



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, 2 April 2014

Date: Thursday, 10 April 2014

Time: 7.00 pm

Venue: Meeting Room - Cherry Trees Day Centre

Contact: Glenn Burgess

Direct Dial: 01223 457013

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
- Planning Applications

Therefore planning items will not normally be considered until **at least 8.30pm**

Exhibition Item

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

Cambridge Sports Development Strategy and Recreation Team Update

The City Council Sports Development Team have recently completed a period of consultation relating to the implementation of a new Sports and Physical Activity Strategy, which outlines the key priorities for the department over the next 3 years. Team representatives will be available to provide some brief information on these priorities and will give the opportunity for Area Committee Members and the public to have their say on how the team plan to implement these priorities within their areas.

The Recreation Management Team will also be represented and on hand to discuss matters relating to leisure building developments in each area.

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 9 - 22*)

To confirm the minutes of the meeting held on 20 February 2014.

4 MATTERS & ACTIONS ARISING FROM THE MINUTES
(*Pages 23 - 24*)

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

General agenda information can be accessed using the following hyperlink:

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

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

5 OPEN FORUM

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

6 BUS TO ADDENBROOKES FROM THE NEWMARKET ROAD PARK AND RIDE VIA ABBEY WARD

Discussion item brought forward by County Councillor Whitehead.
(*Pages 25 - 26*)

Items For Decision / Discussion Including Public Input

**7 POLICING AND SAFER NEIGHBOURHOODS - EAST
AREA COMMITTEE** *(Pages 27 - 40)*

8 CAMBRIDGE CITYWIDE 20MPH PROJECT - PHASE 2

Report to follow

**9 AREA COMMITTEE GRANTS - COMMUNITY
DEVELOPMENT AND ARTS & RECREATION
DEVELOPMENT** *(Pages 41 - 52)*

Intermission

Appendix 1 for Full Details of Central Government Planning Guidance

Planning Items

10 PLANNING APPLICATIONS

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

10a 14/0221/S73 - 2 Tenison Road *(Pages 63 - 74)*

10b 13/1644/FUL - 56 and 56A Mill Road *(Pages 75 - 106)*

10c 13/1864/FUL - 24 Cheddars Lane *(Pages 107 - 120)*

10d 13/1814/FUL - Land r/o 76 Abbey Road *(Pages 121 - 146)*

10e 14/0083/FUL - 32A Keynes Road *(Pages 147 - 176)*

10f 14/0166/FUL - 40 Cambridge Place *(Pages 177 - 212)*

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 Items Planning

Area Committees consider planning applications and related matters. On very occasions some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

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

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

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

Further information is also available online at

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

The Chair will adopt the principles of the public speaking scheme regarding planning applications for general planning items and planning enforcement items.

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

**Representations
on Planning
Applications**

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

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

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

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

**Filming,
recording and
photography**

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

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

<http://democracy.cambridge.gov.uk/ecSDDisplay.aspx?NAME=SD1057&ID=1057&RPID=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.

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A loop system is available on request.

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

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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.

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

EAST AREA COMMITTEE

20 February 2014
7.00pm - 10.10 pm

Present: Councillors Blencowe (Chair), Owers (Vice-Chair), Benstead, Brown, Hart, Johnson, Moghadas, Roberts, Saunders, Smart, Bourke and Walsh

Area Committee Members: County Councillors Bourke and Walsh

Officers:

Principal Planning Officer: Tony Collins

Head of Community Development: Trevor Woolams

Committee Manager: Glenn Burgess

Other in Attendance:

Managing Director of Stagecoach: Andy Campbell

FOR THE INFORMATION OF THE COUNCIL

14/10/EAC Apologies For Absence

Apologies were received from Councillors Herbert, Kavanagh, Marchant-Daisley and Whitehead.

14/11/EAC Declarations Of Interest

No interests were declared.

14/12/EAC Minutes

14/6/EAC – Consultation on Draft Community Safety Partnership Priorities 2014/15

At the request of Ms Ann Sinnott, the Chair proposed the following amendment to the response to public question 1.

Delete all and replace with:

Detective Chief Inspector Sloane stated that the increase in crime incidents of domestic abuse reflected an increased level of reporting, which indicated that improvements were being made in raising the profile of this crime. In response Ann Sinnott cited evidence, including Cambridge Community Safety Partnership's October 2013 Report, which showed that the rate of reporting had actually fallen. Detective Chief Inspector Sloane confirmed that further work with the County Council was needed to tackle the issue

With this minor amendment the minutes of the meeting of the 9 January 2014 were approved and signed as a correct record.

14/13/EAC Matters & Actions Arising From The Minutes

An updated Action Sheet from the meeting held on 9 January 2014 was circulated.

Engagement with young people: Q&A at Coleridge School

The Chair confirmed that Coleridge Community College had been receptive to the idea of a questions and answer session and discussions were underway with the Principal regarding dates. Further information would be circulated in due course.

Norfolk Terrace pavements

Councillor Walsh confirmed that he had spoken with officers regarding additional funding sources and options were being investigated. Feedback had been given to local residents.

Eastern Gate

The Chair confirmed that there had been no progress on the feasibility study.

20mph Project

The Chair confirmed that, as it did not fit current policy, the County Council would not be including Ditton Lane in the consultation. As with Victoria Road in the North Area consultation, residents were however encouraged to feed in their views on Ditton Lane via the 'comments' section of the consultation document.

Mill Road Update

The Chair confirmed that all Councillors had received updates from the Coordinator regarding the Mill Road Sign and the results of the Traders Survey.

14/14/EAC EAC Meeting Dates 2014/15

The Committee agreed the following meeting date:

- 19 June 2014

The Committee provisionally agreed the following meeting dates (subject to further member discussion on the format of future meetings):

- 31 July 2014
- 11 September 2014
- 23 October 2014
- 4 December 2014
- 8 January 2015
- 19 February 2015
- 9 April 2015

14/15/EAC Decisions taken regarding S106 Projects

Improve Access to Abbey Paddling Pools from Coldham's Common

The decision was noted.

14/16/EAC Open Forum

- 1. Dr Timothy Grout asked what, if anything, would benefit the East Area of Cambridge in the 'City Deal'.**

Councillor Bourke responded that the Chisholm Trail would bring benefits to East area residents.

Councillor Smart responded that, whilst much of the detail was unclear, the City Deal, if agreed, should improve transport infrastructure for the benefit of the whole city. Improvements to housing and the ability for people to 'up-skill' should also be positive outcomes of the City Deal.

Councillor Johnson responded that the County Council were predicting that up to £500m would be available for transport infrastructure improvements. Concern was highlighted however on the possible negative affect on open spaces in the East Area such as Ditton Meadows and Stourbridge Common.

The Chair responded that the detail of the City Deal should tie in with the Local Plan and the County Council's Transport Strategy.

2. Ms Nicky Shepherd asked what was being done to improve secondary school provision in the Abbey Area and how local residents could get involved.

Councillor Johnson responded that, whilst the County Council had identified the need for an additional secondary school by 2018, a site had yet to be identified.

Councillor Brown responded that, as the majority of suitable land near to Abbey was actually in South Cambridgeshire, she hoped that discussions were taking place with the District Council. This was even more important as pressure on school places was partly due to extra residents moving into South Cambridgeshire.

The Chair expressed regret that the County Council had not publically identified this need for more school places at the time of the 'Issues and Options' consultation – as both the City Council and the District Council had not allocated school sites in East Area as part of their Local Plans. It was noted however that this could be picked up through the Local Plan Inspection process.

Councillor Roberts responded that Councillor Whitehead had been making further enquires on this issue in the last few weeks. It was suggested that Ms Shepherd contact Councillor Whitehead and request an update on progress.

3. **Mr Simon Nuttall noted that cycle parking in Thoday Street had been discussed at length at the last meeting. Since then the pedestrian group 'Living Streets' had said that they support the proposals because it would help to keep the pavements clear.**

Mr Nuttall was grateful to Councillors Bourke and Moghadas for their time during which he was able to show them how the very narrow passages to back gardens made them a rather inconvenient option for parking bikes and did not cater for visitors. He asked if, since surveying local residents about the issue, the Liberal Democrat Councillors had reached any conclusions.

Councillor Bourke confirmed that he had knocked on every resident's door since the last meeting to get their views.

He confirmed the following:

- 112 responses (up from 31 responses last time)
- 68 responses in favour of cycle parking (61%)
- 40 responses against cycle parking
- 33 (of the 40) against cycle parking owned a bike— and 9 of those did not own a car.
- 4 abstentions
- 84% of those that responded owned a bike
- More detailed questions asked
- More detailed responses received

Councillor Bourke confirmed that he supported the proposal to progress with a Traffic Regulation Order (TRO) for two parking bays. This should not however be deemed as standard policy across the city, and issues should be looked at on a case by case basis.

Councillor Saunders highlighted the need to keep pavements clear for residents with pushchairs and those in wheelchairs or with mobility issues.

Councillor Smart expressed support for progressing with the TRO but suggested that the issue be monitored. It was also noted that Car Club parking bays were available in the Romsey area if required.

It was agreed that Councillor Bourke would email the full anonymised results to Mr Nuttall and progress the TRO with officers.

4. Mr Antony Carpen made the following announcements:

- **Morley School had Governor vacancies and would encourage people to apply.**
- **Distributed posters for 'Shape Your Place', 'Skills-Fest' and 'Cambridge Fabian Society' and asked that Councillors display where appropriate.**
- **Involved with 'Parliament Week' and would update the committee at a future meeting.**

Noted

On behalf of the Friends with Disabilities Group the Chair highlighted the Cambridge Cash for the Community Campaign and encouraged Councillors and members of the public to vote on-line.

14/17/EAC Stagecoach - presentation and Q&A

The Committee received a verbal presentation from the Managing Director of Stagecoach on the distinction between commercial bus operators and supported services.

Questions from members of the public:**5. Mr Gawthrop asked if the number 18 bus would terminate at Comberton.**

The Managing Director responded that as this route was up for tender renewal in April he did not know the full detail. It was requested that Mr Gawthrop email the Managing Director who would then respond in detail.

6. MJ Black raised concerns about the C3 bus service in Ditton Lane. The service is very unreliable and at times passengers can wait for over an hour for a bus. The need to alert passengers to changes in bus services was also highlighted.

The Managing Director responded that the changes to this service, prompted by increased congestion and the aspiration for a 20mph speed limit in the city, had been widely advertised. Information had been placed on the vehicles and adverts had been placed in the local press and on

the radio. It was noted that a combination of roadworks and changes to junction boxes may affect reliability of the service. MJ Black was asked to email the specific times and dates and the Managing Director would investigate further.

- 7. Ms Shepherd raised concern that, whilst the bus stop at Whitehall Road was no longer in use, there were no signs or notices to alert the public.**

The Managing Director confirmed that the bus stop was still in use in the evenings and on Sundays but agreed to look into this issue.

- 8. MJ Black suggested that A4 posters needed to be placed in bus stops that were no longer in use.**

The Managing Director confirmed that, whilst signs were always placed in bus stops no longer in use, the public did not take notice of them.

- 9. Ms Shepherd stated that a sign had not been placed at the Whitehall Road bus stop. It was also noted that, as many residents no longer receive a free local paper, they would not see any adverts placed.**

- 10. Dr Grout highlighted the improvements made by the 'real time' timetable signs.**

Mr Gawthrop agreed with this.

These comments were noted.

- 11. Dr Grout expressed concern that the Day Rider ticket had increased in price and highlighted the need to maintain the over 70's concessionary bus pass.**

The Managing Director confirmed that, whilst the Day Rider would increase again in March, there would be a price freeze on the weekly on-line ticket. Tickets would also be able to be purchased on-line. Support was expressed for maintaining the concessionary bus pass as a way to ensure independence and mobility for older people.

- 12. Mr Carpen expressed concern about the views of the Stagecoach Chairman regarding Clause 28.**

The Managing Director explained that he had no control over comments made by the Stagecoach Chairman.

- 13. Mr Carpen asked why the on-line App was sometimes unreliable.**

The Managing Director responded that, as the App was based on the timings of the last three trips to that destination, it could not be 100% accurate. Mr Carpen was asked to email the specific times and dates and the Managing Director would investigate further.

- 14. MJ Black requested 'real time' timetable signs in the Fison Road area.**

The Managing Director agreed to raise this with Cambridgeshire County Council.

Questions from members of the committee:

- 1. Councillor Hart expressed support for 'real time' timetable signs in the Fison Road area and possibly Thorpe Way.**

The Managing Director agreed to look into this.

- 2. Councillor Hart expressed concern that, due to an unreliable service on the Whitehall Estate, residents were walking to catch the bus at Newmarket Road. She asked if, as a result of passenger numbers dropping, the bus companies would use this as an excuse to stop the Whitehall Estate service.**

The Managing Director responded that passenger numbers were not dropping in this area and there were no plans to drop the service.

- 3. Councillor Hart asked what regulations bus companies had to adhere to and what penalties were in place for poor performance.**

The Managing Director responded that an annual report on performance was provided for Councillors and MPs. A target of 95% reliability was also in place but unfortunately this had never been achieved in Cambridge. The Traffic Commissioner also monitors performance and can issue penalties.

4. Councillor Johnson asked if the lack of competition in the city was a 'blessing or a curse' for Stagecoach.

The Managing Director responded that competition in an area can actually drive up costs as bus companies compete for drivers and therefore have to offer higher wages. These costs then tend to be passed onto passengers.

5. Councillor Roberts asked about the process of devising new bus routes.

The Managing Director responded that new routes tend to be based around housing developments and areas of growth. It was also noted that the Office of Fair Trading would not allow bus companies to use profitable services to subsidise less profitable services, as they saw this as anti-competitive.

6. Councillor Brown expressed support for electronic ticketing as cash payments can hold up a bus service. She asked if there were any plans for 'per day' electronic ticketing.

The Managing Director responded that this was currently being looked at.

7. Councillor Walsh asked what impact the introduction of car parking charges at the Park and Ride sites would have.

The Managing Director responded that the introduction of car parking charges could have a negative impact. The Park and Ride Sites help to keep cars out of the city centre, limit congestion and ultimately help to keep the bus services reliable. If people chose to drive into the city instead of using the Park and Ride sites, this would have a negative impact.

The Managing Director also confirmed that Stagecoach had offered to run the Park and Ride sites at no cost but the County Council would not agree to this.

8. Councillor Benstead asked what would help to improve reliability of bus services in the city.

The Managing Director responded that shared bus and cycle lanes did not work for either party and a reduction in these would help.

9. Councillor Saunders asked if a reduction in cars in the city would lead to a more reliable bus service and if a 'Car Free Day' would be beneficial.

The Managing Director responded that fewer cars could have an adverse impact on the commercial viability of the city centre. A careful balance was therefore needed. With enough notice, the idea of a 'Car Free Day' could work.

The Chair thanked the Managing Director for attending.

14/18/EAC Project Appraisal - Ross Street Community Centre Improvements

The Committee received a report from the Head of Community Development regarding improvements to the Ross Street Community Centre.

Councillors Brown and Saunders spoke in support of the project.

In response to questions the Head of Community Development confirmed the following:

- i. Work was being undertaken with the County Council regarding childcare provision.
- ii. There was a need for this additional childcare to be both affordable and sustainable.
- iii. Adequate cycle parking at the Community Centre would be provided.

In response to questions from Ms Shepherd and Councillor Walsh regarding the loss of childcare facilities across the city, Councillor Bourke agreed to look into the issue.

Resolved (unanimously) to:

- i) Agree, subject to confirmation of funding from the County Council, tender, relevant planning and building regulation approval, the project to improve Ross Street Community Centre by increasing space for childcare provision and adding a new kitchenette, toilets and storage.

14/19/EAC Planning Applications

14/20/EAC 13/1465/FUL - 6 Hooper Street

The Committee received an application for full planning permission.

The application sought permission for the erection of one 2 x bed dwelling, and conversion of 6 Hooper Street into two 2 x bed flats together with cycle parking and associated hard and soft landscaping (following the demolition of the existing garage building present on site and part of the single store rear addition to 6 Hooper Street)

Mr Michael Mulvihill addressed the Committee and made the following points in objection to the application.

- i. The previous appeal highlighted the loss of privacy issue.
- ii. Sense of enclosure and overlooking.
- iii. Loss of privacy and loss of amenity.
- iv. Not in keeping with a conservation area.
- v. Poor quality accommodation proposed.
- vi. Loss of the mature Cherry Tree.
- vii. Petition signed by local residents in objection.

Mr Frank Gawthrop addressed the Committee and made the following points in objection to the application.

- i. Proposal would be detrimental to neighbours.
- ii. Lack of garden space for new properties.
- iii. Questioned whether it went against Policy 5/2.

Peter McKeown (Applicants Agent) addressed the Committee in support of the application.

County Councillor Walsh spoke on the application and made the following points:

- i. Speaking on behalf of local residents.
- ii. Application is 'urban cramming' at its worst.
- iii. Would set a precedent for future developments.
- iv. Lack of car park provision.
- v. Loss of Cherry Tree.
- vi. Lack of open space and gardens.

Resolved (by 5 votes to 0) 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 officer.

14/21/EAC 13/1644/FUL - 56 and 56A Mill Road

The Committee received an application for full planning permission.

The application sought permission for a two storey rear extension and associated works (including changes to shop front) to combine retail units 56 and 56A Mill Road and to create 6 self-contained studio flats, 4 of which are new, following demolition of existing extensions and outbuildings.

