



## 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, 9 October 2013*

**Date:** Thursday, 17 October 2013

**Time:** 7.00 pm

**Venue:** Meeting Room - Cherry Trees Day Centre

**Contact:** Glenn Burgess

**Direct Dial:** 01223 457013

#### 1 APOLOGIES FOR ABSENCE

#### 2 DECLARATIONS OF INTEREST

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

### Minutes And Matters Arising

#### 3 MINUTES *(Pages 7 - 18)*

To confirm the minutes of the meeting held on 12 September 2013. *(Pages 7 - 18)*

#### 4 MATTERS & ACTIONS ARISING FROM THE MINUTES

No specific 'Actions' were agreed from the last meeting.

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

### 5 OPEN FORUM

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

## Items For Decision / Discussion Including Public Input

### 6 S106 PROPOSALS OF THE CAMBRIDGE AND SOUTH CAMBRIDGESHIRE TRANSPORT PLANS *(Pages 19 - 26)*

## Intermission

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

## Planning Items

### 7 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.

7a 13/1095/FUL - 34 Howard Road *(Pages 37 - 54)*

7b 13/1120/FUL - 156 Stanley Road *(Pages 55 - 72)*

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>.

This page is intentionally left blank

**EAST AREA COMMITTEE**

12 September 2013

7.00pm - 10.08 pm

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

**County Councillors:** Bourke and Kavanagh

**Officers:**

Urban Growth Project Manager: Tim Wetherfield

Environmental Projects Manager: Andrew Preston

City Development Manager: Sarah Dyer

Committee Manager: Glenn Burgess

**FOR THE INFORMATION OF THE COUNCIL****13/58/EAC Apologies For Absence**

Apologies were received from Councillors Benstead, Marchant-Daisley, Walsh and Whitehead.

**13/59/EAC Declarations Of Interest**

Name	Item	Interest
Herbert	13/66/EAC	Personal: Lives near to the application site and has had discussions with the applicant and the objectors.

**13/60/EAC Minutes**

The minutes of the meeting held on 25 July 2013 were approved and signed as a correct record.

**13/61/EAC Matters & Actions Arising From The Minutes**

- i. **Open Forum Question - Cycle Parking: Further update to be requested from officers.**

Councillor Blencowe confirmed that further discussions had been held with the City Council's Cycling and Walking Officer. It was noted that an audit of cycle parking provision at community and civic building across the City had been undertaken by the Cambridge Cycling Campaign and the Cycling and Walking Officer was progressing the issue with these venues. However funding for additional cycle racks at venues owned by third parties may continue to be a problem.

- ii. **Open Forum Question – Local Plan: request for a hard copy of the document.**

Councillor Blencowe confirmed that Mr Harvey had now received a hard copy of the Local Plan and communication was on-going regarding his specific queries on the Plan.

- iii. **Open Forum question – Riverside Moorings: Further update to be requested from officers.**

Councillor Blencowe confirmed that the issue would be discussed in full at the Environmental Scrutiny Committee on Tuesday 8 October 5.30pm.

**13/62/EAC Decisions taken regarding S106 Projects****Ditton Fields Fitness and Trim Trail**

The decision was noted.

**13/63/EAC Open Forum**

1. **Mr Baigent congratulated the Council on the work undertaken to improve pavements in Romsey Ward. Support was expressed for the proposed S106 project to create a town square by Mill Road Co-op and St Phillip's Church. The following inclusions to the project were suggested:**



- **Raised planting beds**
- **Public notice boards**
- **Benches**
- **Public art**

**Support was also expressed for improvements at the Mill Road end of Cavendish Road (play equipment, benches, and raised planting beds) and improvements at the Great Eastern Street play area.**

Councillor Moghadas expressed support for each of these proposals and highlighted the wealth of public support for the town square proposal.

Councillor Saunders confirmed that he had held discussions with the Police regarding the street drinking and anti-social behaviour (ASB) taking place in the Great Eastern Street play area. Patrols of the area had been increased and some of those causing the problems had been removed. A number of people in breach of conditions had also been imprisoned.

Councillor Smart expressed support for the town square proposal but emphasised the need for further discussions with the Co-op who owned part of the site.

Mr Baigent confirmed that he had spoken to the Manager of the Co-op store and he was keen to work with local residents and Ward Councillors on the proposal.

Councillor Kavanagh also expressed support for the proposal but highlighted the need to retain adequate cycle parking at the Co-op store.

- 2. Mr Bond provided an update on the improvement works at Cherry Trees Day Centre. He confirmed that additional insulation had been installed in the roof of the main hall and work was nearly complete. The project in total had cost £300,000 with £80,000 being provided by the East Area Committee. Thanks were expressed to the Committee for their support of the project.**

**It was noted that further improvements at the Centre were being looked into, and Mr Bond would welcome any comments on the cycle parking provision at the venue.**

Councillor Brown responded that the Cambridge Cycling Campaign had identified that cycle racks at the venue may be too close to the building.

Mr Bond agreed to discuss this further with Council Officers as any further work progressed at the Centre.

- 3. Mr Bond thanked the East Area Committee for their support of the Stourbridge Common bio-diversity project. Members were invited to the Friends of Stourbridge Common Annual General Meeting taking place on 13 September.**

Councillor Johnson thanked Mr Bond and emphasised the importance of the project on Stourbridge Common.

- 4. Mr Carpen noted the challenge faced by the Council to engage with young people and reach out to a wider audience. He had visited a number of poorly attended events recently and felt there was a need for a more coordinated community development strategy.**

**Mr Carpen also confirmed that, as part of the Citizenship Programme, he had visited local schools and colleges to discuss democratic engagement.**

Councillor Hart confirmed that she was involved with Abbey and Coleridge Action for Youth and invited Mr Carpen to feed into the group.

Councillor Owers confirmed that he had attended a meeting with Community Development Officers and local residents and a 'Community Day' had been planned at St Thomas' Hall on Saturday 5 October. The Children and Young People's Participation Service (ChYpPS) would also be in attendance.

Councillor Brown confirmed that, through her role as Executive Councillor for Community Wellbeing, she had recently approved funding for the creation of a new community room at Rock Road Library.

### **13/64/EAC Environmental Improvement Programme**

The Committee received a report from the Environmental Projects Manager regarding the Environmental Improvement Programme.

