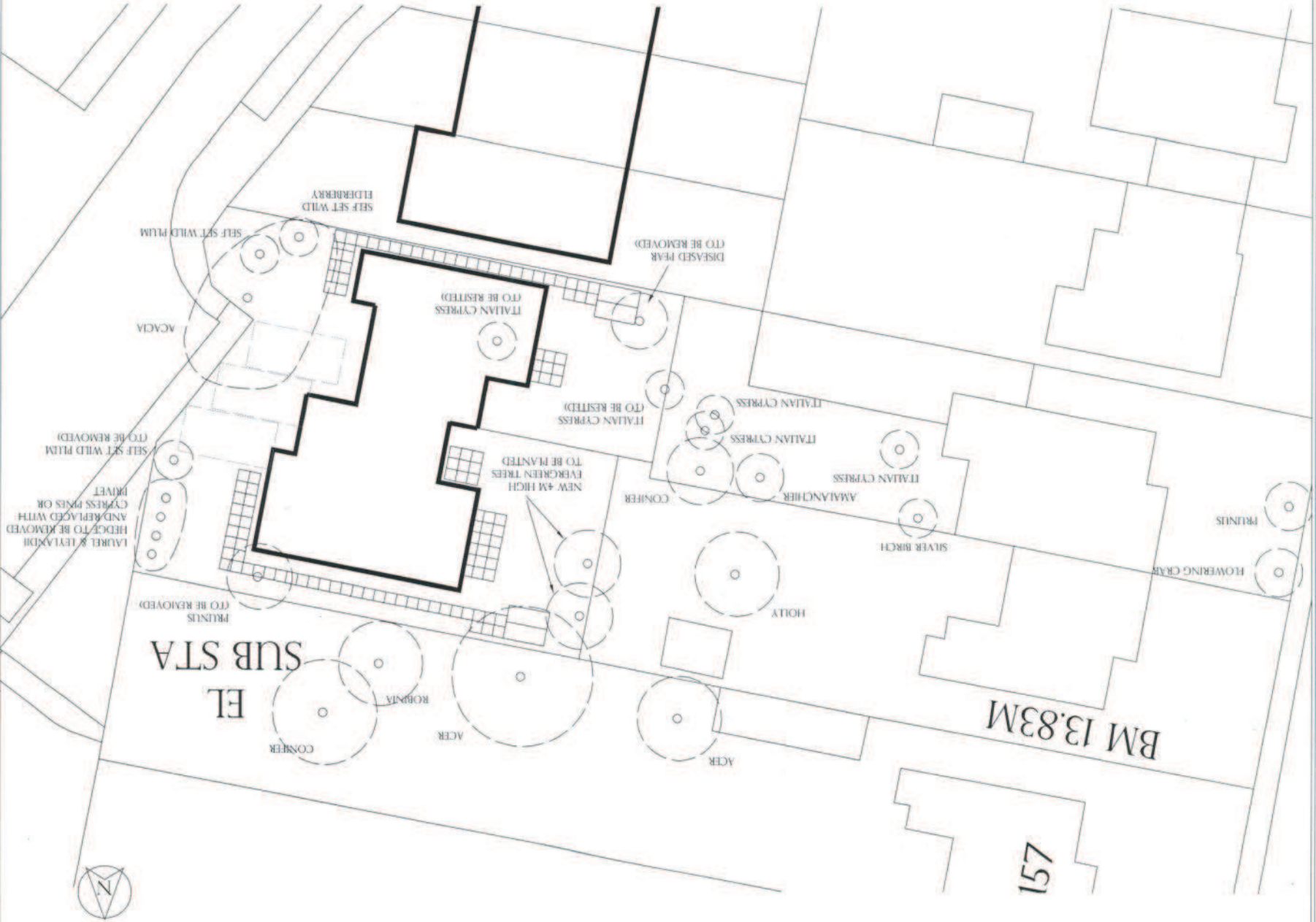
TOPOG. SECTION

SCALE 1:500

SCALE 1:500

SCALE 1:200  
PROPOSED ROCK PLAN

ROOF BLOCK PLAN  
SCALE 1:100



# Agenda Item 11a

## Agenda Item

CAMBRIDGE CITY COUNCIL

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REPORT OF: Head of Planning  
TO: East Area Committee  
WARD: Romsey

**Request for an amendment to the original officer recommendation for Demolition of 117 Vinery Road to provide 6 apartments in a two ½ storey building.**

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## **1. INTRODUCTION**

1.1 On 25 April 2013, East Area Committee ("the Committee") considered an planning application (12/1621/FUL) for the demolition of the existing two storey semi-detached property at no.117 Vinery Road and development of a new two and a half storey building to provide six one-bed apartments including two car parking space. The Committee resolved to approve the planning officer's recommendation to grant planning permission for the application subject to conditions and the completion of an agreement pursuant to section 106 ("s106 agreement") of the Town and Country Planning Act 1990.