Mr Crossley addressed the Committee and made the following points in objection to the application.

- i. Would set a precedent if approved.
- ii. Not against the idea of development but current proposal was too big and would result in 'cramming'.
- iii. Overlooking into the Gardens of Mill Street.
- iv. Site visit offered to developers but not taken up.
- v. Impact on future residents of noise and disturbance.
- vi. More detail needed on the refuse and cycle storage.
- vii. Noise monitoring needed.
- viii. Detrimental effect to a conservation area.

Resolved (unanimously) to defer the application pending submission of definitive details of cycle and waste storage provision.

14/22/EAC 13/1814/FUL - Land r/o 76 Abbey Road

Resolved (unanimously) to defer the application pending advice from the Environment Agency on flood risk.

The meeting ended at 10.10 pm

CHAIR

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Committee	East Area Committee
Date	20 February 2014
Circulated on	5 March 2014
Updated on	

ACTION	LEAD OFFICER/ MEMBER	TIMESCALE	PROGRESS
<p><u>Open Forum: Thoday Street Cycle Parking</u></p> <p>Email full anonymised results to Mr Nuttall and progress TRO with Officers</p>	Councillor Bourke	ASAP	Update to be provided at next meeting
<p><u>Ross Street Community Centre Item:</u></p> <p>Investigate loss of childcare facilities across the City as raised by Cllr Walsh and Ms Shepherd</p>	Councillor Bourke	Ongoing	Update to be provided at next meeting

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Bus Service from Newmarket Road Park and Ride via Abbey ward to Addenbrookes

Jonathan Barker of Marshalls is in discussions with Stagecoach about a bus service from the Newmarket Road Park and Ride Site to Addenbrookes Hospital which would go along the Newmarket Road, down Barnwell Road and along Perne Road to Addenbrookes. The value of such a bus service is twofold: it will allow those who work at Addenbrookes and who come into the Cambridge from the East to use the Newmarket Road Park and Ride to get to the hospital; secondly it will provide a much needed direct bus route to Addenbrookes for the residents of the Barnwell area of the city.

The Councillors of Abbey ward have for some time been campaigning for a direct bus service to Addenbrookes from the Barnwell area and have collected over 1,000 signatories on a petition for such a service. There seems little doubt therefore that such a bus service would be both welcome and used.

Stagecoach have agreed to run a bus for a three month trial period on the above route if such a trial can be funded – the cost is estimated as £50,000. Marshalls have agreed to find some of the funding and hope that Addenbrookes and Stagecoach itself will also be willing to provide some funds.

It would clearly help the trial become a reality if the East Area Committee were able to help with an offer of some finding from with the resources available to it. The purpose of this brief paper, therefore, is to ask whether or not the Committee feels that supporting such a trial would be an appropriate use of 106 development funds. There is no doubt that a direct bus service to Addenbrookes as described as above would be of great benefit to the local community.

Cllr Joan Whitehead
Abbey Ward.

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Neighbourhood profile update Cambridge City East Neighbourhood

April 2014



**Steve Poppitt, Safer
Neighbourhoods
Inspector**

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



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1 INTRODUCTION

Aim

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

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

Methodology

This document was produced using the following data sources:

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

2 CURRENT PRIORITIES

At the East Area Committee meeting of 28 November 2013, the committee recommended adopting the following priorities:

- Tackle the supply of drugs in the East area
- Policing issues associated with Mill Road
- Reduce shoplifting in the East area

The Neighbourhood Action Group, at its meeting of 5 December 2013 assigned the actions to be taken and the lead officers for each of the priorities. The table below summarises the action taken and the current situation.

Tackle the supply of drugs in the East area	
Objective	Concerted action against drug suppliers
Action Taken	<p>Officers have once again executed a number of warrants targeting all classes of drugs at premises in the East and surrounding areas. The team has also targeted a number of street based dealers. Some of the main results are detailed as follows:</p> <ul style="list-style-type: none"> □ Whitehill Road – Two search warrants were executed after concerns were raised by the community. Although no drugs were recovered, both properties did show clear signs of the heavy use of Class A drugs. Of note is that the housing officer for both properties accompanied officers and will be taking further tenancy action. □ Wadloes Road – A male was stopped and arrested after he was found to be in possession of over 12 grams of Ketamine. He has since been charged with possession of Ketamine which has recently been reclassified as a Class B drug. Two others people with him were found to be in possession of cannabis and were dealt with by way of a Street Caution. □ Stourbridge Grove – A large amount of Ketamine and a small amount of MDMA (ecstasy) was seized during the execution of a search warrant. One arrest was made resulting in that person now being charged with possession with intent to supply Class C drugs and possession of Class A drugs. □ Molewood Close – Class B drugs and a large amount of meat, believed to have been stolen from shops in the East area (hence the inclusion in this profile), were seized during the execution of a search warrant. One arrest was made

	<p>resulting in that person being charged with possession of a Class B drug and handling stolen goods.</p> <ul style="list-style-type: none"> □ YMCA (policed by the East area team) – Ketamine and Cannabis were seized during the execution of two search warrants. Two arrests were made resulting in one person being charged with possession. Both persons responsible have also now been evicted from their accommodation. □ Brooks Road – A cannabis factory was uncovered during the execution of a search warrant resulting in the arrest of two of the occupants. One person has now been prosecuted. □ Jack Warren Green – A cannabis factory was uncovered during the execution of a search warrant. A number of arrests have been made and those persons remain on police bail whilst the matter is investigated. □ Gresham Road – A person was stopped and arrested for possession with intent to supply (in the area around the cricket ground club house and Glisson Road) after they were found to be in possession of a large amount of cash and Class B drugs. Further drugs were seized during a search of their home address. This person remains on police bail whilst we continue with the investigation. □ Mill Road – A person was arrested and charged with possession of a knife after a lock knife was seized during a drugs search. □ Ferndale Rise – Large amounts of Class B drugs and cash were seized during the execution of a warrant. Three persons were arrested and remain on police bail whilst the matter is investigated. <p>The East team has also undertaken additional enforcement action in conjunction with colleagues from the South team and has continued to work with the City Council and housing partners to evict persons who have been found to be supplying drugs from properties or allowing their properties to be used for the supply of drugs.</p>
<p>Current Situation</p>	<p>Fewer complaints and information is being received about drug use across the area. There are however a number of areas which still suffer with both drug dealing and the effects of drug use.</p> <p>In previous reports London drug dealers have been of concern. Although not in the same numbers as previously experienced, we continue to find and deal robustly with dealers arriving from London.</p>

Lead Officer	Sergeant Colin Norden, Cambridgeshire Constabulary
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Policing issues associated with Mill Road	
Objective	To reduce alcohol-related ASB in the Petersfield and Mill Road area, focusing on the street drinking and complaints of ASB linked to that activity.
Action Taken	<p>The Mill Road and Petersfield areas have been the focus of activity by both the East team and the street based ASB team. Of note is that a new PCSO, Tony Marriott, was appointed for Mill Road in January 2014.</p> <p>Both teams have made good use of section 27 dispersal powers from the Violent Crime Reduction Act to prevent alcohol related ASB.</p> <p>Operation Summit, the Local Policing Command response around street ASB, is currently focussing on Ditchburn Place and Petersfield Green areas after an increase in calls from the public. A review of ASB also forms part of the police daily management meeting process which informs and directs policing in the City.</p> <p>A number of people have been arrested and received custodial sentences for breaching the conditions of ASBOs or CRASBOs imposed in part due to their behaviour on Mill Road and surrounding areas. One example of this is Jason GRAY who was jailed for 14 weeks for breach of his ASBO on Mill Road and Section 5 public order offence.</p> <p>Daily patrols are conducted on Mill Road and the surrounding areas by PCSOs and police officers targeting a range of offences. There has been a very warm reception given to the new Mill Road, PCSO, who has made his very visible presence felt both in terms of engagement and enforcement activity.</p> <p>The team continues to meet with the Mill Road traders association and other residents' groups. The team also continues to work with charities and partner agencies to reduce the impact of street based ASB in the Mill Rd area.</p>
Current Situation	Overall ASB has reduced in the East area. By comparison to the previous reporting period, it remains stable in the Coleridge and Petersfield wards and there have been significant

	<p>reductions in both the Romsey and Abbey wards.</p> <p>The four main areas which account for a large amount of calls are Newmarket Road (near to Tesco), Elizabeth Way roundabout, Ditchburn Place and Petersfield Green.</p>
Lead Officer	Sergeant Colin Norden, Cambridgeshire Constabulary

Reduce shoplifting in the East area	
Objective	To reduce thefts from shops in the East area by working with shop staff and high visibility patrols.
Action Taken	<p>During the last reporting period the police launched Operation Acura in response to the shoplifting issue. Aimed at deterring retail theft, the operation, which ran for two weeks in February, had two elements:</p> <ul style="list-style-type: none"> □ A high visibility operation concentrating on shops in each of the four wards that had been identified as being repeatedly targeted by thieves. □ Working with shops that suffer the very highest level of thefts in an effort to reduce the vulnerability of those shops. <p>The result was that during the two weeks of the operation the East area saw the lowest levels of shop theft for the past three years. We received positive feedback from the shop staff involved and a number of shops have changed their displays to help prevent thefts. Officers have arrested and dealt with a number of people for both shoplifting and handling stolen goods. As well as action through the criminal justice system, action has also been taken leading to bans from either individual or chains of stores.</p>
Current Situation	<p>There has been a reduction in shoplifting in the East area in comparison to the previous reporting period. Coleridge, Romsey and Petersfield wards have all recorded reductions, however Abbey has seen an increase of 7 crimes by comparison to the previous reporting period.</p> <p>Overall the upward trend seen across the area which prompted the adoption of this priority would appear to have been stopped.</p> <p>Whilst there are still a number of offences under investigation the following information details our success in detecting this crime type by ward: Abbey – 23 of the 40 crimes have been detected</p>

	<p>Coleridge – 2 of the 4 crimes have been detected Petersfield – 26 of the 43 crimes have been detected Romsey – 1 of the 9 crimes have been detected</p> <p>Identification of suspects remains a common theme behind these types of crime remaining undetected. Officers also believe that a number of offenders are traveling from outside the Cambridgeshire area to commit these crimes.</p>
Lead Officer	Sergeant Colin Norden, Cambridgeshire Constabulary

3 PRO-ACTIVE WORK & EMERGING ISSUES

- City Council’s ASB Officers have been investigating reports of anti-social behaviour in the Lichfield Road sheltered scheme and are currently working with the police to resolve issues around persistent door knocking and nuisance behaviour. A community safety event is currently being planned for April to inform the residents of the scheme, and how to keep safe inside and outside of their homes.
- During the reporting period, City Council’s ASB Officers have received reports of tenancy-related ASB issues in Lichfield Road, Budleigh Close, Ditton Fields, Birdwood Road, Anne’s Road, Gray Road, Wycliffe Road, Coldhams Grove and Seymour Street. These reports are currently being investigated and steps are being taken to prevent further disturbances.
- City Council’s Safer Communities team has received reports of ASB and drug dealing in Ainsworth Street and passed the reports onto the police.
- Reports have been received by the City Council’s Safer Communities team and the police of a great deal of antisocial behaviour and vandalism in Queen Anne’s Terrace car park on Gonville Place. The extent of the antisocial behaviour and vandalism is increasing on a nightly basis and security officers are getting verbal and threatening abuse.
- A representative from the City Council’s Safer Communities team attended the Accommodation Fair in February at Anglia Ruskin University to inform students and landlords about the work of the section and how its officers can support them to prevent anti-social behaviour and racial harassment in student accommodation.
- Good reduction in total crime compared to the previous reporting period with Petersfield and Coleridge wards showing significant reductions (15% & 22%)

- Good reduction in anti-social behaviour compared to the same period last year. The most notable reductions against the previous reporting period have been in Romsey ward (39%) and Abbey ward (26%). Coleridge and Petersfield remain stable.
- Overall reduction in shoplifting, compared to both the previous reporting period and this same period in 2012/13, in all wards with the exception of Abbey which has seen an increase.
- Good reduction in cycle theft compared to the previous reporting period. Officers conducted an operation in Leicester and recovered 16 cycles stolen from Cambridge. A suspect has been arrested and bailed; officers are hopeful of a charge in this case.
- Increase in theft from vehicle in Romsey Ward which, although comparable in number to this same period 2012/13, shows a marked increase against the earlier reporting period (6 offences to 14). Officers from the East team have arrested one of Cambridge's most notorious vehicle thieves and recovered stolen goods from their home. This person is currently on police bail. Officers are hopeful of a charge and that this will result in a conviction and a custodial sentence.
- Dwelling burglary and burglary other both remain stable.
- Violent crime increase in Petersfield and Abbey compared to the same period last year. No clear reason for this increase.
- Cambridge City police have drawn up a new service level agreement with Neighbourhood Watch and are seeking to build on the already good relationship with members to increase scheme numbers even more. Anyone interested in finding out more should visit www.cambsnhw.org.uk.
- Cambridge City police have launched their own Twitter account @CambridgeCops
- Cambridgeshire Constabulary has launched Neighbourhood Alert to enhance communication with neighbourhoods.
- The police are exploring how they could utilise the **Shape Your Place** website to improve community engagement and will include the results of consultation in the next profile.

4 ADDITIONAL INFORMATION

CURRENT CRIME & ASB INCIDENT LEVELS BY WARD

AREA	Nov 13 – Feb 14	Nov 12 – Feb 13	Jul 13 – Oct 13	Dwelling Burglary	Other Burglary	Violent Crime	Robbery	Theft of Vehicle	Theft from Vehicle	Cycle Theft	Theft from Shop	Criminal Damage	Other Crime	TOTAL CRIME	TOTAL ASB
City East	53	54	50	33	171	6	7	40	163	96	91	225	885	441	
	54	37	27	37	118	3	7	73	148	99	96	241	876	465	
	50	27	157	8	13	208	108	36	294	1,001	537				
Abbey	17	7	68	3	2	15	21	40	27	129					
	34	12	41	3	4	35	26	34	29	120					
	14	10	52	2	4	15	31	33	30	175					
Coleridge	10	10	20	0	1	6	43	4	15	95					
	4	6	19	0	2	8	26	5	18	102					
	7	4	31	3	4	8	40	6	18	99					
Petersfield	8	11	51	2	1	5	73	43	27	149					
	5	15	27	0	0	15	58	49	24	132					
	7	5	48	1	3	7	102	54	28	151					
Romsey	18	5	32	1	3	14	26	9	22	68					
	11	4	31	0	1	15	38	11	25	111					
	22	8	26	2	2	6	35	15	24	112					

ARSON DATA

Period: November 2013 to February 2014

Deliberate fire summary

Area	Refuse	Bin	Vehicle	Residential	Non residential
Abbey	3	5	1	0	2
Coleridge	0	0	0	0	0
Petersfield	0	0	1	0	0
Romsey	0	0	0	0	0

General	Whilst deliberate fires in other areas have diminished, activity in the Abbey ward for a period significantly increased with risks to life involved.
Abbey	See report below.
Coleridge	No return for this period.
Petersfield	A single car fire in the railway station car park, which appeared to be an isolated incident of vandalism.
Romsey	No return for this period.

During the reporting period there were three primary issues in the Abbey ward which led to a marked peaked increase in deliberate fires in the area:

- One issue involved a neighbourhood dispute between a number of households in a section of one street where all the agencies were receiving high volumes of calls for service out of proportion to the risk. However this escalated to one serious incident where accelerant was applied to the bodywork of a car and ignited. The act of arson was committed in very close proximity to sleeping highly vulnerable people. Fortunately a passer-by saw the fire and called the emergency services before it could develop. As a result, joint safer neighbourhood partners convened a meeting between all parties and visited the individual homes. Appropriate words of advice were issued and no tolerance warnings in the future were given. Calls for service in this respect have diminished to zero for the later part of the reporting period.
- Over the Christmas period there were a spate of fires in the Ditton Fields and Thorpe Way areas involving rubbish, bins, garages and a shed. These were ignited by a person or persons who remain unknown and presented the emergency services with considerable demands for a large number of hours. Proactive prevention and detection measures were put in place but the fires ceased. Motive is still unknown however police would still

appreciate any information that may help to detect these crimes and ensure there is no repetition.

- Within the same time frame one fire was linked to a family dispute in a nearby area where threats to set fire to a home if a dispute was not resolved had been made. That issue has been resolved and there have been no further incidents or threats.