Individual Members spoke in support of their preferred schemes.

In response to Member's questions the Environmental Projects Manager confirmed the following:

- i. Acknowledged Member's concern that it could look like the Council had simply given up on verge parking prohibition. However, it was noted that, as verge parking prohibition had yet to be successfully implemented in the City, alternative measures were being considered to tackle the issue. Officers would be working closely with Ward Councillors in the development of these alternative measures.
- ii. The Environmental Improvement Programme could not fund a Resident's Parking Scheme. This would need to be set up by the County Council and be funded by the local residents.
- iii. All projects would be subject to positive consultation with local residents and final approval by Ward Councillors.
- iv. Confirmed that the benches on the corner of Coleridge Road and Mill Road (Project No 14) had already been replaced, and therefore could be removed from the list for consideration.
- v. Confirmed that the Mill Road phone box removal project (No 16) was in Petersfield Ward (not Romsey as indicated in the officer's report).
- vi. Suggested that the Mill Road Co-op forecourt improvement project (No 11) be funded from Public Realm Developer Contributions.

**Resolved** (unanimously) to:

- i. Reallocate the £8,000 currently allocated to the Silverwood Close/Whitehill Estate Verge Parking Prohibition scheme.
- ii. Reallocate the £7,500 currently allocated to the Brooks Road/Perne Road Verge Parking Prohibition.
- iii. Allocate an additional £5,000 to the existing approved Catharine Street traffic calming project.
- iv. Allocate an additional £5,000 to the existing approved scheme to plant street trees on Greville Road and Chalmers Road.
- v. Allocate funding of £1400 to the highway schemes in appendix A that have secured Local Highway Improvement (LHI) funding from the County Council

**Resolved** (unanimously) to:

- vi. Allocate funding to the following proposed new projects as listed in Appendix A of the Officer's report:
- **No 1: Budleigh Close/Burnside (£4,000)** – Landscape Improvements
  - **No 4: Ditton Lane: Handrail (£3,000)** - Guardrail to be installed along the steep section of footway in order to improve pedestrian safety, particularly for the elderly in adverse weather conditions.
  - **No 5: Birdwood Road (between Perne Road and Chalmers Road): Verge Protection (£15,000)** - Badly damaged verges to be reinforced and reseeded.
  - **No 8: Peverel Road (£13,000)** - Installation of knee-high rail fencing on two selected grass verges, in order to prevent parking on green spaces.
  - **No 13: Ross Street: Tree Planting (£15,000)** - Construction of footway build-outs at least three locations in order to provide suitable planting sites.

**Resolved** (by 6 votes to 3) to:

- vii. Allocate funding to the following proposed new project as listed in Appendix A of the Officer's report:
- **No 16: Mill Road phone box removal (£5,000)** - Removal of two existing BT phone boxes in the footway between Willis Road and Guest Road. Principle agreed with BT.

**Resolved** (by 9 votes to 0) to:

- viii. Allocate funding to the following proposed new project as listed in Appendix A of the Officer's report:
- **No 18: Mill Road Footway Grants (£5,300)** - A grants programme to provide 50% funding to shopkeepers to support improvements to their privately owned public frontage areas.

With an agreement that any underspend on the other projects be used on Mill Road Footway Grants project, up to the £10,000 total identified as the estimated budget.

**Resolved** (unanimously) to:

- ix. Approve the allocated projects for implementation, subject to positive consultation and final approval by local Ward Councillors.
- x. Note the progress of existing schemes listed in Appendix C of the Officer's report.

### **13/65/EAC Developer Contributions Devolved Decision-Making: 2nd Round Short-Listing for East Area**

The Committee received a report from the Urban Growth Project Manager regarding the 2nd round short-listing for developer contributions.

Mr Burnett from Lifecraft spoke in support of the project to improve the Bath House play area (No 22).

Mr Jenkins spoke in support of the project for the 'Entertainment Hub' for Mill Road Depot (No 7).

Mr Bringham spoke in support of the project to create a town square by Mill Road Co-op and St Philip's Church (No 35).

Individual Members spoke in support of their preferred projects.

**Resolved** (unanimously):

- i. To short-list the following project ideas to consider in more detail in the follow-up report in November 2013:

#### Community Facilities

- **No 2:** Develop East Barnwell Community Centre, possibly with a community café [*Abbey*]
- **No 6:** Expand meeting space and improve access at St Thomas' Hall, Ancaster Way [*Coleridge*]

- **No 8:** Extension to Ross Street Community Centre *[Romsey]*

### Open Spaces

- **No 11:** Outdoor gym/trim trail by Howard Road/Dudley Road play area *[Abbey]* – packaged together with No 21 – see below
- **No 12:** New open space at St Martin's Church by opening garden for community use *[Coleridge]*

### Play Areas

- **No 20:** Improve Ditton Fields play area for toddlers/pre-schoolers *[Abbey]*
- **No 21:** Improve Howard Road/Dudley Road play area *[Abbey]* – packaged together with No 11 – see above
- **No 22:** Improve Bath House play area *[Petersfield]*
- **No 24:** Improve Coldham's Lane play area *[Romsey]*

### Public Art and Public Realm

- **No 31:** Landscaping around the front of the Bath House *[Petersfield ward]*
- **No 35:** Create town square (quality paving/seating/public art) by Mill Road Co-op/St Philip's Church *[Romsey]*

### **Resolved** (unanimously):

- ii. To prioritise the following project ideas now, subject to project appraisal:

### Open Spaces

- **No 15:** Update the seat and provide paving at Mill Road end of Cavendish Road *[Romsey]*:

**Resolved** (unanimously):

- iii. That no project ideas on the East Area list be referred to a scrutiny committee (as a strategic project idea) or to another area committee (possibly for joint funding).
- iv. To note other comments and suggestions (not eligible for developer contributions funding) made as part of the recent consultation.

**13/66/EAC Planning Applications****13/66a/EAC 13/0804/FUL - 89A Cherry Hinton Road**

The Committee received an application for full planning permission.

The application sought approval for the construction of a 2-storey Passivhaus apartment block comprising two 2-bed apartments with secure entrance lobby, separate 2-car garage with space for bins and bikes and associated external works.