1.2 Since the Committee meeting, officers have begun drafting the s106 agreement and it has come to their attention that the financial contributions reported to Committee for RECAP waste and Life Long Learning were incorrectly stated in the report that was presented to Committee. For this reason the application is brought back to Committee for further consideration.

## **2. RECOMMENDATIONS**

2.1 The officer's recommendation is for Committee to approve the amendment to the contributions required for the s106 agreement, so that it contains the financial contributions detailed at paragraph 3.2 of this report. These are considered to be the correct financial obligations and those which meet the tests set out in the Community Infrastructure Levy Regulations 2010, which place a statutory requirement on the Local Planning Authority to ensure that where planning permission is dependent upon a planning obligation under s106 being completed, the obligations sought pass the following tests:

- (a) they are necessary to make the development acceptable in planning terms;
- (b) they are directly related to the development; and
- (c) they are fairly and reasonably related in scale and kind to the development.

2.2 The second recommendation is that the Committee allows an extension of time for completion of the s106 agreement until 6 September 2013 to allow sufficient to draft the s106 agreement.

2.3 It is recommended that the conditions detailed in the planning officer's report of 25 April 2013 continue to apply.

### 3. BACKGROUND

3.1 Prior to the Committee meeting on 25 April 2013, the case officer had undertaken discussions with the County, regarding the level of contributions that were sought for the s106 agreement and through these discussions alterations were made. However, two sets of contributions were provided at different times by the County Council. As a result, the incorrect contributions were stated in the case officer's report, which the Committee considered when making its decision to approve the application on the 25 April 2013.

3.2 Below is a table that provides a comparison between the contributions sought within the original report and the contributions which should have been sought. The amended contributions are those which officers consider meet the tests set out in the Community Infrastructure Levy Regulations 2010 and the requirements of the Planning Obligation Strategy 2010.

	Original Contribution (£)	Amended Contribution (£)
County Council Waste	1140	950
Life Long Learning	960	800

3.3 The reason for the amendment is because the County based their original calculations on there being a net gain in dwellings of six when in fact the proposal included the demolition of the existing dwelling. Therefore the net gain should have been five. The calculations used for the original and amended contributions are set out below:

RECAP waste:  $190 \times 6 = 1140$  [ $£190 \times 5 = £950$ ];  
Life Long Learning:  $£160 \times 6 = £960$  [ $£160 \times 5 = £800$ ].

### 4. CONSULTATIONS

4.0 No further consultations have been carried out since the report to Committee on the 29 November 2012 as the planning application has not changed such that further consultation is necessary.

### 5. OPTIONS

5.0 In the absence of agreeing to the approval of the application for planning permission subject to completion of a s106 agreement containing the correct financial contributions, the existing recommendation would prevail and the lower contributions sought. However it is the view of officers that the original contributions do not pass the statutory tests of the Community Infrastructure Levy Regulations 2010 and for this reason, the applicant may not agree to enter into the s106 agreement, thereby resulting in a refusal of planning permission. This would allow the applicant to appeal the decision if they wished.

### 6. CONCLUSIONS

6.0 My recommendation is for the Planning Committee to approve the recommendations noted at paragraph 2 of this report.

### 7. IMPLICATIONS



- (a) **Financial Implications** – None
- (b) **Staffing Implications** – None
- (c) **Equal Opportunities Implications** – None
- (d) **Environmental Implications** – None
  - Climate Change Impact: Nil
- (e) **Procurement** – None
- (f) **Consultation and Communication** - None
- (g) **Community Safety** – None

**BACKGROUND PAPERS:** The following are the background papers that were used in the preparation of this report:

Planning application 12/1621/FUL

To inspect these documents contact Sav Patel on extension 7167

The author and contact officer for queries on the report is Sav Patel on extension 7167.

Report file:

Date originated: 20 May 2013

Date of last revision: 20 May 2013

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