ENVIRONMENTAL SERVICES DATA

Abbey

Abandoned vehicles

- November 2013 to February 2014: 7 reports, which included
 - 5 vehicles not on site following inspection
 - 2 vehicles subsequently claimed by their owners
- Hotspots: Ekin Road (4)
- November 2012 to February 2013: 1 report

Fly tipping

- November 2013 to February 2014: 68 reports, which included
 - 5 formal warning letters issued to domestic offenders
- Offences at Cheddar's Lane accounted for 2 of the formal warning letters sent
- Hotspots: Cheddar's Lane (4), Dennis Road (5) and Ekin Road (15)
- November 2012 to February 2013: 89 reports

Derelict cycles

- November 2013 to February 2014: 14
- Hotspots: None
- November 2012 to February 2013: 1

Needle finds

- November 2013 to February 2014: 6
- Hotspots: Stourbridge Common (5) - needles found near railway bridge
- November 2012 to February 2013: 2

Coleridge

Abandoned vehicles

- November 2013 to February 2014: 10 reports, which included
 - 3 vehicles not on site following inspection
 - 4 vehicles subsequently claimed by their owners
 - 1 CLE26 notice issued to an offender on behalf of the DVLA for not displaying a valid tax disc on a public highway
 - 2 vehicles held pending further investigation

- Hotspots: None
- November 2012 to February 2013: 0 reports

Fly tipping

- November 2013 to February 2014: 9 reports, which included
 - 1 formal warning letter issued to a domestic offender
- Hotspots: None
- November 2012 to February 2013: 28 reports

Derelict cycles

- November 2013 to February 2014: 8
- Hotspots: None
- November 2012 to February 2013: 5

Needle finds

- November 2013 to February 2014: None
- Hotspots: None
- November 2012 to February 2013: 1

Petersfield

Abandoned vehicles

- November 2013 to February 2014: 6 reports, which included
 - 3 vehicles not on site following inspection
 - 1 CLE26 notice issued to an offender on behalf of the DVLA for not displaying a valid tax disc on a public highway
 - 1 vehicle impounded on behalf of the DVLA for not having a valid tax disc
- Hotspots: None
- November 2012 to February 2013: 3 reports

Fly tipping

- November 2013 to February 2014: 39 reports, which included
 - 4 formal warning letters issued to domestic offenders
 - 3 requests for waste transfer documentation from trade offenders
- Offences at Gwydir Street (1), Willis Road (1), Caroline Place (1) and Mill Road (1) accounted for the formal warning letters sent
- Hotspots: Mill Road (7), Gwydir Street (3) and Norfolk Street (2)
- November 2012 to February 2013: 53 reports

Derelict cycles

- November 2013 to February 2014: 19
- Hotspots: Mill Road (4)
- November 2012 to February 2013: 10

Needle finds

- November 2013 to February 2014: 9
- Hotspots: Mill Road (8 unused and 1 used; two separate instances in the cemetery)
- November 2012 to February 2013: 1

Romsey

Abandoned vehicles

- November 2013 to February 2014: 10 reports, which included
 - 7 vehicles not on site following inspection
 - 3 vehicles subsequently claimed by their owners
- Hotspots: None
- November 2012 to February 2013: 4 reports

Fly tipping

- November 2013 to February 2014: 8 reports, which included
 - 1 request for waste transfer documentation from a trade offender
- Hotspots: None
- November 2012 to February 2013: 29 reports

Derelict cycles

- November 2013 to February 2014: 4
- Hotspots: None
- November 2012 to February 2013: 2

Needle finds

- November 2013 to February 2014: 2
- Hotspots: None
- November 2012 to February 2013: None

5 RECOMMENDATIONS

- Tackle the supply of drugs in the East area
- Policing issues associated with Mill Road
- Reduce shoplifting in the East area

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To: **East Area Committee - 10th April 2014**

Report by: Jackie Hanson, Operations & Resources Manager,
Community Development

Wards affected: Abbey, Coleridge, Petersfield, Romsey,

**Community Development and Arts & Recreation Development
AREA COMMITTEE GRANTS 2014-15**

1. Executive summary

1.1 This report details applications received to date for 2014-15 funding for projects in the East Area, makes recommendations for awards and provides information on the eligibility and funding criteria.

2. Recommendations

The East Area Committee Councillors are recommended:

- 2.1 To consider the grant applications received, officer comments and proposed awards detailed in Appendix 1
- 2.2 To agree the proposed awards detailed in Appendix 1 and summarised in the table below:

Ref	Organisation	Purpose	Award £
E1	Abbey People	2 Events and 2 trips	2,000
E2	Barnwell Baptist Church - Golden Years Group	3 trips	750
E3	Cambridge Art Salon	Romsey Art Festival	4,000
E4	Cambridge Seventh Day Adventist Church	Community Big Lunch Event	428
E5	Cherry Trees Over 50's Club	Day trip to Wicksteed Park	635
E6	Christ the Redeemer Church	Family Holiday Club	950
E7	East Barnwell Friendship Group	Day trip	200
E8	Friends of Mill Road Cemetery	World War 1 events	780
E9	Hemingford Road Street Party Committee	Summer street party	1,500
E10	Mill Road Bridges	Print costs for 4 newsletters	1,750
E11	Mill Road Winter Fair Committee	Brochure design, print, and software	2,350
E12	The Liveaboard Trust	River Art Festival	1,000

Budget available	£38,784
Total awards	£16,343
Budget remaining	£22,441

3. Background

3.1 Management

Funding has been devolved to Area Committees for local projects meeting the Community Development, Sports or Arts strategic priorities since 2004. This process is managed by the Community Development Grants Team who promote the funding and bring applications for consideration to one meeting of each of the area committees annually.

The 2014-15 grants were publicised, via neighbourhood workers and members, in local publications and voluntary organisations newsletters, by posters and publicity leaflets and previous applicants were also invited to apply.

3.2 Funding Available

There is a total of £124,920 available across the four area committees for 2014-15 made up as follows:

- § £86,000 Community Development
- § £18,920 Arts and Recreation Development
- § £20,000 Safer City

The Community and Arts and Recreation Development budgets have been merged and divided between the area committees in accordance with population and poverty calculations. The safer city allocation has provided £5,000 for each area committee. The amount available for each area is as follows:

Committee	CD & AR %	CD & AR £	Safer City £	Total available £
North	37.8	39,660	5,000	44,660
East	32.2	33,784	5,000	38,784
South	20	20,984	5,000	25,984
West Central	10	10,492	5,000	15,492
Total	100	104,920	20,000	124,920

3.3 Eligibility Criteria and Funding Priorities

Applications are invited from voluntary organisations, community groups and groupings of local residents that are able to meet basic accountability requirements. Priority is given to projects that are aimed at those people whose opportunities are restricted by disability, low income or discrimination. Projects should meet the Community Development, Arts and Recreation Development priorities detailed in Appendix 2.

This year the priorities also reflect the contribution from Safer City funds, to include projects which reduce anti-social behaviour, crime and the fear of crime. This is also detailed in Appendix 2.

The maximum any organisation can apply for is £5,000 per area committee and grants cannot be made retrospectively. Full details of the eligibility criteria are available on request.

3.4 Year Round Applications

Applications will be considered on an individual basis after the main grants round until all the funding is spent. Officers will make decisions on awards up to £5,000 as approved by the Community Services Scrutiny in January 2014.

Officers will circulate updates on applications and awards twice a year. In December 2014 the area budgets will be merged and any funding remaining will be allocated across the areas as applications are received to ensure effective use of the funds available.

3.5 2013-14 Awards

After the end of the financial year we will collect the monitoring reports for awards made during 2013-14 and circulate a summary to members. A list of awards to date for 2013-14 is attached as Appendix 3.

3.6 Funding Agreements

All awards are subject to funding agreements and monitoring reports. We consider proportionate requirements dependent on the size of the organisation, project and award.

3.7 Review of Community Development and Arts & Recreation Development Grants

The Executive Councillor for Community Wellbeing approved a review of the above grant priorities and budget at the Community Services Scrutiny Committee in January 2014. The consultation is currently underway with an online survey and workshops arranged to comment on proposals.

A report will be taken back to that committee in July 2014 making recommendations for future priorities and budget allocation.

Appendix 1 - East Area Committee Grant Applications and Recommendations 2014-15

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
E1	Abbey People	Contribution to 2 summer outings, Big Lunch event and Christmas lights switch on. Costs include coach hire, entrance fee, refreshments, entertainment, Christmas tree.	To bring the community together; to provide a day out for those who perhaps would not be able to get out otherwise.	700	Full cost: £3,000 Income: £1,000	£2,000	£2,000
	Officer comment	Group developed out of Abbey Action. Formed during 2013. Income is from trip contribution and reserves					
	Previous 2 years funding	13-14 £2,000					
E2 Page 42	Barnwell Baptist Church - Golden Years Group	Contribution to 3 outings in spring, summer and autumn.	To provide opportunity for those over 60 to have a day out.	Older people over 60. 35 East	Full cost: £3,660 Income: £2,910	£750	£750
	Officer comment	Annual outings. Group meets at Barnwell Baptist Church					
	Previous 2 years funding	13-14 £700					
E3	Cambridge Art Salon -	Romsey Art Festival - 40 events in July / August in 20 venues in Romsey. Parade, music documentary; music fanzine; static and interactive exhibitions; cycling powered stage.	To integrate groups, roles and relationships through celebration of local identity, community and art; strengthen the community; trial new ideas and innovative contemporary art that has community as its focus	2,000 East plus others	Full cost: £14,000 Income: £10,000	£4,000	£4,000
	Officer comment	£9,000 grant from Arts Council unconfirmed. £1,000 income is sponsorship/in-kind. The first festival was in 2013 - feedback showed more music and dancing opportunities were required and new platforms for art (pubs, cafes, churches, shops, car parks, empty spaces etc). Music documentary exploring music in the community, made by children from socially deprived backgrounds or at risk					
	Previous 2 years funding	12-13 £2,500 + DRR 13-14: £900 (Romsey Art Festival) £500 + DRR					

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award	
E4	Cambridge Seventh Day Adventist Church	Community Big Lunch event in June on Mamora Road	To have 50% of the residents of Marmora Road and Hobart Road all come to the lunch and meet neighbours to build stronger community friendships	100	Full cost £628	£428	£428	
	Officer comment	Permission has been gained to close road.						
	Previous 2 years funding	13-14 £290						
E5	Cherry Tree's over 50's club	Day trip to Wicksteed Park for members with lunch, tea and entertainment	To give a day out to members who do not get out very often.	20	Full cost: £635 Income: none	£635	£635	
	Officer comment	Seeking 100% funding. Coach is £310. £23 per person for whole day there						
	Previous 2 years funding	13-14 £500 12-13 £600						
E6	Christ the Redeemer Church	Summer family holiday club running for one week from 10am - 2.30pm including one day trip, arts and craft activities, music, storytelling, sports and games and other organisations eg local wildlife groups visiting.	Low cost fun activity week for local (often single parent) families that are economically hard pressed and cannot afford to engage with other activities. These families can sometimes find the holidays difficult to manage. The club gives them an opportunity to engage with each other and others in the community and enjoy a day out.	100 including some with disabilities and special needs	Full cost: £1,750 Income: £800	£950	£950	
	Officer comment	Annual holiday club						
	Previous 2 years funding	13-14: £950 12-13: £950						

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
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E7	East Barnwell Friendship Group	Contribute to coach costs for a spring day trip to Norwich	To socialise	19 Abbey. All older (some are in their 90's) and many disabled.	Full cost: £358 Income: £158	£200	£200
	Officer comment	Club has been running for 37 years					
	Previous 2 years funding	13-14 £250					

E8	Friends of Mill Road Cemetery	1 or 2 events to commemorate World War 1 incorporating tours, performance pieces, an exhibition and lecture.	This activity is inspired by the Commemoration this year of WW1. Around 100 graves have been located where family members commemorated their WW1 relatives.	250-300 will include school children and older people	Full cost: £867 Income: £81	£780	£780
Page 44	Officer comment	Heritage lottery bid in jointly with City Council and Parochial Burial Grounds. Management Committee to restore some graves, undertake some clearance and upgrade the website to allow maps, trails and record keeping.					
	Previous 2 years funding	13-14: £314 £500 12-13: £400					

E9	Hemingford Road Street Party Committee	Street party on Saturday 28 June on Hemingford Road. Games, races, face painting, music and dancing, afternoon tea and evening BBQ	Fun event, enjoyed by all generations, gets people out of their houses and meet each other. It enhances everyone's sense of being a part of a community and prevents residents from feeling isolated. Makes a happier and safer place.	500	Full cost: £4,650 Income: £2,700	£1,500	£1,500
	Officer comment	Includes people from Romsey Road, and other parts of Romsey and Mill Road area. In the last two, 50 people attended, 150 being children. Recommend contribution to entertainments and set up but not food and drink.					
	Previous 2 years funding	13-14: £1,500 12-13: £1,000					

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
E10	Mill Road Bridges	The printing costs for 4 editions of the quarterly newsletter.	To produce an attractive, colourful, well produced and informative newsletter.	5000	Full cost: £2800 Income: £300	£2,500	£1,750
	Officer comment	2014-15 will be the third year of publication. Also have a website which hosts the Mill Road Trader's directory. Recent issues are on website. Trying to secure advertising. Suggest they reduce the charge to secure some advertising.					
	Previous 2 years funding	12-13: £1,640					
E11	Mill Road Winter Fair Association	Contribution to costs of design and printing of brochure. Purchase of new software for handling stall and event applications. Software costs includes one year's licence fee and technical support.	Promotes custom for small businesses especially smaller establishments and traders and a sense of solidarity between businesses generally. Provides opportunity for local groups to showcase their work and recruit new members and network. Allows charities based on Mill Road to fundraise and present their activities.	20,000	Full cost: £4,700 Income: £2,350	£2,350	£2,350
	Officer comment	Introduced smaller brochure last year, partly supported by an area committee grant to help grow to being sustainable. However, the main sponsor, the Co-op is unable to continue sponsoring so need financial support until they gain additional sponsorship. Volunteer admin work grown significantly so need to move to commercial software. £1,750 income is from sponsorship					
	Previous 2 years funding	13-14: £5000 £1850 £50 12-13 £900 £2000					

Ref	Organisation	Purpose	Aim of activity	Beneficiaries	Budget	Bid	Award
E12	The Liveboard Trust	River Art Festival (16 days) at venues up and down the river and including on the river to celebrate the role the river plays in the city, its traditions and cultural heritage, particularly of the liveboard community and those living and working close to the river.	To create a sense of wellbeing, unity and mutual understanding within the river community – both those who live aboard on the river and those who live close to the river in Cambridge, particularly aiming to create a sense of social cohesion and to integrate the liveboard community and its traditions into the heart of the city through the arts, tackling discrimination and cultural stereotypes.	350 East (600 West Central 450 North)	Full cost: £10,215 Income: £3,815	£6,400	£1,000
	Officer comment	Venues include liveboard boats (on Jubilee Gardens, Jesus Green, Midsummer Common, Riverside, Stourbridge Common); Fort St George; Museum of Technology; Georgina Riverboat; Rosie Riverboat (from Jubilee Gardens to the Plough), Green Dragon Chesterton, Anchor Pub, Quayside. Recommend contribution and requesting contributions from North and West Central Areas Committees as well)					
	Previous 2 years funding	None					

Community Development

Community Activities

1. Activities which support children and young people and families experiencing disadvantage:

- § to provide children and young people with opportunities to participate in positive activities, engage in democratic processes, and improve the quality of life in neighbourhoods
- § to meet the needs of children and young people in the areas of growth or demographic change

2. Activities which support

- § **BME groups**
- § **people with disabilities**
- § **LGBT groups**
- § **women** lacking opportunities to live safe and fulfilling lives
- § **community cohesion** - activities helping people from different backgrounds to integrate into the Cambridge community and to get on well together

3. Activities which support older people to live socially and physically active lives.

Consideration will be given to specific activities and services that enable those groups and individuals to participate in their communities and improve their own well-being. Activities must include one or more of the following:

- § supporting those who are disadvantaged by low income/ disability/ discrimination
- § proposals that enable people to participate in decisions and influence the services that affect their lives
- § bringing people together to identify common issues and to bring about change
- § investigating local needs and developing responsive projects
- § increasing the awareness of and celebrating the city's cultural diversity

It is not for personal care services, proselytising or worship or services which are the responsibility of other statutory agencies

4. Social and Economic Deprivation

Projects, services or activities which promote **Economic Inclusion.**

- § Supporting organisations that help individuals to overcome barriers to participation in the City's economy.
- § Support, advice and guidance for workless people and those at the risk of worklessness to gain the confidence, motivation, skills and qualifications to engage in rewarding employment or entrepreneurial activities.