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

The Committee:

**Resolved (unanimously)** to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers, and subject to the additional condition as follows:

Condition 12 - Prior to commencement and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including demolition, storage of materials, ground works, installation of services, erection of scaffolding and landscaping. The approved

AMS and TPP will be implemented throughout the development and 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 trees on site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3.12 and 4/4).

Unilateral Undertaking complete.

### **13/66a/EAC 13/0759/FUL - Calcutta Club, 44 Mill Road**

The Committee received an application for full planning permission.

The application sought approval for the erection of three maisonettes and roof garden above the rear of the restaurant at 44 Mill Road.

The Committee received a representation in objection to the application from Mr Jamie Giles (on behalf of Mr Turney).

The representation covered the following issues:

- (i) Concerns regarding the security of the gate and the backyard, and the management of keys for this area.
- (ii) Concerns regarding possible reoccurrence of anti-social behaviour if the backyard area is not secure.
- (iii) Concerns regarding access and parking issues during the construction phase.

Mr Tristan Rees Roberts (Applicants architect) addressed the Committee in support of the application.

#### The Committee:

**Resolved (unanimously)** to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the officer report, and subject to the conditions recommended by the officers, and subject to the additional condition and informative as follows:



14. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

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

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

New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Also subject to completion of s106 by 11 October 2013.

The meeting ended at 10.08 pm

**CHAIR**

This page is intentionally left blank

## EASTERN AREA CORRIDOR FUNDING

### **Note to Members of Cambridge City - East Area Committee**

**From: Dan Clarke, Capital and Funding Manager**

**Date: 17<sup>th</sup> Oct 2013**

#### **1.0 INTRODUCTION**

1.1 The purpose of this paper is to inform Members of the process for allocating Corridor Area Transport Plan (CATP) S106 funding. It is also to update on progress on funding and schemes. Views of the Committee are also welcome on additional schemes for future consideration and assessment for funding.

#### **2.0 BACKGROUND**

2.1 Transport s106 contributions are collected in Cambridge City and South Cambridgeshire largely through the Corridor Area Transport Plan (CATP) process. Contributions are collected from a number of developments, towards a range of schemes and principles that are included in the plans

2.2 The plans have been formally adopted by the City, South Cambridgeshire and the County and the allocation of funds must adhere to the principles in the plans. This is principally about mitigating the impacts of growth and improving accessibility and travel by sustainable modes.

2.3 A process is in place between Cambridge, South Cambridgeshire and Cambridgeshire, for making recommendations for allocating the pot of S106 funding which currently includes some £239,199 for the East Area. The Plans themselves form the starting point for considering schemes for funding, and officers from the authorities are asked for views on appropriate schemes that mitigate the effect of additional transport related movements from new development.

2.4 Views are also sought from the Area Committees on proposed schemes as well as suggestions for schemes

which fit with the objectives of the CATP. Suggestions are then assessed using a Project Assessment Form, to establish a value for money score. The schemes and their assessment results are then taken back to the Area Committees to seek views on priorities/ additional schemes for consideration

- 2.5 Further consideration is then undertaken on the proposals to ensure fit with Area Transport Corridor Plan approach ahead of making recommendations to Lead Portfolio holder and Cabinet for proposed funding allocations.

### 3.0 PROGRESS UPDATE

- 3.1 The table below sets out status and next steps with projects in the Eastern Area.

<b>Scheme</b>	<b>Est cost</b>	<b>Current status</b>	<b>Next steps</b>	<b>Date</b>
RTPI along Coldhams Lane	£155,000	Continuing to install RTPI along this transport corridor	Final phase to be completed in 2013/14	April 2014 Finish
Newmarket Road bus priority- part 1	£100,000	3 options have been drawn up which now need to be assessed by the road safety team Detailed design work underway.	. Consultation with members, Cambridge Cycling Campaign and local residents	Oct 2013  Nov 2013 Implement Feb 2014
Crossing provision, Ditton Lane/Newmarket Rd	£60,000	Preliminary work has identified the need for detailed modelling of impact on signal junction capacity .	Once modelling is complete, options will be worked up. Further funding may be required and so may return to the	Jan-14

			Area Committee for a further allocation.	
The Tins Phase 2	£275,000	Ongoing discussions with landowner. Scheme proposal has been consulted on via extensive letter drop. Good level of support.	Detailed negotiations with landowners on purchase of land and timings for construction	Apr-14
Radial Route Signing	£50,000	Scope of the project currently being assessed	Audit of existing signs on the radial routes.	Jan 2014
Feasibility study into installation of bridge linking Leisure park & CB1 Station area	£12,500	To be commenced	Initial stages of work have flagged a land rights issue. Following a small change in layout between outline and detailed planning permission. The landing site for the bridge in the CB1 area to be determined in view of change. This will need to be resolved in the	Oct 2013

			context of the approved layout before any further work is carried out.	
Removal of unnecessary street signage	£50,000	Currently the team responsible are assessing the scope of the project.	Carry out an audit on existing signs within the city but not on the radial route.	Jan 2014
Refreshing cycle path and cycle lane Perne Rd/Cherry Hinton Rd r/about, traffic flow and safety issues	£105,000	Project being considered as part of on-going programme of cycle works.	Engagement with local members to understand issues and to begin work on scope of the scheme.	Apr-14
Contraflow cycling signage. First Phase - 15 sites across the city, with a number in East Area.	£50,000	Possible schemes are now with Road Safety Team to undertake Safety Audits on each scheme.	Focussed consultations on each individual scheme.	Jan-14
Tenison Rd traffic calming scheme	£245,370 ( Match funded with an additional £250,000)	Preliminary designs are complete and currently being reviewed by CCC and the City	Consultation on preliminary designs before detailed design work is complete.	Dec 2013/Jan 2014

#### **4.0 Up-date on Scheme suggestions and Recommendations**

A number of schemes were discussed at the Area Committee on the 25<sup>th</sup> April 2013 and put forward as suggestions for S106 funding;