Arts & Recreation

1. Improve access to leisure activities

A targeted approach to improving access to arts and sports for city residents who currently have restricted access, particularly including:

- ⌘ Minority Ethnic Groups
- ⌘ People with disabilities
- ⌘ People on low incomes
- ⌘ Children, young people and older people at risk of exclusion from leisure opportunities
- ⌘ Residents with low levels of participation in cycling activity (particularly women and people from the above priority groups)

2. Enhance the City's cultural offer

Arts and sports activities that enhance Cambridge's cultural offer by doing some or all of the following:

- ⌘ Celebrating Cambridge's cultural identity or local traditions
- ⌘ Benefiting the local economy
- ⌘ Reflecting the city's creative reputation through being new, innovative, and ambitious
- ⌘ Promoting environmental sustainability
- ⌘ Showcase and celebrate the arrival of the Tour de France in Cambridge in 2014

3. Encourage and support local neighbourhood arts and sports activities that enhance current provision and are for the benefit of local residents

Safer City

For projects that help tackle:

1. Crime
2. The fear of crime
3. Anti-social behavior

Appendix 3 – 2013-14 Awards

Group	Purpose	Award
Abbey People	Trips x 2; Christmas light switch on; 2 courses – first aid + food hygiene	2,000
Barnwell Baptist Church	Trip to Southwold	500
Barnwell Baptist Church	Golden Years Group games	700
Cambridge Art Salon	Romsey Art Festival	900
Cambridge International Arts	Romsey Art Festival photography project and book	500
Cambridge Seventh Day Adventist Church	Community Big Lunch	290
Cherry Trees Over 50s	Summer outing	500
Christ the Redeemer	Family holiday club	950
East Barnwell Friendship Club	Trip to Yarmouth July 2013	250
Friends of Mill Road Cemetery	Victorian Day	314
Friends of Mill Road Cemetery	Website update for WW1 project	500
Hemingford Road Street Party	Street party	1,500
Mill Road Winter Fair	Brochure for the fair	1,850
Mill Road Winter Fair	Workshops for carnival parade	5,000
Pakistan Cultural Association Anchal Group	Exercise sessions for female members	300
Pakistan Cultural Association Anchal Group	Swimming for female members	1,400
Pakistan Cultural Association Anchal Group	Meetings for female members at Ross Street	100
Petersfield Area Community Trust	Summer event	4,178
Rawlyn Court Residents Association	Entertainment evening	335
Romsey Mill Trust	Sports and arts activities	4,000
Tayebah Ladies Swimming Group	Swimming instructor and training	1,000
The Map Project	Community arts project	4,000
Women for Integration	Cohesion event - ceilidh	500
TOTAL		31,567

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APPENDIX 1 – DEVELOPMENT PLAN POLICY, PLANNING GUIDANCE AND MATERIAL CONSIDERATIONS

1.0 Central Government Advice

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

1.2 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

1.3 Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

2.0 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

3.0 Cambridge Local Plan 2006

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/6 Ensuring coordinated development

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/10 Subdivision of existing plots

3/11 The design of external spaces

3/12 The design of new buildings

3/13 Tall buildings and the skyline

3/14 Extending buildings

3/15 Shopfronts and signage

- 4/1 Green Belt
- 4/2 Protection of open space
- 4/3 Safeguarding features of amenity or nature conservation value
- 4/4 Trees
- 4/6 Protection of sites of local nature conservation importance
- 4/8 Local Biodiversity Action Plans
- 4/9 Scheduled Ancient Monuments/Archaeological Areas
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/12 Buildings of Local Interest
- 4/13 Pollution and amenity
- 4/14 Air Quality Management Areas
- 4/15 Lighting

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

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

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

8/1 Spatial location of development
8/2 Transport impact
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/8 Land for Public Transport
8/9 Commercial vehicles and servicing
8/10 Off-street car parking
8/11 New roads
8/12 Cambridge Airport
8/13 Cambridge Airport Safety Zone
8/14 Telecommunications development
8/15 Mullard Radio Astronomy Observatory, Lords Bridge
8/16 Renewable energy in major new developments
8/17 Renewable energy
8/18 Water, sewerage and drainage infrastructure

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

10/1 Infrastructure improvements

Planning Obligation Related Policies

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

4.0 **Supplementary Planning Documents**

- 4.1 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.
- 4.2 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012):** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.
- 4.3 **Cambridge City Council (January 2008) - Affordable Housing:** Gives advice on what is involved in providing affordable housing in Cambridge. Its objectives are to facilitate the delivery of affordable housing to meet housing needs and to assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 4.4 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 4.5 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.
- 4.6 **Old Press/Mill Lane Supplementary Planning Document (January 2010)** Guidance on the redevelopment of the Old Press/Mill Lane site.

Eastern Gate Supplementary Planning Document (October 2011)

Guidance on the redevelopment of the Eastern Gate site. The purpose of this development framework (SPD) is threefold:

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

5.0 Material Considerations

Central Government Guidance

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

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

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

Includes the following statement:

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

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

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

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

5.3 City Wide Guidance

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

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

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

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

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

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

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

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

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

Cambridge City Council (2011) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development. It sets out to ensure that open space in Cambridge meets the needs of all who live, work, study in or visit the city and provides a satisfactory environment for nature and enhances the local townscape, complementing the built environment.

The strategy:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.6 Area Guidelines

Cambridge City Council (2003)–Northern Corridor Area Transport Plan:
Cambridge City Council (2002)–Southern Corridor Area Transport Plan:
Cambridge City Council (2002)–Eastern Corridor Area Transport Plan:
Cambridge City Council (2003)–Western Corridor Area Transport Plan:
The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

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

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

West Cambridge Conservation Area Appraisal (2011)

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

Jesus Green Conservation Plan (1998)

Parkers Piece Conservation Plan (2001)

Sheeps Green/Coe Fen Conservation Plan (2001)

Christs Pieces/New Square Conservation Plan (2001)

Historic open space guidance.

Hills Road Suburbs and Approaches Study (March 2012)

Long Road Suburbs and Approaches Study (March 2012)

Barton Road Suburbs and Approaches Study (March 2009)

Huntingdon Road Suburbs and Approaches Study (March 2009)

Madingley Road Suburbs and Approaches Study (March 2009)

Newmarket Road Suburbs and Approaches Study (October 2011)

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

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

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

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

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

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

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EAST AREA COMMITTEE

Date: 10TH APRIL 2014

Application Number	14/0221/S73	Agenda Item	
Date Received	17th February 2014	Officer	Miss Catherine Linford
Target Date	14th April 2014		
Ward	Petersfield		
Site	2 Tenison Road Cambridge CB1 2DW		
Proposal	Section 73 application to vary condition 6 to allow educational activities to take place every Saturday and Sunday from 10am to 1-30pm.		
Applicant	1 Mawson Road Cambridge CB1 2DZ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed variation of condition would not exacerbate the existing parking problems to a degree that would warrant refusal of the application 2. The proposed variation of condition would not have impact on residential amenity to such a degree that would warrant refusal of the application
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site lies between Tenison Road and Mawson Road, close to the point at which these two streets meet Mill Road. It adjoins at its western end, and is connected via internal doors to, the Islamic Centre premises at 1 Mawson Road. Tenison Road and Mawson Road are both predominantly residential, with a mixture of family houses and buildings which are in use as HMO's, or subdivided into flats. There are commercial premises on the opposite side of Tenison Road.

The building on the application site is the northernmost of a terrace of houses on the west side of Tenison Road.

- 1.2 A narrow alleyway runs along the whole length of the northern boundary of the application site, and continues along the northern boundary of 1 Mawson Road, forming a link between Tenison Road and Mawson Road. This alley provides rear access to some of the retail premises along Mill Road and to flats which occupy the upper floors of most of these premises. Several of the flats have first floor rear terraces. There are emergency exits from both the application site and 1 Mawson Road into the alleyway, which is obstructed in several places by large waste bins.
- 1.3 The Islamic Centre at 1 Mawson Road is used for a number of religious purposes, including Friday prayers. The ground floor of 2 Tenison Road is also used for prayers, but according to neighbour representations is also used extensively at other times for young people's activities.

2.0 THE PROPOSAL

- 2.1 This application seeks permission to vary condition 6 of planning permission 12/1139/FUL to allow educational activities to take place every Saturday and Sunday from 10am to 1:30pm.

3.0 SITE HISTORY

- 3.1 At 1 Mawson Road:

Reference	Description	Outcome
81/0483	Use of premises as Islamic Centre	Approved with conditions
81/0703	Use of premises as non-residential club	Refused
98/1013	Removal of flat roof and erection of pitched roof over rear assembly room	Approved with conditions
00/1046	Extension to rear to form enlarged assembly room	Approved with conditions

3.2 At 2 Tenison Road:

Reference	Description	Outcome
98/0472	Conservatory	Approved with conditions
02/1261	Change of use of ground floor to assembly room for prayer meetings	Approved with conditions
08/0568/FUL	Retrospective application for temporary change of use to additional assembly area for worship.	Approved with conditions
12/1139/FUL	Retrospective application for temporary continuation of use for additional assembly area for worship on Fridays (12:30pm to 2:30pm) and during Ramadan (midday to 2pm and 5pm to sunset).	Approved with conditions

3.3 Subsequent to the consent for temporary use of the ground floor of this site for prayers (02/1261), a single-storey extension to the building with a glazed roof and high-level windows along the boundary wall with 4 Tenison Road was erected without planning permission or Building Regulations approval. This extension has now been demolished.

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	3/1 3/4 3/7 4/11 4/13 4/14 4/15 4/16 5/11 5/12 8/2 8/6 8/10

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) National Planning Practice Consultation

5.4 Status of Proposed Submission – Cambridge Local Plan

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

will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment.

6.2 The above response is a summary of the comments that have been received. Full details of the consultation response can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 17 Guest Road
- 24 Mawson Road
- 8 Trinity Close
- The Salvation Army, 14 Notintone Place, Nottingham (3 Tenison Road)

7.2 The representations can be summarised as follows:

- Noise and disturbance
- Impact on on-street parking
- The Mosque is attempting to convert a planning breach, which is the status quo, into an approved activity
- The Madrasa will encourage extremism

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

8.0 ASSESSMENT

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

1. Residential amenity
2. Car and cycle parking
3. Third party representations

Residential Amenity

- 8.2 When planning permission was granted temporarily to use the ground floor of 2 Tenison Road as an assembly area for prayers (12/1139/FUL) it was felt that it would be unreasonable and unenforceable to prohibit any educational use on the site, as this is an essential part of the Mosque. To ensure that the scale of educational activities offered on the site does not cause unacceptable harm to residential amenity, a condition was recommended requiring a framework detailing the educational activities sought so that this could be agreed with the Local Planning Authority and controlled. The condition read as follows:

Within three months of this decision, a framework document explaining the educational activities to be undertaken on the ground floor of the application site, which includes details of the activities, the number of people taking part, and the times involved shall be submitted to the local planning authority for approval.

Educational activities during the times for prayer hereby permitted shall take place only in accordance with the approved framework document. Educational activities shall not take place on the application site outside the times for prayer hereby permitted.

Reason: To protect the residential amenity of neighbouring occupiers. (Cambridge Local Plan 2006, policy 3/4)

- 8.3 A framework document has been submitted as part of this application in order to fulfill the first paragraph of this condition. The applicant cannot comply with the second paragraph of the condition as the Madrasa is held on Saturdays and Sundays and not during prayer times. This is because of the limited space within the building and because the students of the Madrasa attend regular schools as well as the Madrasa.

- 8.4 It is likely that those arriving at, and leaving, the Madrasa will do so en masse, and in this situation, a significant level of noise often results, as does disturbance from vehicle lights and congestion on the footway and the street. However, to refuse the variation of hours for the Madrasa on this basis would not, in my view, be reasonable. Control of noise and disturbance must be the responsibility of the Mosque authorities and, if this proves insufficient, the Police.
- 8.5 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Car and Cycle Parking

- 8.6 The application makes no formal provision for car or cycle parking. There is considerable pressure on on-street car parking in this area, and it is clearly the case that some of those who attend the Madrasa travel by car. However, at the time of the original application for change of use on this site, the case officer expressed the view that it would be unreasonable to resist the proposal on the basis of a pre-existing traffic problem, given both that there are on-street parking restrictions, and that the Mosque is by no means the only contributor to parking pressure in the area. In my opinion this view remains justified.
- 8.7 A Travel Plan has been submitted as part of the application, which promotes a number of strategies to reduce car use and minimise the impact on neighbouring residents. These strategies include car sharing, promoting the use of public transport, encouraging walking and cycling, promoting car parking at public car parks, and the use of Wardens to encourage worshippers to disperse quickly. The use of these strategies will in my view go some way in improving the congestion problems. It is also my view that should this application be refused, in order to comply with the planning permission educational activities would have to take place at the same time as prayer which would increase traffic and exacerbate the existing parking problems.
- 8.8 Illegal parking is referred to in representations, but this is a matter which must be tackled by other regulatory systems, and is not a matter for planning control. Given that parking

restrictions apply in this area, I do not consider that the continuation of the use of the Madrasa at the times sought is likely to worsen existing parking pressure. The city council's car parking standards are maximums, and I do not consider that the proposal is in conflict with policy 8/10 of the Cambridge Local Plan (2006).

- 8.9 The proposal does not provide cycle parking in accordance with policy 8/6 of the Cambridge Local Plan (2006), but the original application for change of use fell short of policy requirements in exactly the same way, and I do not consider that it would now be reasonable to invoke this shortcoming as a reason to refuse the application.

Third Party Representations

The Mosque is attempting to convert a planning breach, which is the status quo, into an approved activity

- 8.10 This application has been made in order to rectify the breach of condition 6 of permission 12/1139/FUL. The application must be assessed on its own merits.

The Madrasa will encourage extremism

- 8.11 There is no evidence to support this.

9.0 CONCLUSION

- 9.1 The proposed variation of condition is considered to be acceptable and approval is thus recommended.

10.0 RECOMMENDATION

APPROVE subject to the following condition:

1. Educational activities shall only take place on the ground floor of the site and only between the hours of 1000 and 1300 on Saturdays and Sundays. The educational activities hereby approved shall take place only in accordance with the approved framework document entitled Educational Framework for Cambridge Muslim Welfare Society 2014.

Reason: To protect the residential amenity of neighbouring occupiers. (Cambridge Local Plan 2006, policy 3/4)

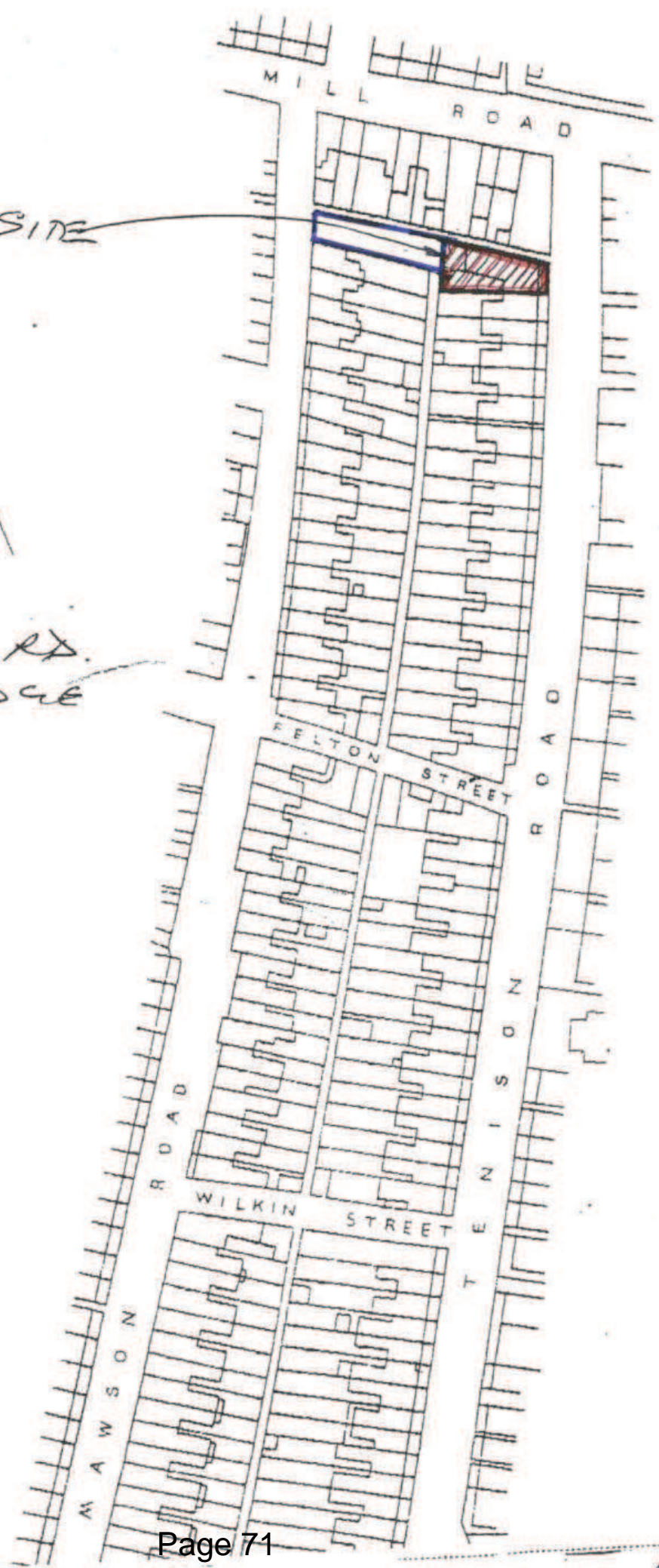
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SITE

2 TENISON RD.
CAMBRIDGE

(10-1250)



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Application Number	13/1644/FUL	Agenda Item	
Date Received	19th November 2013	Officer	Mr Amit Patel
Target Date	14th January 2014		
Ward	Petersfield		
Site	56 And 56A Mill Road Cambridge CB1 2AS		
Proposal	Two storey rear extension and associated works (including changes to shopfront) to combine retail units 56 and 56A Mill Road and to create 6 self contained studio flats, 4 of which are new, following demolition of existing extensions and outbuildings.		
Applicant	Mr A Sharma The Coach House Station Farm Fen Road, Lode Cambridge CB25 9HD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>Other extensions of a similar size and scale in the immediate area;</p> <p>No detrimental impact upon the character of the Conservation Area;</p> <p>No detrimental impact on the residential amenity of neighbouring occupiers</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the south-western side of Mill Road. It is a mid-terrace property, two-storey in height and has been extended with single storey extensions to the rear which are part of the retail unit on the ground floor.

- 1.2 The other properties within this block are two and three storey in height notably number 58 which is three-storey. The properties almost all have residential space above which is

either accessed by a separate door off Mill Road or from the rear by the alley way. This property is different in the sense that the first floor is only accessed from within the shop and does not have a separate access.

- 1.3 The building itself is not listed or a building of local interest but the site is within a Conservation Area and within a restricted Parking Zone.

2.0 THE PROPOSAL

2.1 The original application sought approval for the creation of 4 new self-contained studio flats following the demolition of the existing outbuildings and the amalgamation of the two retail units on ground floor.

2.2 Following discussions with officers, the applicants have submitted revised drawings. The revision reduces the depth of the first floor element of the two-storey rear extension to number 56 Mill Road, This eliminates one of the proposed units, so only 4 new units would be created.

2.3 Committee deferred this application in its previous meeting as there was concern about the number of bins and bike storage.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Plans

3.0 SITE HISTORY

3.1 None relevant to this application.

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
Cambridgeshire and Peterborough Minerals and Waste Plan (Development Plan Documents) July 2011	CS16
Cambridge Local Plan 2006	3/1 3/4 3/7 3/11 3/14 4/11 4/13 5/1 8/1 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	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide
Material Considerations	<u>Central Government:</u>

	<p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p> <p>National Planning Practice Consultation</p>
	<p><u>Citywide:</u></p> <p>Open Space and Recreation Strategy</p> <p>Cycle Parking Guide for New Residential Developments</p> <p>Cambridge Shopfront Design Guide</p>
	<p><u>Area Guidelines:</u></p> <p>Conservation Area Appraisal:</p> <p>Mill Road Area</p>

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, there are no policies in the emerging Local Plan of relevance:

6.0 CONSULTATIONS (Comments on the scheme originally submitted are shown first, followed by an additional comments following the revision)

Cambridgeshire County Council (Engineering)

- 6.1 The new residents will not qualify for Residents Permits other than visitors in the existing Residents Parking Schemes operating in the surrounding streets.

Additional comments on revised scheme

The highway have no additional comments to the amended scheme.

Sustainable Drainage

- 6.2 The Design and Access statement proposes that a Sustainable Drainage system is to be employed but this is not shown on the plans. A condition is therefore required to show what SuDs techniques are to be employed.

Additional Comments on revised scheme

Original comments still stand.

Head of Refuse and Environment

- 6.3 No objection in principle subject to conditions relating to construction hours, collection and deliveries during construction, noise insulation, plant and building noise insulation, residential and trade waste, contaminated land and informatives relating to dust, noise and plant insulation and the Housing Health and Safety Rating System.

Additional comments on revised scheme

Original comments still valid.

Addition comments following deferral

New block plan has been submitted to show the bins and bike storage. The Environment Health have assessed the additional information and have confirmed that the bins storage is now

acceptable subject to a revised management plan confirming that the commercial storage is to be locked and labelled.

Urban Design and Conservation team

- 6.4 The application is not supported. The proposal for the two storey extension will create an overly dominant form which will be detrimental to the character and setting of the Conservation Area and would also have a detrimental impact on the gardens of Mill Street and Mawson Road.

The new shop front is not supported as this has not gone far enough in design terms to enhance the Conservation Area as the positioning of the door is an anomaly to the way in which the other shop fronts integrate the door to the above flats.

Additional comments on revised scheme

The concerns about the bulk and massing have been addressed by reducing the first floor element and subject to the finishing this element is now supported.

The replication of the original shop front is welcomed and subject to conditions the proposal is supported.

Landscape

- 6.5 The cycle storage is not large enough to accommodate the appropriate cycle storage and access to the cycle storage is poor. The outdoor area is not adequate amenity space for 7 flats and the outlook is poor from the flats. This is all related to the overdevelopment of the site.

Additional comments on revised scheme

The original concerns are still valid.

- 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:

- 11 Mill Street
- 13 Mill Street
- 57 Mill Road

7.2 The representations can be summarised as follows:

- Will erode the character of the area with the substantial foot print of development and reduce the space between the shops on Mill Road and houses in Mill Street;
- Lack of necessity;
- Overlooking to the gardens of Mill Street;
- Impact to future residents through noise and disturbance;
- The door entrance from Mill Road should reflect the current door of the pharmacy;
- Should replicate the Victorian corbels.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact upon the Conservation Area
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

- 8.2 Policy 5/1 supports additional residential accommodation on windfall sites subject to compatibility with existing uses. In my opinion, the principle of the development is acceptable and in accordance with this policy
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces and impact on the Conservation Area

Two-storey rear extensions

- 8.4 Policies 3/4 and 4/11 require that developments respond to their context and enhance the conservation area. This is done through design and use of materials (Condition 5) as well as looking at the site constraints. The current characteristic pattern of development for this block of properties is generally two- to three-storey dwellings with a mixture of single-storey extensions as well as some traditional two-storey Victorian projections to the rear. There are buildings of different ages but they mainly replicate the scale of the existing Victorian buildings.
- 8.5 The proposed extensions will be visible from Mawson Road and through the 'gap' in Mill Street but only at obscure angles. I do not consider it would have any degree of prominence in the public realm. The extension will not project past the building line of number 58 and consequently remains in proportion with other extensions on the vicinity.
- 8.6 The two-storey element in the revised proposal is of more modest proportions than that originally submitted. There are other significant rear extensions at two-storey level in this block, and the proposal now does not conflict with this pattern. An appropriate proportion of the site is left undeveloped at second-storey level.
- 8.7 Concerns were raised by third parties about the scale of the extensions originally proposed. None of these parties has followed up with additional comments on the revised scheme. The Conservation Officer now supports the revised scheme

subject to the use of appropriate materials (Conditions 3 to 5) and I agree with their advice.

Shop front

- 8.8 The revised shop front proposal is acceptable subject to conditions (Conditions 3 and 4) as it reflects the shop front of number 56.
- 8.9 The Conservation Officer has not raised the issue of corbelling, and I do not consider that the absence of this detail would cause any significant harm to the conservation area.
- 8.10 Subject to conditions, in my opinion the proposal is in accordance with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The Environmental Health team have commented that the proposal being in a residential area could have an impact upon the residential amenity of the neighbouring occupiers through construction activity. This can be mitigated by conditions (Conditions 6 and 7), if the application was to be approved.
- 8.12 The proposal is to create a additional 4 self-contained rooms. This will involve some intensification of use on the site. However, I consider that as the surrounding properties are used in a similar manner the impact will not be significant.
- 8.13 I note that the adjoining properties have single-storey extensions at ground floor level that serve the commercial businesses facing Mill Road. I do not consider there would be any adverse impact on these areas from the proposed extension. This is a tight urban site and the properties on Mill Street have relatively small gardens. However, the proposed two-storey extension is now 12m from the common boundary with properties in Mill Street, and 18m from the nearest building in that direction. In my opinion, it will not have a dominating impact in the rear garden areas of Mill Street. This relationship between first-floor buildings connected to the Mill Road frontage and rear gardens in Mill Street is replicated within this block of

properties and I consider that the impact of the proposal is acceptable.

- 8.14 The property at number 54a has residential accommodation at first floor. I do not consider the proposal would have any detrimental impact upon this property through sense of enclosure.
- 8.15 With respect to number 58, the proposed first floor element that projects beyond the existing elevation is set away from the common boundary and therefore the impact will not be significant.
- 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 and 3/7.

Amenity for future occupiers of the site

- 8.17 The units would be small, and would have no functional or usable outdoor amenity space. Future occupiers of all three units on the ground floor would have other occupiers passing close to their windows to reach bin and cycle stores. The Environmental Health team have recommended conditions regarding the insulation (Conditions 8 and 9) of the flats against noise and the investigation of possible ground contamination (Condition 11) to protect the amenity of future occupiers and I agree that this is appropriate. Subject to condition, I consider the proposed provision to be just within the limits of acceptability and compliant in this respect with Cambridge Local Plan (2006) policies 3/7 and 3/14.

Refuse Arrangements

- 8.18 Additional information has been submitted showing the bin storage. This is acceptable subject to a revised management plan (Condition 10) confirming that the commercial bins are labelled and locked. I accept this advice and recommend a condition.
- 8.19 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/12 and 4/13.

Car and Cycle Parking

- 8.20 No car parking provision is made. In my view, given the highly sustainable location and small size of the units this is acceptable and in accordance with the Car Parking Standards. Future occupiers would not have any permits to park cars except visitor parking. Information is shown regarding cycle parking. I consider that this is sufficient and in accordance with the Cycle Parking Standards.
- 8.21 Subject to conditions, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.22 The concerns raised have been addressed in the report above.

Planning Obligation Strategy

Planning Obligations

- 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.

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

Open Space

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

8.25 The application proposes the erection of 6 one-bedroom flats, so the net total of additional residential units is 4. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	4	1428
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					1428

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	4	1614
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					1614

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	4	1452
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					1452

8.26 The applicants agent has confirmed that the applicant is willing to enter in to an agreement and negotiations are taking place with the Council's Legal Team. Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	4	5024
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			5024

8.28 The applicants agent has confirmed that the applicant is willing to enter in to an agreement and negotiations are taking place with the Council's Legal Team. Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

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

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	4	600
Total			600

8.30 The applicants agent has confirmed that the applicant is willing to enter in to an agreement and negotiations are taking place with the Council's Legal Team. Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Education

8.31 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential

units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

8.32 In this case, 4 additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong learning. Contributions are not required for pre-school education, primary education and secondary education for one-bedroom units. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	4	640
2+-beds	2		160		
Total					640

8.33 The applicant's agent has confirmed that the applicant is willing to enter in to an agreement and negotiations are taking place with the Council's Legal Team. 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.

Household Recycling Centres

8.34 A network of Household Recycling Centres is operational across the Cambridgeshire and Peterborough area. Continued development will put pressure on the existing facilities and require expansion of the network. Financial contributions are required in accordance with the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012). These contributions vary according to the nature and scale of the proposed development and are based on any additional costs for the relevant local authority arising

out of the need for additional or improved infrastructure, which is related to the proposed development.

8.35 The adoption of the Waste Management Design Guide SPD requires a contribution to be made in relation to all new development where four or more new residential units are created. Policy CS16 of the adopted Minerals and Waste Core Strategy requires new development to contribute towards Household Recycling Centres (HRCs) consistent with the RECAP Waste Management Design Guide SPD.

8.36 For new development in Cambridge the relevant HRC is located at Milton. The following table sets out how the contribution per new dwelling has been calculated for the Milton HRC.

Notes for Milton	Infrastructure/households	Source
4 sites at £5.5 million	£22 million	Cost per site sourced from Mouchel Parkman indicative costs 2009
Total catchment (households)	115,793	WMT Recycling Centre catchment tables CCC mid 2009 dwelling figures
New households	24,273	CCC housing trajectory to 2025 as of December 2010
<u>Infrastructure costs</u> Total number of households in catchment x New households in catchment		
£22 million 115,793	x 24,273	= £4,611,730
Total Developer Contribution per household = £190		

The net gain is 4 therefore the necessary contribution towards HRC is £760.

..

- 8.37 The applicant's agent has confirmed that the applicant is willing to enter in to an agreement and negotiations are taking place with the Council's Legal Team. Subject to the completion of a S106 planning obligation to secure the requirements of the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012), I am satisfied that the proposal accords with the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16.

Monitoring

- 8.38 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

- 8.39 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

The revised scheme proposed an extension which reflects the general pattern of development in the area, and avoids harm to neighbour amenity or the character of the conservation area and is considered acceptable subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 3rd March 2014 and subject to the following conditions and reasons for approval:

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

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

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

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

3. Full details, to a large scale, of all joinery and other elements of the shopfront are to be submitted to and approved in writing by the local planning authority before development commences. This includes timber and other mouldings, stallriser finishes, console and other brackets, doors, thresholds and fanlights. The development shall be carried out in accordance with the approved details.

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

4. All new joinery in the shopfront is to be of timber and not metal or plastic.

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

5. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

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

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

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

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

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

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

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

9. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

10. Prior to the commencement of development a Waste Management Plan shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To protect the amenity of nearby neighbours. (Cambridge Local Plan (2006) policies 3/7 and 4/13)

11. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the local planning authority and receipt of approval of the document/documents from the local planning authority. 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 local planning authority 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 local planning authority and receipt of approval of the document/documents from the local planning authority. 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 local planning authority.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority. 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).

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

Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf

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

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

INFORMATIVE: To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant and equipment, vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period).

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

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

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

INFORMATIVE: The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape and the HHSRS

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

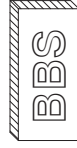
The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, waste facilities, waste management and monitoring accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012.

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

NOTES
All dimensions must be checked on site and not scaled from this drawing.

Rev:

- a - 23 January 2014 - Proposed Plan roofscape amended.
- b - 7 March 2014 - Bin enclosure and cycle storage revised.
- c - 24 March 2014 - Bin enclosure amended to accommodate retail unit bins.



CHARTERED BUILDING SURVEYORS

The Coach House
Station Farm
Fen Road
Lode
Cambridge
CB25 9HD

Telephone: 01223 812700
Fax: 01223 812701

CLIENT:

Mr A Sharma

JOB TITLE:

56 & 56a Mill Road
Cambridge

DRAWING TITLE:

Existing & Proposed
Block Plans

SCALE: 1 : 100

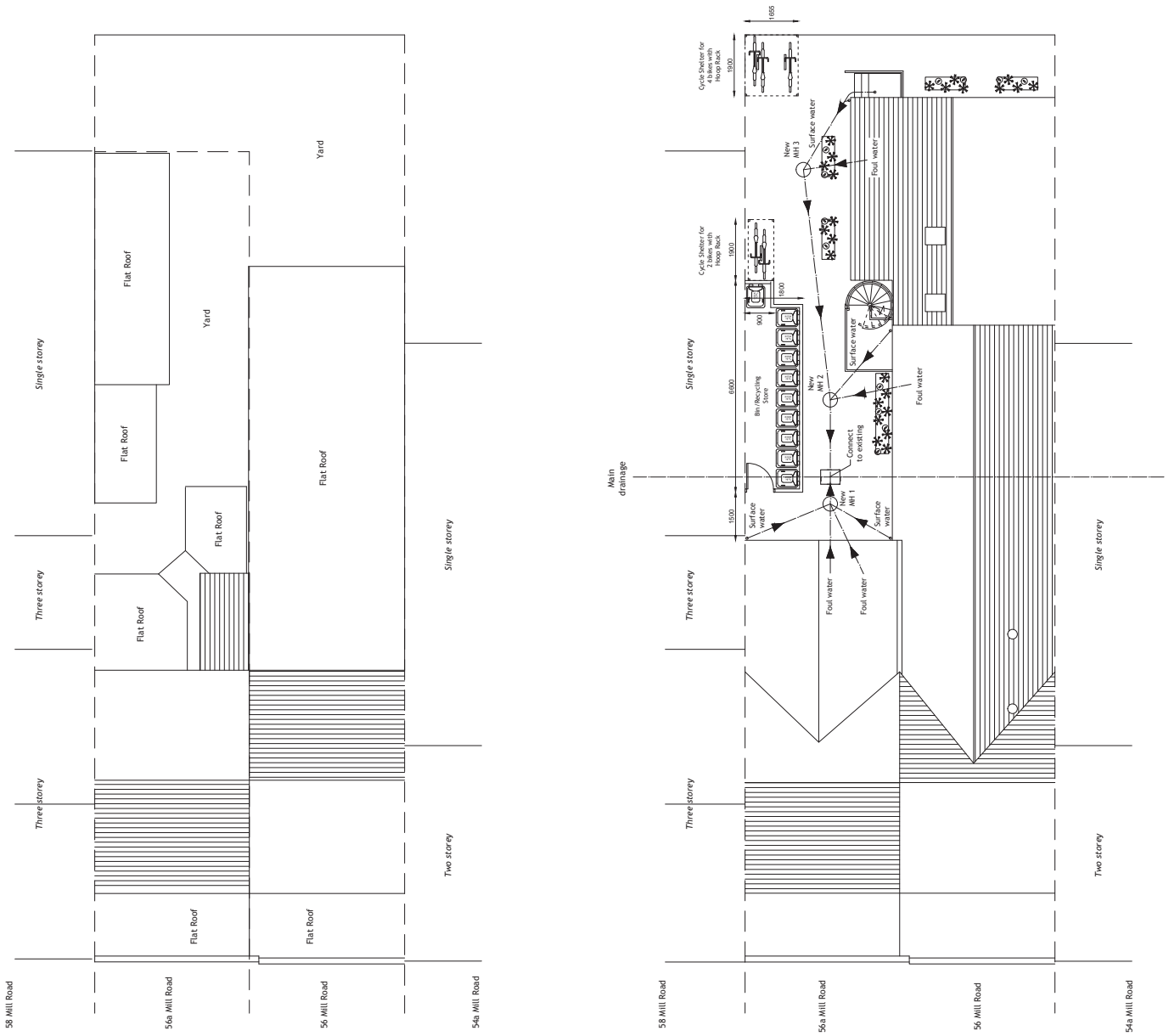
DATE: 6 November 2013

DRAWN: ARW

DRAWING NO:
13504 / 08 C

Existing

Proposed



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NOTES
All dimensions must be checked on site and not scaled from this drawing.

Rev:

- a - 23 December 2013 - First floor apartment 7 removed, south eastern and south western elevations revised.
- b - 16 January 2014 - Roofscape amended to both proposed south eastern and south western elevations.
- c - 23 January 2014 - All elevations amended to coincide with internal layout revisions.