- 4.1 Installing temporary vehicle activated signs (VAS) in Coleridge Road for traffic management and speed monitoring purposes.** – As previously discussed this is a local highway management matter rather than CATP. The possibility of using temporary lights has been discussed with the road safety team. The County Council doesn't currently own or operate temporary speed warning lights. Temporary warning signs could be funded by a third party or through an application to the Local Highway Improvement Scheme. For more details on third party funding - please contact [street.scene@cambridgeshire.gov.uk](mailto:street.scene@cambridgeshire.gov.uk) or 0345 0455212. Applications for LHISs for 2014/15 will be sought in the next few weeks
- 4.2 Key projects in the Eastern Gate SPD** - This is obviously a very large scheme of strategic significance. What the County would propose as a first step is that we use ECATP funding for a feasibility study which would be able to do much more detailed analysis of the costs and benefits. This could then support bids for funding to deliver the scheme (The Area Corridor fund alone couldn't deliver a scheme of this size). A full feasibility for a scheme this size would require an allocation of £50,000
- 4.3 Removal of street signs in the Romsey Conservation Area** - This has been raised as an issue with the team who will be carrying out the 'Removal of unnecessary street signage project'. They will be considered as part of the wider project.
- 4.4 Perne Road/Radegund Road roundabout** – Consultation on this scheme starts on the 19<sup>th</sup> of Oct and is funded by the DFT cycle safety fund, Bike Friendly cities project and City and County joint cycleways funding.
- 4.5 Completing work on the Cherry Hinton cycle path** (left unfinished by another project). – This work has been raised

with the cycling team. Further discussions to establish whether this would fit with CATP are required.

**4.6 Removal of superfluous metal lumps/posts in pavements** - This request has been passed on to our Assets and Commissioning team. Key pedestrian routes are currently being reviewed, with a view to removing such items through the Local Sustainable Transport Fund.

**4.7 Implementing a standard requirement for county council contractors to remove street clutter upon completion of work** - This request has been past on to our Assets and Commissioning team.

**4.8 Crossing facilities across Newmarket Rd from Meadowlands Road to Jack warren** – Any scheme which is to be funded through the CATP S106 funding should mitigate the effects of development in that area. Having considered this scheme it doesn't fit with the requirements of the CATP. This scheme may be considered for a minor highways improvement grant, which will fund highway improvements up to a limit of £10,000.

**4.9 Chisholm Trail** - The feasibility study for the Chisholm Trail is due to report imminently. The project is likely to broken down into nine phases each delivered separately but when put together create the whole. This scheme is eligible for Area Corridor funding. Members are asked to recommend an amount to be allocated to this scheme and to also recommend how this would be best allocated;

- To the general Chisholm Trail budget to be spent anywhere on the scheme.
- Seek views on allocating a sum toward an individual project within the overall scheme, such as an individual piece of cycleway, junction improvements or the proposed bridge over the river.

### **Next Steps in the Approval/Implementation Process**

**6.1** Views from the Area Committee will be fed back and considered when making recommendations on proposals for funding allocations to a future County Cabinet meeting.



Following Cabinet approval to allocate s106 funding to any scheme, the usual separate approval scheme process will follow, with design and consultation on proposed options prior to implementation.

- 6.2 The Area Committees is asked to note the programme for progressing schemes in the area and welcome your views on other suggestions /schemes for consideration and assessment of fit with Area Corridor funding.

This page is intentionally left blank

## **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)

This page is intentionally left blank

<b>Application Number</b>	13/1095/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	24th July 2013	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	18th September 2013		
<b>Ward</b>	Abbey		
<b>Site</b>	34 Howard Road Cambridge Cambridgeshire CB5 8QP		
<b>Proposal</b>	New house with alterations to existing house.		
<b>Applicant</b>	Mr A Hardingham 34 Howard Road Cambridge Cambridgeshire CB5 8QP		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The design of the building will not be harmful to the character and appearance of the street scene.</li> <li>2) No significant adverse impact on 36 Howard Road</li> <li>3) Adequate, car and bicycle parking and refuse storage is integrated into the scheme.</li> </ol>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to an irregular shaped plot situated at the junction of Howard Road. To the north of the site is an L shaped grassed verge area in the ownership of the County Highways Authority.
- 1.2 The site does not fall within a Conservation Area. The site is outside of the controlled parking zone.

## 2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a new terraced dwelling house.
- 2.2 The proposed new house will extend seamlessly from the main roof ridge of 34 Howard Close by 6.4m to the north. A separate projecting wing extends 3.2m and has a 'cat slide' roof and a dormer window.
- 2.3 The proposed new dwelling has an L shaped footprint and will contain three bedrooms.

2.4 Materials of construction will match 34 Howard Close, with render to the front elevation. Brickwork will be used for the side extension and rear elevation.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Amended plan (drawing number: 09 Revision A, received 03/10/13)

**3.0 SITE HISTORY**

Reference	Description	Outcome
13/1144/FUL	New cycle and bin store, new porch, alterations to hipped roof, new bathroom window and new crossover	Withdrawn

**4.0 PUBLICITY**

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

**5.0 POLICY**

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

5.2 Relevant Development Plan policies

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

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

Central Government	National Planning Policy Framework March 2012
--------------------	---

Guidance	Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) National Planning Practice Consultation
	<u>Citywide:</u> Open Space and Recreation Strategy

#### 5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

Policy 55 Responding to context  
Policy 57 Designing new buildings

## 6.0 CONSULTATIONS

### Cambridgeshire County Council (Transport)

- 6.1 The current dwelling has provision to park two cars within its curtilage. This is reduced to a single car by the proposal, and only one car parking space is provided for the new dwelling.
- 6.2 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.
- 6.3 Otherwise the proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of the conditions and informative requested below into any permission that the Planning Authority is minded to grant in regard to this application.

### Head of Refuse and Environment

- 6.4 No objections subject to construction hours and contaminated land related conditions.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## 7.0 REPRESENTATIONS

- 7.1 The owners/occupier of the following addresses has made representations:

36 Howard Road

- 7.2 The representation can be summarised as follows:

### Amenity Concerns

- The house will block already low levels of sun and sky.
- Number 36 Howard Road will only receive half of the sunlight compared with most other houses in winter.
- The new house will create a 'valley effect'.
- Proposed bedroom window will overlook neighbouring gardens.
- The new pedestrian access will abut the neighbours garage.

### Tree Issues

- There is an enormous tree within falling distance of the house and garden.
- Hedges will be removed.



### Ownership objections

- There is no gated access into the applicants garden.