CHARTERED BUILDING SURVEYORS

The Coach House
Station Farm
Fen Road
Lode
Cambridge
CB23 9HD

Telephone : 01223 812700
Fak : 01223 812701

CLIENT:

Mr A Sharma

JOB TITLE:

56 & 56a Mill Road

Cambridge

DRAWING TITLE:

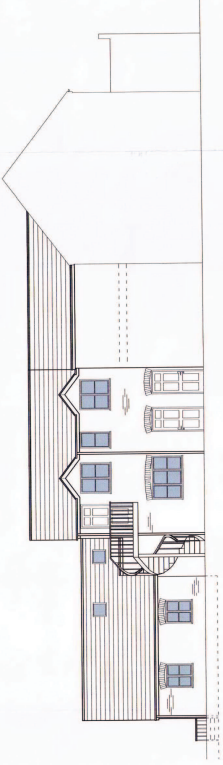
Existing & Proposed
Elevations

SCALE: 1 : 100 @ A1

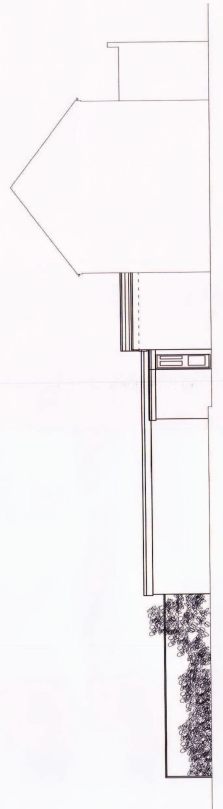
DATE: 6 November 2013

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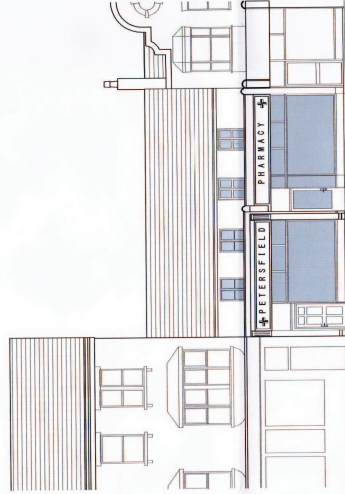
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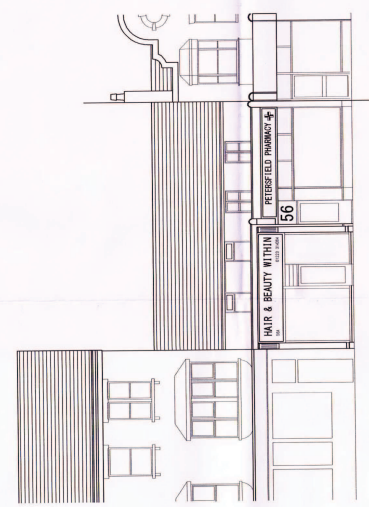
South Eastern Elevation



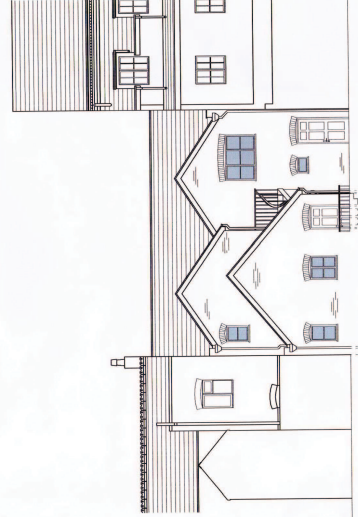
South Eastern Elevation



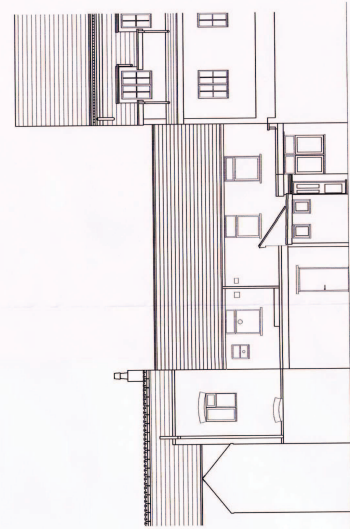
North Eastern Elevation



North Eastern Elevation



South Western Elevation



South Western Elevation

Proposed

Existing



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NOTES
All dimensions must be checked on site and not scaled from this drawing.

Rev:
a - 23 January 2014 - Layout revised to units 2 & 6



CHARTERED BUILDING SURVEYORS
The Coach House
Station Farm
Fen Road
Lode
Cambridge
CB25 9HD

Telephone : 01223 812700
Fax : 01223 812701

CLIENT:
Mr. A Sharma

JOB TITLE:

56 & 56a Mill Road
Cambridge

DRAWING TITLE:

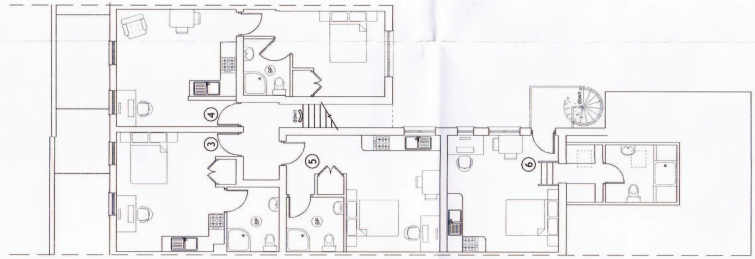
Existing & Proposed
Plans

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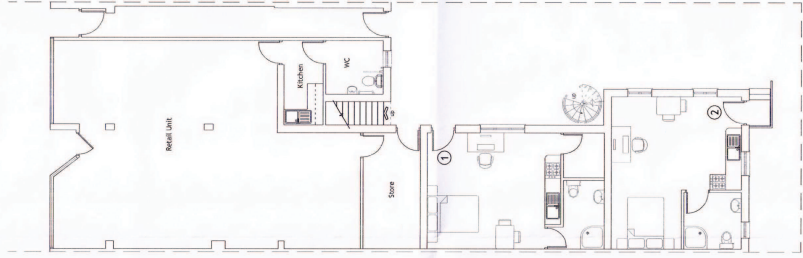
DATE: 5 November 2013

DRAWN: DPB

DRAWING NO: 13504 / 05 a



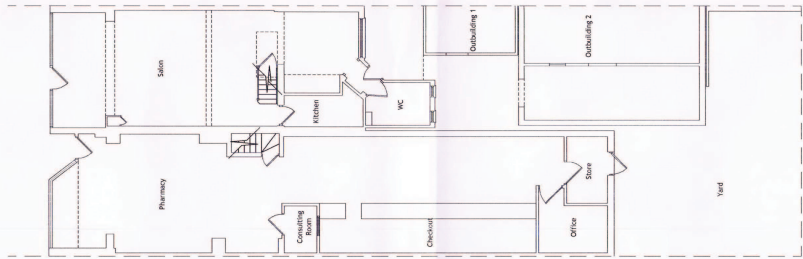
Proposed First Floor Plan



Proposed Ground Floor Plan



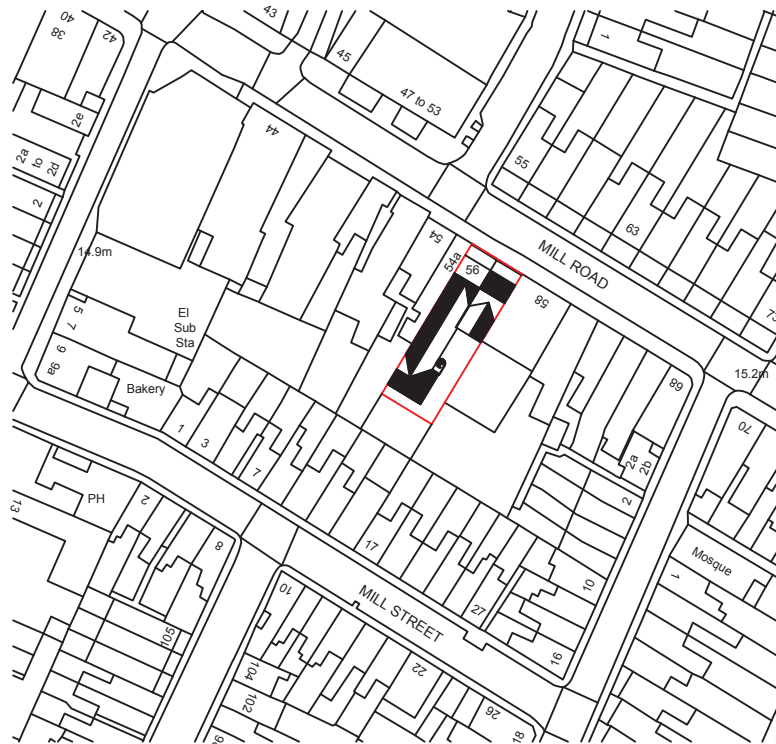
Existing First Floor Plan



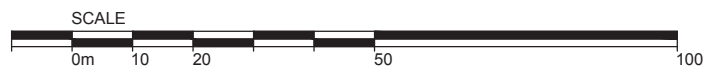
Existing Ground Floor Plan



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NOTES
All dimensions must be checked on site and not scaled from this drawing.



CHARTERED BUILDING SURVEYORS

The Coach House, Station Farm
Fen Road, Lode
Cambridge
CB25 9HD

Telephone : 01223 812700
Fax : 01223 812701

CLIENT:

Mr A Sharma

JOB TITLE:

56 & 56a Mill Road

Cambridge

DRAWING TITLE:

Location Plan

SCALE: 1 : 1250 @ A4

DATE: October 2013

DRAWN: DPB

DRAWING No:

13504 / 04

Rev:

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EAST AREA COMMITTEE

Date: 10th APRIL 2014

Application Number	13/1864/FUL	Agenda Item	
Date Received	27th January 2014	Officer	Mrs Angela Briggs
Target Date	24th March 2014		
Ward	Abbey		
Site	24 Cheddars Lane Cambridge Cambridgeshire CB5 8LD		
Proposal	Change of Use from Sui Generis use (Taxi Office) to a Sui Generis use (sale and fitting of second hand tyres)		
Applicant	Mr Javid Azarbarzin 3 Chesterfield Road Cambridge CB4 1LN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal would respect and reflect the existing uses on the estate; <input type="checkbox"/> The proposal would include off-street parking; <input type="checkbox"/> The proposal would not have an adverse impact on residential amenity
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is situated within the Cheddars Lane Industrial Estate to the east of the City Centre. Unit 24 is currently a timber clad single storey building, under a corrugated roof and is on a corner plot. The application site is bounded by wire fencing and is secured by gates to the front of the unit. The unit is currently unoccupied, but its previous use was for a Taxi Office (Sui Generis). The open space around the unit is

hardstanding, although this has since been over-grown by vegetation.

- 1.2 Immediately next door, to the south, there is a hand car wash. The area is characterised by a number of industrial uses, predominantly to do with servicing of cars and motorbikes.
- 1.3 The Industrial estate is not protected under the Local Plan (2006) and does not fall within the Conservation Area.

2.0 THE PROPOSAL

- 2.1 The full application seeks to change the use of the premises from as Sui Generis use (Taxi Office) to another Sui Generis use (sale and fitting of second hand tyres). It is not intended to fit tyres onto vehicles larger than cars nor to any HGVs.
- 2.2 The proposal also includes the re-configuration of the site to allow parking for 4no.cars to be parked along the hardstanding area to the north of the site. Externally, the unit would remain unchanged.

3.0 SITE HISTORY

Reference	Description	Outcome
C/02/0605	Change of use from storage and distribution (Class B8) to a taxi control office (Sui Generis).	Approved

4.0 PUBLICITY

- 4.1 Advertisement: Yes
- Adjoining Owners: Yes
- Site Notice Displayed (wider concern): 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	3/1 3/4 3/7 3/11 4/13 8/2

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
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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, there are no policies in the emerging Local Plan are of relevance/the following policies in the emerging Local Plan are of relevance:

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection, subject to no vehicles, other than cars and vans, to be serviced, and no vehicles shall obstruct the public highway.

Head of Refuse and Environment

- 6.2 No objection subject to a condition to restrict operation hours.
- 6.3 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 25-26 Cheddars Lane (Cambridge Motorcycles Ltd);
- Cambridge Tool Hire, Cheddars Lane
- 32 Cheddars Lane (Archdeacon Motors)

- 7.2 The representations can be summarised as follows:

- Parking is a major problem in Cheddars Lane, the proposal will congest the area further;
- There are already 8no. other businesses on Cheddars Lane directly connected to the motor vehicle industry and tyre fitting service;
- Concerned that emergency vehicles will not be able to pass through to an emergency situation;
- Increasing numbers of vehicles are parked by people working elsewhere.

- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Highway safety & car parking
5. Third party representations

Principle of Development

8.2 The application would involve the change of use of the unit from one Sui Generis use to another Sui Generis use. The previous occupiers operated a taxi office from the unit.

8.3 The industrial estate is not protected under the current Local Plan (2006) and as such any change of use would need to demonstrate that no other harm would be derived from the proposed use. Furthermore, paragraph 22 of the NPPF advises: *“Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities”*

8.4 In my view, given that the application is seeking a change of use from one Sui Generis use to another form of Sui Generis use, there would not be a loss in industrial floor space, if this application is approved. As such, in my view, it would not undermine the viability or vitality of the existing industrial uses within the estate.

8.5 In my opinion, the principle of the development is acceptable and in accordance with policy 3/4 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.6 The area is characterised by various small light industrial enterprises, some of which service vehicles in some form or another. On inspection of the site and the surrounding area, it is not noisy, but the humming of machinery could be heard from some of the units, including the next door unit, which is a hand car wash. It is therefore quite an established industrial site and does generate a reasonable amount of business, even in the short amount of time that I was at the site.
- 8.7 In terms of the existing buildings on the estate, they are all very similar in size and scale to each other. The unit on the application site is no exception and does not detract from the area. The application proposes no changes to the external façade of the building. However, the layout of the site would be re-configured to allow for the parking of 4no.cars, so that vehicles can be serviced on-site rather than on the public highway.
- 8.8 In my view, I consider that the change of use is acceptable and would not have an adverse effect on the visual amenity of the area.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 I do not consider there to be any significant harmful impacts on residential amenity that would arise in terms of noise and disturbance or privacy to warrant a potential recommendation for refusal of planning permission. The nearest residential neighbours would be at St Bartholomew's Court and Stanley Road, to the east and west of the industrial estate. Stanley Road is approximately 52m away from the site boundary. Bartholomew's Court is approximately 55m away from the site boundary. I do not consider that the proposed use would have a significant harm on these neighbours, over and above, the current situation.
- 8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I

consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Highway Safety and Car Parking

- 8.12 The Local Highways Authority raised some initial concerns about whether the proposed use would involve the servicing of larger vehicles, i.e. larger than a van. The applicant has confirmed that the use is not intended to service vehicles which have a tyre size of more than 21 inches. These vehicles would be no larger than a small van or motorcycle. The applicant has also confirmed that all servicing would be carried out on-site and not on the public highway. There is sufficient space on-site for this to happen, as well as 4no.parking spaces for vehicles that are either waiting to be serviced or to be picked up. The applicant also confirms that he would only be able to service 3/4 cars at any one time, and therefore the risk of any additional cars obstructing the highway, in my view, is likely to be low.
- 8.13 I consider that it would be reasonable to recommend a condition to restrict the servicing of all vehicles on site only and that no HGVs shall be serviced at any time on the site. The Local Highways Authority consider that this would be reasonable to minimise the impact on the public highway.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Third Party Representations

- 8.15 The occupants of neighbouring units have raised a number of concerns which I will deal with below. The issue about parking has been addressed above and concluded that the proposed use would not exacerbate the current car parking problems, because the site can accommodate on-site car parking.
- 8.16 In relation to the comment made about there being several other car servicing units on the site, whilst I do not disagree that there are already a number of similar establishments, I do not consider that the addition of this business within an established industrial estate, would affect the vitality and viability of the existing businesses. The Local Plan does not have a policy that restricts the number of similar businesses within an area. It could also be argued that it is very likely that businesses of a

similar ilk could help to sustain the other businesses by way of competition. In conclusion, I could not recommend refusal on the basis that this proposed use would threaten the viability and vitality of the existing businesses.

8.17 In relation to the comment made about the problems with emergency buildings accessing the units, I do not agree that the proposed use would make this situation significantly worse. The proposed use allows some off-street car parking associated with the business. Some units are unable to offer this. As such, I do not consider that it would be reasonable to refuse the application on this basis alone.

8.18 In relation to the comment about people parking their cars on the estate who work elsewhere, I do not consider that this is a valid planning reason to refuse planning permission because it is not related to the proposed use. Furthermore, I do not consider that the proposed use would encourage more people to do the same.

9.0 CONCLUSION

9.1 In conclusion, I consider that the proposed change of use would be acceptable and approval is recommended.

10.0 RECOMMENDATION

APPROVE

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. All vehicles shall only be serviced on-site and no vehicles shall obstruct the public highway at any time. No servicing of HGVs at any time.

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

3. The building shall not be occupied until the area identified on the approved plans for car parking has been drained and surfaced in accordance with details submitted to and approved by the local planning authority in writing and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: To avoid obstruction of the surrounding streets and in the interests of highway safety and convenience. (Cambridge Local Plan 2006 policies 8/2 and 8/10)

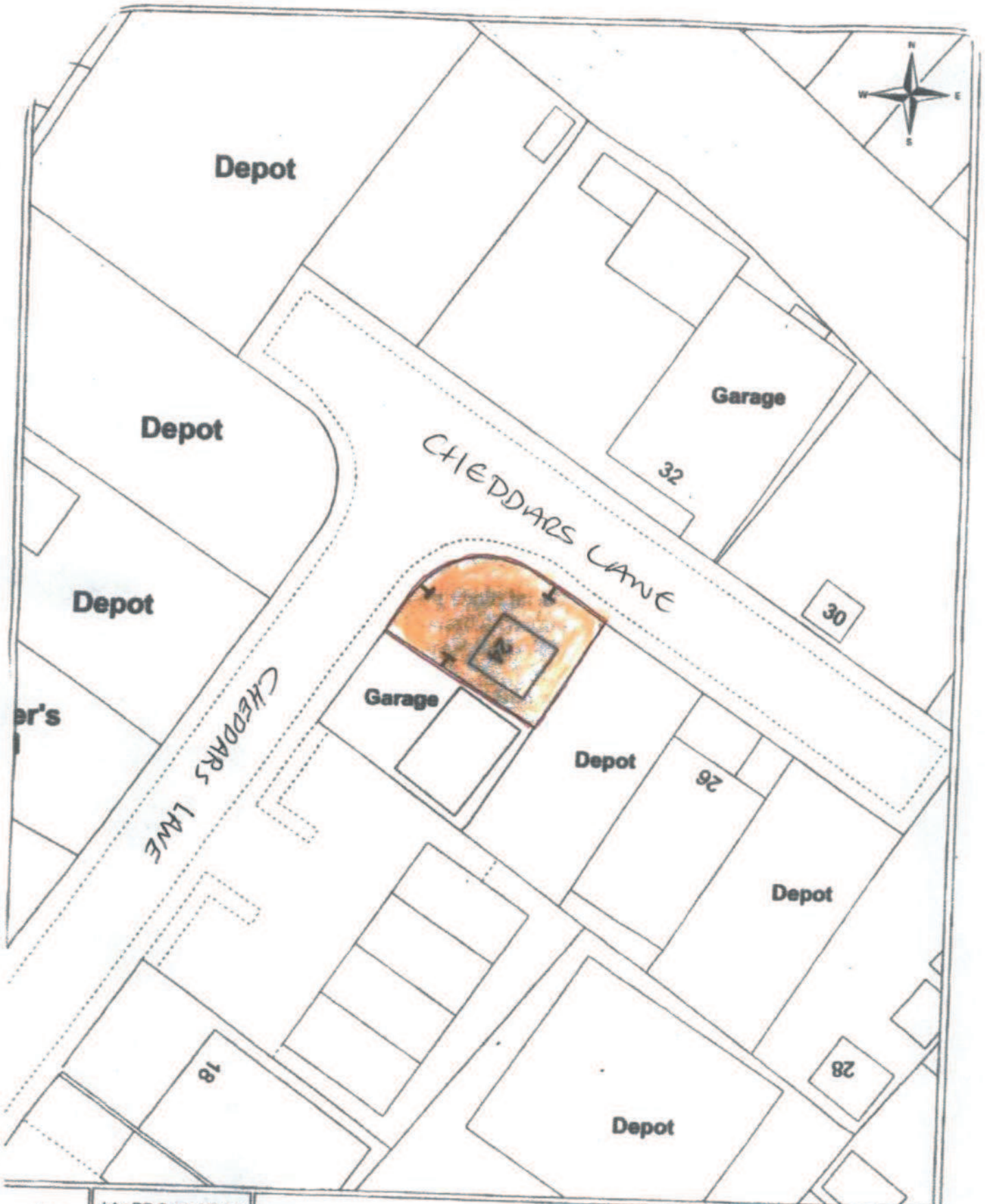
4. The premises shall be open for business only during the following hours: Monday to Friday: 09:00 - 17:00hrs, Saturday: 09:00 to 14:00hrs, Sunday and Bank or Public Holidays: 10:00 to 14:00hrs.

Reason: In the interest of residential amenity (Cambridge Local Plan 2006, policy 4/13).

5. No equipment, materials, or any other items associated with the business, shall be stored outside of the site boundaries.

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

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John RO Cowin MRICS
Head of
Property & Building
Services

24 Cheddars Lane

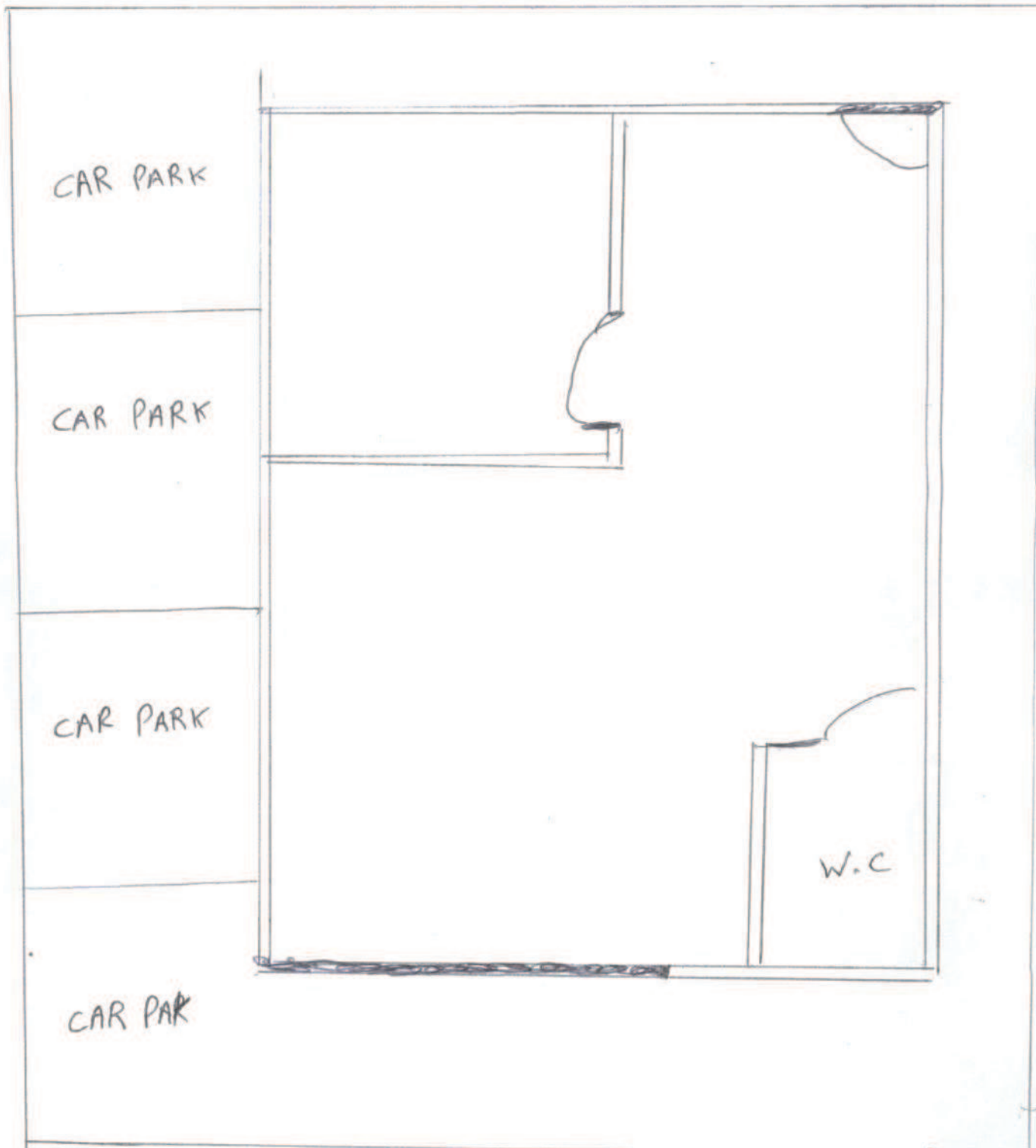
Date	08/05/07
Produced by	Steve Uddall
Section/Department	Property & Building Services
Scale	1:500 @ A4

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24 Cheddars Lane

Application Re: 13/1864/FUL



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Application Number	13/1814/FUL	Agenda Item	
Date Received	18th December 2013	Officer	Mr Amit Patel
Target Date	12th February 2014		
Ward	Abbey		
Site	Land To The Rear Of 76 Abbey Road Cambridge Cambridgeshire CB5 8HQ		
Proposal	Erection of 2No. 1.5 storey dwellings following demolition of existing lock-up garages		
Applicant	Mr James Arnold Bennell Farm West Street Comberton Cambridge Cambridgeshire CB23 7DS		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>Provides additional housing</p> <p>Will not have a detrimental impact upon the neighbouring occupiers</p> <p>The design will be in keeping with the surrounding area</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a pair of garages located between 68 and 76 Abbey Road close to the junction with Riverside. The area is predominately residential in character with two-storey terrace houses finished in brick with slate roof.

- 1.2 To the north of the site is number 76, to the south is number 68, to the east is the rear garden of 13 Riverside, and to the west is the public highway and car park immediately opposite the site. The topography of the area means that the land rises slightly from north to south.

1.3 The site falls within the Riverside section of City of Cambridge Conservation Area No.1 (Central) and there are no listed buildings close by. The site falls within the controlled parking zone. The site falls within Flood Risk Zone 2.

2.0 THE PROPOSAL

2.1 This application follows a previous approval (13/0102/FUL). The previous proposal was to convert the existing garages into two one-bedroom flats. The present proposal involves the demolition of the existing buildings and their replacement by new residential units. The design, form and scale of the proposed dwellings will be the same as the previously approved scheme. The main changes proposed, relative to the existing building are:

1. Raising the eaves height by 400mm to 3.3m from 3.7m
2. Increasing the ridge height from 3.8m to 4.2m
3. Addition of roof lights to front and rear slopes of the roof
4. Change in the street elevation by changing the middle garage door to a glazed door
5. Landscaping to the front.

2.2 The application was withdrawn from the last agenda due to comments received by the Environment Agency raising concerns. This has now been addressed by the applicants.

2.3 The application is accompanied by the following supporting information:

1. Design Statement
2. Flood Risk Assessment
3. Flood Assessment Part1
4. Plans

3.0 SITE HISTORY

Application Reference	Description	Outcome
13/0102/FUL	Proposed conversion of existing lock-up garages to form 2No. 1.5 storey dwellings	Approved

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, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/11 3/12 4/11 4/16 5/1 5/5 5/14 8/1 8/2 8/4 8/6 8/10 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Planning Obligation Strategy

Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Riverside and Stourbridge Common Conservation Area Appraisal

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The proposed dwellings would not qualify for Residents Parking permits except those for visitors, but the site is close to streets where there is no control and this would lead to high competition in those streets if the occupiers were to keep cars. Conditions sought relating to removing the existing dropped kerb, drainage and funding a Traffic Regulation Order. Informatives suggested regarding public utilities, approval of any highway works by County Highways and avoidance of encroachment onto the public highway.

Head of Environmental Services

- 6.2 The properties should have three 140 litre bins and a condition relating to working hours and dust informative.

Historic Environment Manager

- 6.3 The application is supported with conditions relating to approval of Materials Panel, external colours, brickwork, roof lights and roofing materials.

Environment Agency

- 6.4 The Environment Agency commented the following previously:

“Following submission of an emergency plan, the Agency is satisfied on the issue of risk to future occupiers, and withdraws its earlier objection, subject to conditions to ensure the proposed raised walkway is an open structure, and to remove permitted development rights.”

Additional Comments

There are no objection in principle to the development. The finished floor levels have been set at 5.67m.aod which is slightly below the modelled 100 year climate change level of 5.69m.aod. Therefore, the development as proposed would be subject to internal flooding in a 1 in 100 chance in any year including an allowance for climate change flood event.

To protect the proposed development and its users from flooding we would recommend that finished floor levels for the proposed development are set 300 millimetres above the 1 in 100 chance in any year including an allowance for climate change flood level, OR, where this is not practical, flood proofing measures are incorporated up to the 1 in 100 chance in any year, including an allowance for climate change flood level.

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

7.0 REPRESENTATIONS

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

- 68 Abbey Road

- 13 Riverside

7.2 The representations can be summarised as follows:

- The raise in height by 400 or 450mm would create a sense of enclosure;
- Reduce the level of natural light;
- Damage to neighbours property
- Health and Safety implication to neighbours.
- Demolition will create a security breach to neighbours
- Damage to plant and electricity cable
- Party wall with the neighbours
- Construction work will create a noise and nuisance to occupiers
- Overlooking to neighbouring properties

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact on the Conservation Area
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Flooding
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan explains that provision is made for an increase of 12,500 dwellings over the period 1999-2016; although it recognises that many of these will be from larger sites within the urban area and in the urban extensions, development for housing on windfall sites, such as this, will be permitted subject to the existing land use and compatibility with

adjoining uses. This is in a predominantly residential area. I address the compatibility issue below, but in my view, the principle of development is acceptable.

Context of site, design and external spaces and impact on the Conservation Area

- 8.3 The application is the same as the previously approved scheme, except that this proposal seeks to demolish the building due to underground servicing. There has been no fundamental change in policy or the site context and therefore the proposal is acceptable. The Conservation officers have commented that the demolition and re-building using the reclaimed bricks is acceptable subject to additional conditions relating to sample panel and reusing of materials (Condition 6 and 7). I agree with their advice and recommend this condition. I support the conditions suggested by the Conservation Officer about brickwork and roofing details (Condition 3 and 4), but in my view those suggested with respect to rooflights and paintwork are not in accordance with Circular 11/95. Subject to conditions, I do not consider that this proposal will have a harmful impact
- 8.4 Subject to condition, In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.5 The previous application was acceptable in terms of impact to neighbouring occupiers. Comments have been received about the proposal impacting upon number 13 Riverside through the loss of light and sense of enclosure. The proposal lies south of this neighbour and is increasing in height by 400mm at the eaves and ridge. The roof design is hipped, the building is much lower than adjoining buildings and is set away from the gable of that house. Taking all these factors into account and the fact that the proposed development is sited north of number 13, I do not consider that No. 13 will lose light or suffer enclosure to an extent that would warrant a refusal.

- 8.6 The proposed units lie to the south of 76 Abbey Road and 13 Riverside. Given the hipped design of the roof and the limited increase in height of 400mm, the proposal would not in my opinion have a significant overshadowing or enclosing impact upon these neighbours.
- 8.7 There are roof lights proposed in the rear elevation serving the internal stairs. There is the potential for some overlooking from these roof lights to the rear. However, if they are obscure glazed and any opening is at least 1.7m above floor level I do not consider the adjoining neighbours would suffer loss of privacy from these windows. I recommend a condition accordingly (Condition 5). The front roof lights overlook a car park area. This would improve natural surveillance and would not create any new overlooking.
- 8.8 Comments have been received that the works will create a noise nuisance to the neighbouring occupiers though construction activity. The Environmental Health Team has noted this and recommends a condition to control working hours (Condition 8) and I agree with their advice and recommend a condition.
- 8.9 In my opinion, subject to condition, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.10 The footprint of the building is not changing and although this will not provide external private amenity space for future occupiers I consider that this is acceptable, given that these are one-bedroom properties which are close to large open spaces of Midsummer Common and Jesus Green.
- 8.11 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

- 8.12 The proposal shows three bins in the front area. This is in accordance with the City Council waste standard and is acceptable.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.14 The local highway authority raises no issues relating to safety, and in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.15 There is no car parking associated with the development and this is in accordance with the Council's car parking standards. In my view there is a strong likelihood that occupiers of such small units in such sustainable location would elect not to keep a car. Parking in the immediate area is in any case, controlled. I do not consider that the highway authority's request for a condition requiring the applicant to partly fund reinstatement of the kerb and creation of a Traffic Regulation Order can be justified. There is cycle parking space internally for a single cycle, and this is in line with the cycle parking standards in the Cambridge Local Plan (2006).
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Flooding

- 8.17 The Environment Agency previously commented that the proposal should be refused because there is a possibility of health and safety issues of movement of people from the site to safe land in the event of flooding. The applicants have addressed this by submitting an emergency plan (Flood Assessment 1). In the submitted application the Environment Agency raised concerns about the flooding to the occupiers, the applicants have addressed this and the Environment Agency has commented that this is acceptable, subject to conditions (Conditions 9, 10 and 11) to ensure the proposed raised

walkway is an open structure, and that no sheds or outbuildings can be erected without permission and that there is sufficient mitigation against flooding. I accept this advice and recommend such conditions.

- 8.18 Subject to conditions, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/16.

Third Party Representations

- 8.19 The third party comments have been addressed in the report above.

The issues raised regarding security, Health and Safety and Party Wall matters are outside the control of planning and could not be used as a reasonable reason for refusal.

Planning Obligation Strategy

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

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

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

Open Space

- 8.21 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.22 The application proposes the creation of two one-bedroom houses. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom units are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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

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

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

8.23 The S106 has been yet to be agreed but the applicant is willing to enter into an agreement and subject to completion the proposal will comply with the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.24 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:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	2	2512
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			2512

8.25 The S106 has been yet to be agreed but the applicant is willing to enter into an agreement and subject to completion the proposal will comply with 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:

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

8.27 The S106 has been yet to be agreed but the applicant is willing to enter into an agreement and subject to completion the proposal will comply with 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 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

APPROVE subject to the satisfactory completion of the s106 agreement by 1st March 2014 and subject to the following conditions and reasons for approval:

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

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

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

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

3. All new brickwork shall match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, etc.

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

4. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

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

5. The rooflights hereby permitted in the rear roof slope of the building shall be obscure glazed, and any point of opening shall be at least 1.7m above stair level at that point.

Reason: to protect the privacy of neighbouring occupiers. (Cambridge Local Plan 2006 policy 3/4)

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

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

7. Materials, especially bricks, roof and ridge/hip tiles, and double door strap hinges shall be salvaged from the building to be demolished for re-use in the permitted new building.