7.3 The above representations is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

## **8.0 ASSESSMENT**

8.1 From the consultation responses and representation received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

### **Principle of Development**

8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained within the National Planning Policy Framework 2012. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 The NPPF declassifies garden land from the definition of brownfield land and such sites are no longer included within the Local Authority's five year housing land supply. While I am aware that the NPPF gives greater protection for garden land, as compared with previous Government advice, the principle of plot subdivisions remains acceptable.

8.4 In principle, policy 3/10, allows for proposals involving the sub-division of existing plots in the garden area or curtilage of existing dwellings. Development of this nature will not be permitted however if it will have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, light or an overbearing sense of enclosure; provide inadequate amenity space, or detract from the prevailing character and appearance of the area. An analysis of these issues is provided in the design and amenity sub sections below.

8.5 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant

development plan policies. In my opinion, the development of the plot in this manner will not have a significant harmful impact on the open character of the street scene. The principle of subdivision is therefore acceptable and in accordance with Cambridge Local Plan 2006 policies 3/10 and 5/1.

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

- 8.6 The key design issue is the design and appearance of the new building within its surrounding residential, suburban context.
- 8.7 The proposed plot can, in my view, comfortably carry the proposed dwelling. The footprint of the proposed new dwelling is not overly cramped or constrained in relation with the plot boundaries and has a logical orientation, continuing the existing prevailing building line. The plot subdivision will leave adequate external space for both the donor property and the new house, in a form which reflects the prevailing character of the area, in accordance with Cambridge Local Plan policy 3/10.
- 8.8 The size and scale of the new house is appropriate in this suburban context. The house is a seamless extension of 34 Howard Road and will maintain the symmetry of the roof pitch of the existing semi detached pair. There will be no harm to the character and appearance of the street scene or the openness of the garden scene on the corner of Howard Road.
- 8.9 In terms of detailed design and materials, the front elevation is to be finished in render to match 34 Howard Road. The rear elevation and projecting extension will be finished in brickwork. I consider this approach acceptable in accordance with local plan policy 3/12. Final materials can be agreed through the imposition of planning condition 2.

### External spaces and trees

- 8.10 The Council's arboriculture officer is satisfied that provided construction activity is confined to the site the mature tree within the highway verge will not be adversely affected. I recommend protection details are provided through the imposition of condition 9.
- 8.11 The proposed front drive will be constructed with permeable materials and is attractively designed. In my opinion the proposed plot subdivision will not significantly erode the open character of the street scene and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.12 The scale and mass of the building will be visible from the rear of 36 Howard Road and its garden to the east. The proposed new dwelling may create some overshadowing during the afternoon hours to the west side of the garden of 36 Howard Road. However, given that there is a distance of

15m from the centre of the garden of 36 Howard Road and the proposed building, the new dwelling will not create significant harmful overshadowing to justify refusal of the scheme. The agent has submitted shadow diagrams to illustrate the impact of over-shadowing on no.36. Having studied these diagrams, I consider that any over-shadowing would only be slight and not significant to warrant refusal of the application on this basis.

- 8.13 The proposed new house is sited at right angles to 36 Howard Road, so it would not have a significant visual impact. It would not adversely affect the principal south facing rear outlook of 36 Howard Road. The existing mature tree in the adjacent open space already obscures the evening sunshine from the west, so the proposed new house will not create a significant further loss of light. The general view from 36 Howard Road west is across land which is not in its ownership, so this vista cannot reasonably be retained. The imposition of planning conditions 4 and 5 can ensure that permitted development rights are removed to controlled future extensions and additions.
- 8.14 Amended plans have been received to swap the proposed bathroom, which currently faces the front of the property, with bedroom 3 which is situated to the rear, facing towards no.36. In doing so, it would mean that any overlooking would be negligible and in opinion is considered to be acceptable.
- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/12.

#### Amenity for future occupiers of the site

- 8.16 The proposed new house provides desirable family accommodation with a generous rear garden. Adequate garden is retained for 34 Howard Road.
- 8.17 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

#### **Refuse Arrangements**

- 8.18 Refuse storage is provided in a covered, secure store to the front of the new house and the donor property at 34 Howard Road. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

#### **Car and Cycle Parking**

- 8.19 The Highways officer raises some concerns that potential demand for on street car parking will impact on the amenities of existing residents. From my site inspection, demand for on street car parking is not intense. The one off street car parking space provided for the proposed new house and 34 Howard Road accords with the Council's maximum car parking

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

8.20 A secure, covered bicycle store is provided for the proposed new house and 34 Howard Road which accords with Local Plan policy 3/12.

### Third Party Representations

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

Issue	Report Section
The new house will create a 'valley effect'.	Paragraph 8.13.
The house will block already low levels of sun and sky.	Paragraph 8.12 and 8.13.
The new pedestrian access will abut the neighbours garage and is on highways owned land	This is a land ownership issue. While there is no planning objection to the position of the rear access gate, consent will need to be sought from the County Council as owner of the grassed verge area.

### Planning Obligation Strategy

8.22 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.

The proposed development triggers the requirement for the following community infrastructure:

#### Open Space

Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £

studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714	714	714
4-bed	4	238	952		
<b>Total</b>					<b>714</b>

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

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

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

8.23 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

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

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

- 8.25 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

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

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

- 8.27 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

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

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

### Planning Obligations Conclusion

- 8.29 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 plot subdivision is acceptable in principle and will not detract from the character and appearance of the street scene. There will not be a significant adverse impact upon 36 Howard Road. APPROVAL is recommended.

## **10.0 RECOMMENDATION**

**APPROVE** subject to completion of the s106 Agreement and the following conditions:

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

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

2. 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)

3. 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)

4. 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 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)

5. 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)

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

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

7. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.



No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

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

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

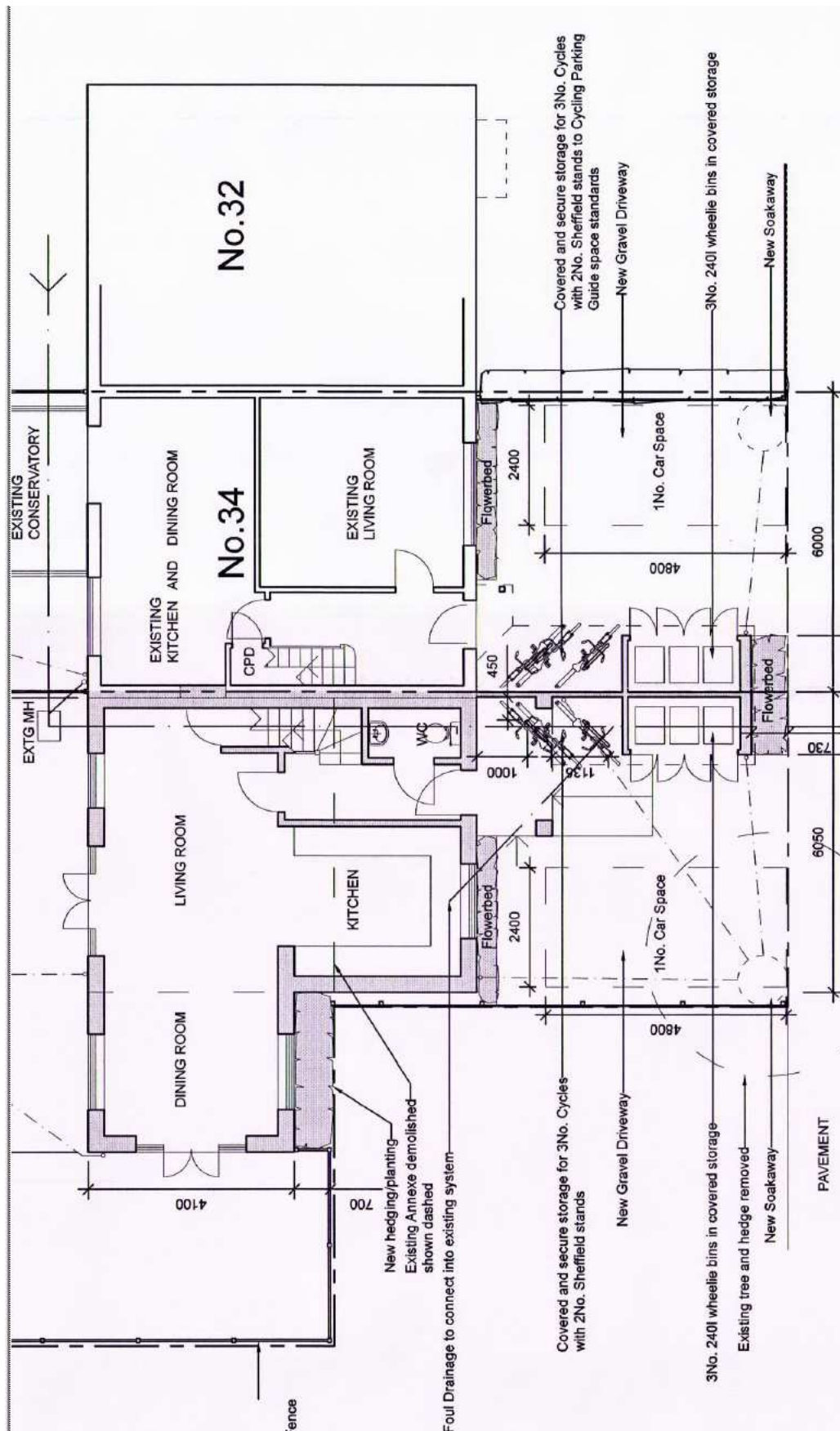
9. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before 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)

This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

<b>Application Number</b>	13/1120/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	31st July 2013	<b>Officer</b>	Mr John Evans
<b>Target Date</b>	25th September 2013		
<b>Ward</b>	Abbey		
<b>Site</b>	156 Stanley Road Cambridge CB5 8LB		
<b>Proposal</b>	First floor and single storey rear extensions and sub division of single dwelling to form two new dwellings.		
<b>Applicant</b>	Mr Peter Duffy c/o agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The principle of the flat conversion accords with Local Plan policy 5/2.</li> <li>2) The proposed extension will not be harmful to the character and appearance of the Conservation Area.</li> <li>3) The extension will not cause significant harm to 158 Stanley Road.</li> </ol>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot situated on the northern side of Stanley Road.
  
- 1.2 The site is currently occupied by a relatively narrow two storey terraced property. To the west is a modern flat roof building accommodating 158 and 160 Stanley Road. To the east is 154 Stanley Road a two storey property set back from the street by 11m.

1.3 The site falls within the Riverside and Stourbridge Common extension of the Central Conservation Area.

## 2.0 THE PROPOSAL

2.1 Permission is sought for the erection of a part two storey part single storey rear extension and the conversion of the property to provide two new dwellings.

2.2 The two storey extension projects 4.3m from the existing rear elevation of the building.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

## 3.0 SITE HISTORY

No history.

## 4.0 PUBLICITY

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

## 5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/7 3/11 3/12 3/14 4/4 4/11 5/1 5/2 8/2 8/6



	10/1
--	------

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

Central Government Guidance	National Planning Policy Framework March 2012  Circular 11/95  Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Planning Obligation Strategy
Material Considerations	<u>Central Government:</u>  Letter from Secretary of State for Communities and Local Government (27 May 2010)  Written Ministerial Statement: Planning for Growth (23 March 2011)  National Planning Practice Consultation
	<u>Citywide:</u>  Open Space and Recreation Strategy
	Conservation Area Appraisal:  Riverside and Stourbridge Conservation Area Appraisal

### 5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and

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

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 The Design and Access Statement states that parking is available for residents, yet none is shown on the plan and, other than competing on-street for parking within the public realm I cannot see where parking is available within the site, or elsewhere within the applicant's control.
- 6.2 Please request that the applicant clarifies what their statement means.
- 6.3 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

### **Head of Refuse and Environment**

- 6.4 No objections subject to construction hours related conditions.

### **Urban Design and Conservation team**

- 6.5 The proposed works will preserve the character and appearance of the Conservation Area, thus adhere to Cambridge Local Plan Policy 4/11 and the NPPF, and this application is therefore supported, providing the condition below is applied to the Decision Notice.

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

## **7.0 REPRESENTATIONS**

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

158 Stanley Road

7.2 The representations can be summarised as follows:

- The proposed two storey rear extension will block out morning sun from the kitchen and rear bedroom.
- The proposed new bedroom window is shown on the present boundary wall line.
- 1.2m away from the brick gable wall of 158 Stanley Road.
- It is poorly located to suit a habitable room.
- The window is in breach of fire regulations by being oversized with opening lights (non fire rated).
- Any opening lights will encroach onto 158 Stanley Road.
- The plans are poorly labelled.
- There is an existing mature tree which is not identified on the plans or application form.
- The requirement for additional car parking will compound present on street car parking issues.

7.3 The above representation is 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 response and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

### **Principle of Development**

8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained within the National Planning Policy Framework 2012. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 Local Plan policy 5/2 allows for the conversion of large properties into self-contained accommodation, except where, the residential property has a floorspace of less than 110 square metres; the likely impact upon off street car parking would be unacceptable; the proposal would fail to provide for satisfactory refuse storage or car parking; and the location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity.

8.4 The property as extended would provide a floorspace of 116 sq m metres, therefore the principle of conversion is acceptable. An analysis of the amenity and servicing issues is set out below.

8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 5/2.

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

- 8.6 The key design issue is the design and appearance of the extension in relation to the existing building and setting within the Conservation Area.
- 8.7 The proposed two storey flat roof extension is acceptable in this context. While a pitched roof design solution would generally be preferred to reflect the form of the main building, 156 Stanley Road is itself an anomaly. The proposed extension will only be partially visible from the public domain and in the view of the Conservation Officer will have minimal impact on the character and appearance of the Conservation Area.
- 8.8 The presence of the flat roofed houses to the north west contributes to my overall view that the design of the extension is acceptable in this context.
- 8.9 The proposed new render and windows will make a positive improvement to the appearance of the front elevation in the street scene. Final details of render can be agreed through the imposition of planning condition 2.

### Trees

- 8.10 The existing tree on the north west boundary is a self seeded bush and has minimal amenity value. It should not constrain development of the site.
- 8.11 In my opinion the proposal will preserve the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 5/2, 3/14 and 4/4.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.12 The scale of the proposed two storey extension will have some impact on 158 Stanley Road to the north west. This property may experience some overshadowing during the early part of the day around its immediate rear threshold area. However, given the staggered arrangement of 154 and 156 Stanley Road, 158 Stanley Road already has an obscured outlook to the south

east. I do not consider the scale and form of the extension to create a significant adverse impact as to justify refusal of the application. There is a tarmacked car parking area to the rear of 158 Stanley Road, rather than a private garden area, which contributes to my view that the form of the extension will not have an unneighbourly impact.

- 8.13 To the east, because of the staggered footprint of buildings, the extension will affect predominantly the flank elevation of 154 Stanley Road. In my view the proposed relationship of the extension will not significantly erode the amenities currently enjoyed by 154 Stanley Road.
- 8.14 I note comments received regarding the position of the main bedroom first floor window facing 158 Stanley Road. The proposed window will not overlook 158 Stanley Road because it faces a blank elevation containing one small obscured bathroom window.
- 8.15 The proposed fenestration facing 154 Stanley Road will not result in any harmful overlooking to this neighbouring residential property.
- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 5/2.

#### Amenity for future occupiers of the site

- 8.17 The proposed two apartments would offer a satisfactory level of overall amenity in accordance with Local Plan policy 5/2. The new units are of a reasonable overall size and benefit from the generous communal rear garden area.
- 8.18 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/4 and 5/2.

## **Refuse Arrangements**

8.19 Secure refuse storage is provided within the rear garden. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12 and 5/2.

## **Car and Cycle Parking**

8.20 The development will result in an additional residential unit which has potential to increase demand for car parking on street. In my view, given the size and nature of the accommodation provided and given proximity to bus and cycle links, the absence of off street car parking is acceptable. The additional demand for on street car parking to be generated from one small residential unit is in my view negligible.

8.21 Secure, cycle parking is provided within a rear store which accords with the Council's adopted standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **Third Party Representations**

8.22 The representation received has been discussed in the above report and is summarised below:

<b>Issue</b>	<b>Report section</b>
The proposed two storey rear extension will block out morning sun from the kitchen and rear bedroom.	Paragraph 8.12
The window is in breach of fire regulations by being oversized with opening lights (non fire rated).	The applicant is content that the window will comply with the Building Regulations.
The plans are poorly labelled.	The submitted plans are accurate.
There is an existing mature tree is not identified on the plans or	Paragraph 8.10

application form.	
-------------------	--

## Planning Obligation Strategy

8.23 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.

The proposed development triggers the requirement for the following community infrastructure:

### Community Development

8.24 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. The total contribution sought has been calculated as follows:

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

8.25 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

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

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

8.27 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

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

### Planning Obligations Conclusion

8.29 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 flat conversion is acceptable in principle and will not detract from the character and appearance of the Conservation Area. There will not be significant adverse impact on 158 Stanley Road. APPROVAL is recommended.

## 10.0 RECOMMENDATION

**APPROVE** subject to completion of the s106 Agreement by 1 January 2014 and the following conditions:

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

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

2. 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.

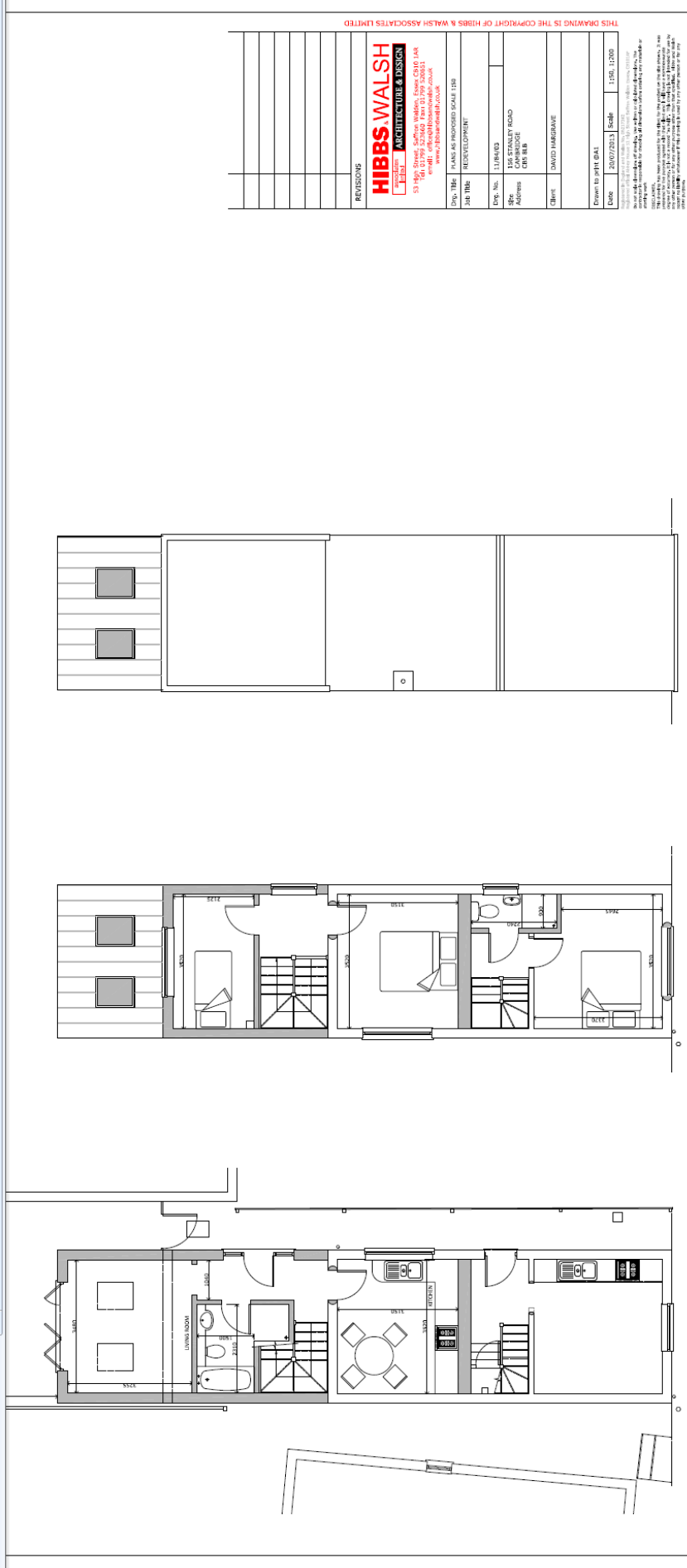
Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. 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)

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers-by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

This page is intentionally left blank



REVISIONS			

**HIBBS WALSHTH**  
 ARCHITECTURE & DESIGN  
 53 High Street, Sutton Coldfield, Essex, CV40 1JH  
 Tel: 01799 521260 Fax: 01799 300851  
 e: hbw@hbw.co.uk  
 www.hbw.co.uk

Drawn to print A4  
 Date: 20/07/2013 Scale: 1:50, 1:200

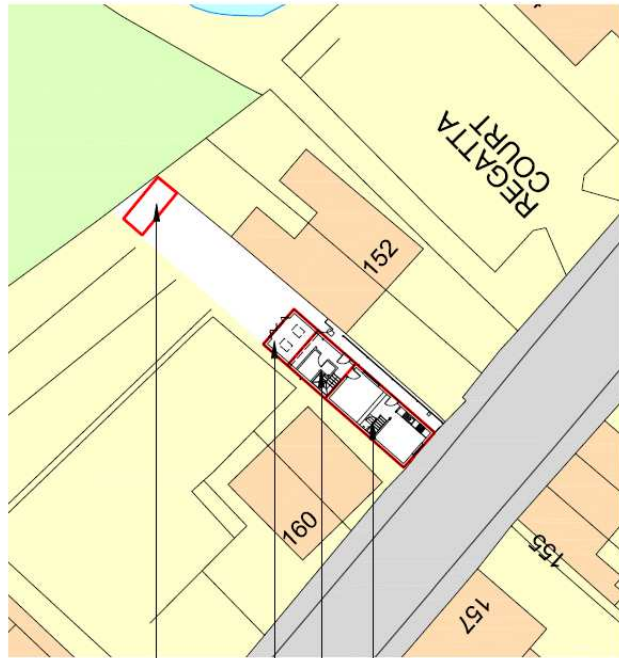
Proj. No: 12/06463  
 Prop: 100/1001/11/001/11/11/001  
 Address: 100/1001/11/001/11/11/001  
 Client: DAVID HURBANE

Site: 100/1001/11/001/11/11/001  
 Type: REDEVELOPMENT

Drawn to print A4  
 Date: 20/07/2013 Scale: 1:50, 1:200

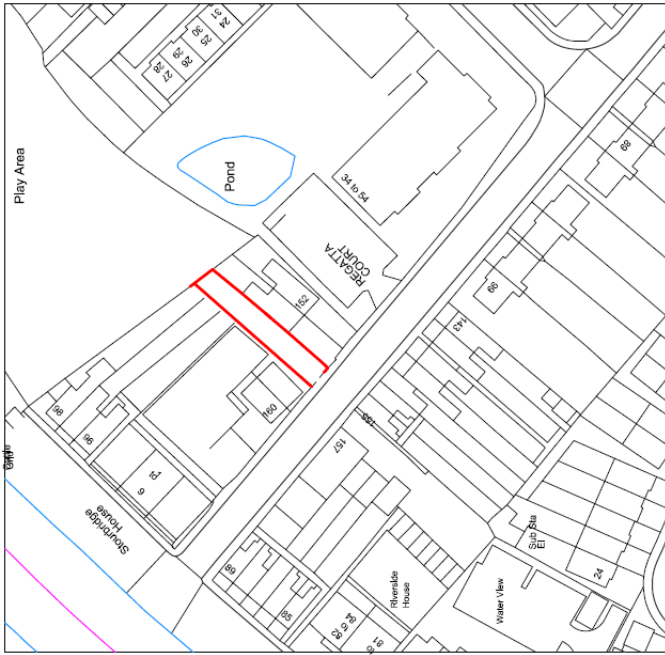
THIS DRAWING IS THE COPYRIGHT OF HIBBS & WALSH ASSOCIATES LIMITED

This page is intentionally left blank



AN 1:500

10 20 30 40 50m @ 1:500



Ordnance Survey, (c) Crown Copyright 2012. All rights reserved. Licence number 100036207

LOCATION PLAN 1:1250

0 25 50 75 100m @ 1:1250



This page is intentionally left blank