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

8. 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)

9. No development shall take place until full details of the raised walkway proposed to facilitate escape from flood waters have been submitted to, and approved in writing by, the local planning authority. The proposed walkway shall not involve any raising of land levels, but shall be only an open structure.

Reason: To protect occupiers from flood risk, and to avoid any danger of increased flooding elsewhere. (Cambridge Local Plan (2006) policy 4/16).

10. 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)

11. Prior to occupation full details of finished floor level or flooding mitigation measures shall be submitted to and agreed in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: To protect occupiers from flood risk. (Cambridge Local Plan (2006) policy 4/16).

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

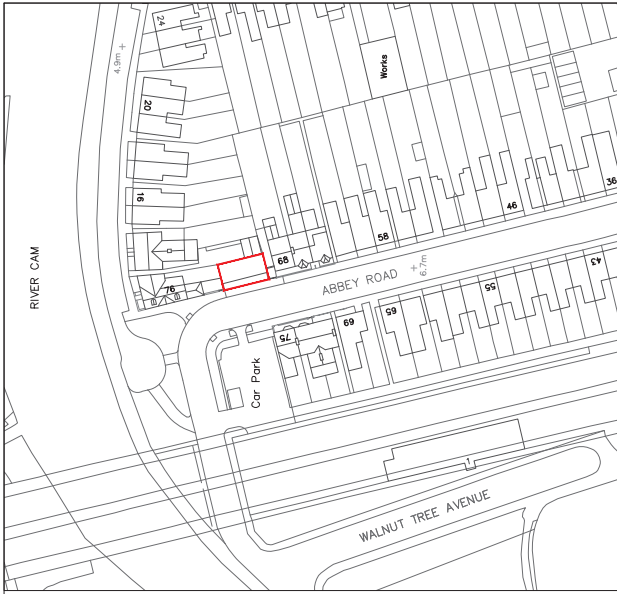
INFORMATIVE: The applicant is advised that public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: The applicant is advised that following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

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

The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010

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



LOCATION PLAN 1:1000

REV A: 27-03-13
 Plans amended to show storage
 space for 3No. wheelie bins per
 unit

CLIENT
 BEECHWOOD ESTATES

PROJECT
 PROPOSED DEVELOPMENT
 LAND ADJ. 68 ABBEY ROAD,
 CAMBRIDGE

TITLE
 SITE PLAN- AS PROPOSED

DRAWING STATUS
 PLANNING

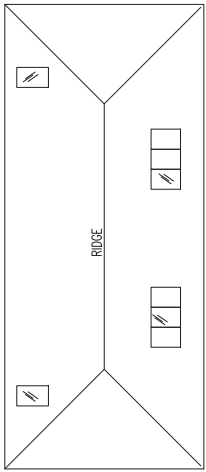
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SCALE		1:200 @ A2	
DATE		Jan. '13	

THE GALLERY
 96 KING ST
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 CB1 1LN
 T: 01223 361803
 F: 01223 361804
 e: info@dpaarchitects.co.uk

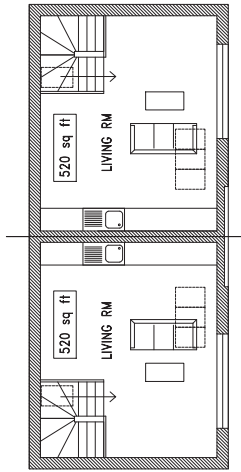
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306	306-P-01	B



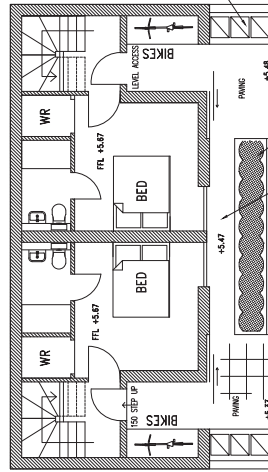
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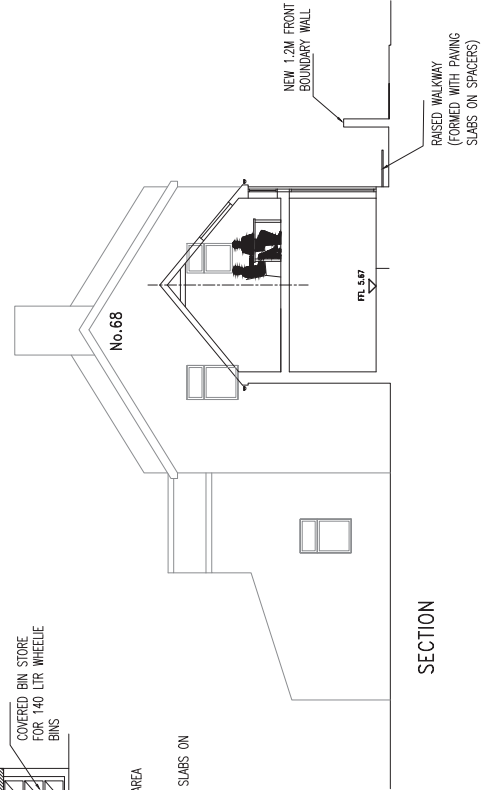
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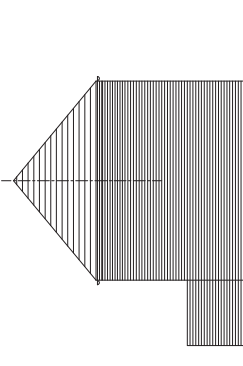
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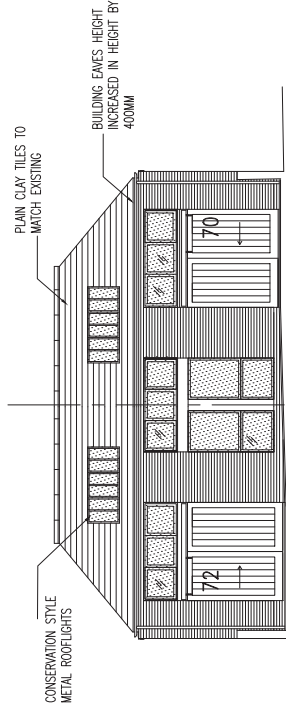
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SECTION

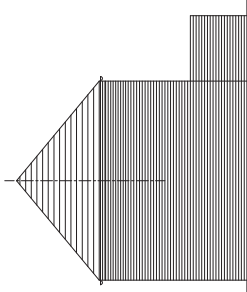


REAR ELEVATION



FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

CLIENT
BEECHWOOD ESTATES

PROJECT
PROPOSED DEVELOPMENT
LAND ADJ. 68 ABBEY ROAD,
CAMBRIDGE

TITLE
PLANS AND ELEVATIONS-AS PROPOSED

DRAWING STATUS
PLANNING

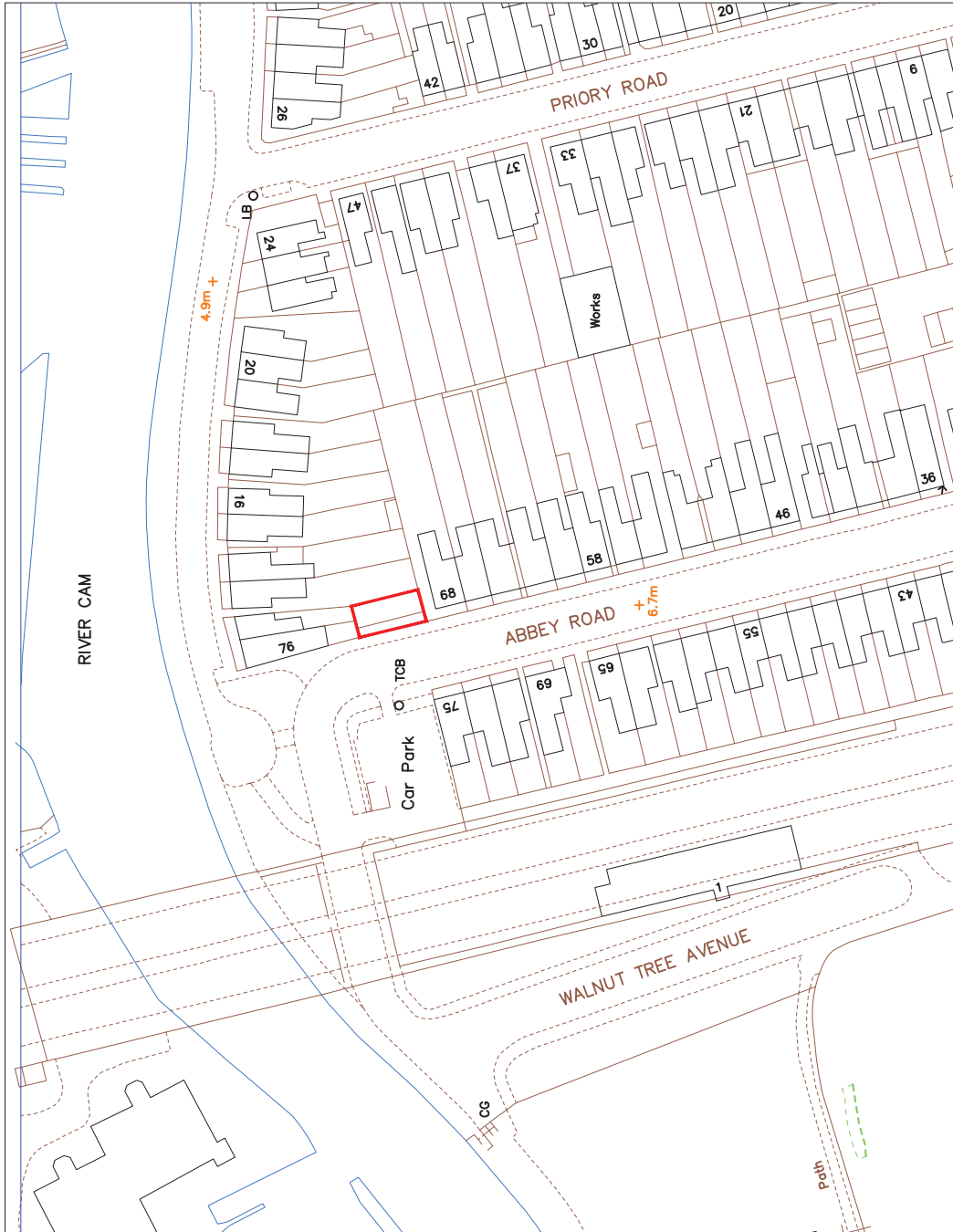
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CHECKED
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DATE Dec. '13

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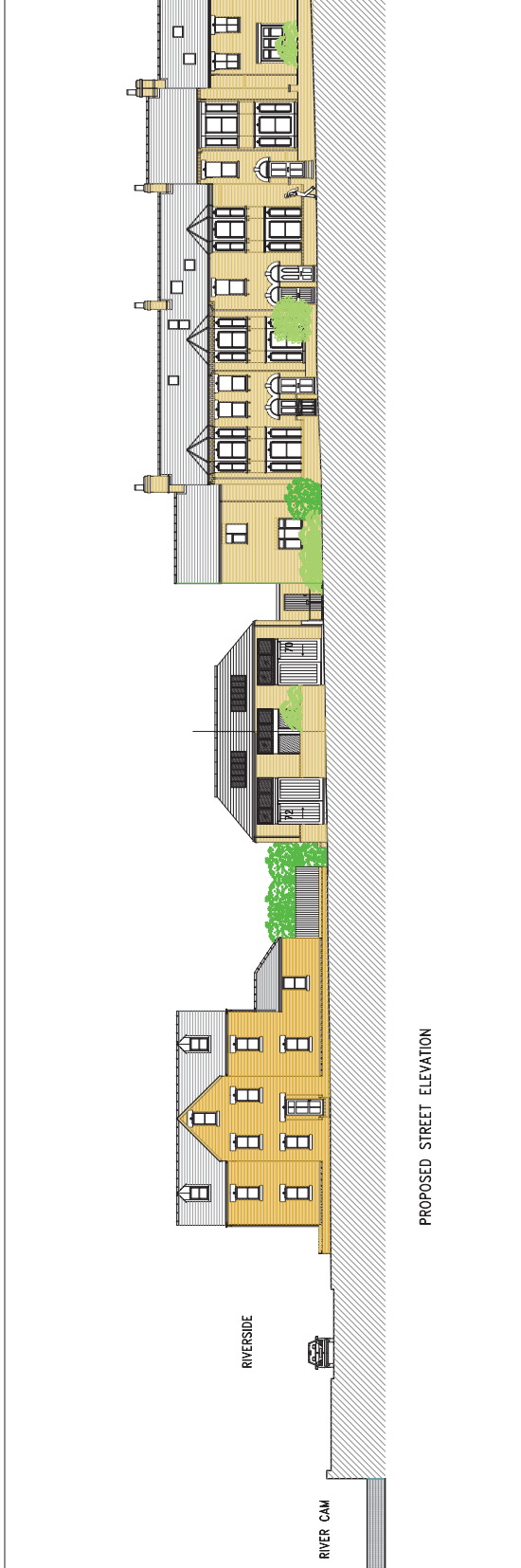
JOB NO. 306
DRAWING NUMBER 306-P-03
REV B

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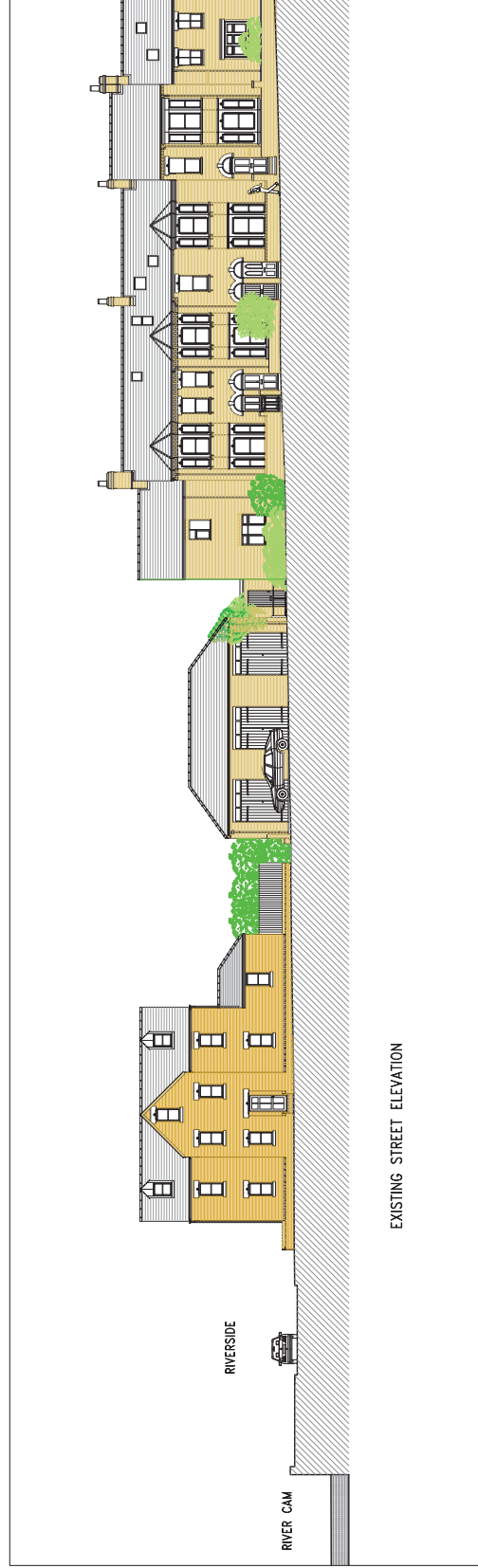


LOCATION PLAN 1:1250 @ A4

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PROPOSED STREET ELEVATION



EXISTING STREET ELEVATION

CLIENT
BEECHWOOD ESTATES

PROJECT
PROPOSED DEVELOPMENT
LAND ADJ. 68 ABBEY ROAD,
CAMBRIDGE

TITLE
STREET SCENE --AS PROPOSED
STREET SCENE --AS EXISTING

DRAWING STATUS
PLANNING

DRAWN LC/NP CHECKED

SCALE 1:100 @ A2

DATE Dec. '12

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dpa
architects

JOB NO. 306
DRAWING NUMBER 306-P-04
REV A

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Application Number	14/0083/FUL	Agenda Item	
Date Received	23rd January 2014	Officer	Ms Lorna Gilbert
Target Date	20th March 2014		
Ward	Abbey		
Site	32A Keynes Road Cambridge CB5 8PR		
Proposal	Erection of new detached 1.5 storey dwelling		
Applicant	Mr Kirk Geoghan 32a Keynes Road Cambridge CB5 8PR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The proposal has addressed the reasons for appeal dismissal of the previous scheme. -The character and appearance of the area would be adequately respected. -The impact on residential amenity is acceptable.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 32 and 32A Keynes Road are two-storey terraced houses situated on the southern side of Keynes Road, to the west of the junction with Ekin Road. The site is the end part of the rear gardens of these houses, accessed from Ekin Road. The surrounding area is predominantly residential in character containing a mixture of terraced flats and semi-detached two-storey dwellings and three-storey flats. The site is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a 1.5 storey, detached house. It would face Ekin Road. At ground floor it would have an open plan kitchen/living room area and a garage. At first floor one double bedroom and a bathroom would be provided. The bedroom would incorporate a dormer window on the rear roof slope. Externally, a 5m deep garden would be provided at a width of 11.4m which would allow access for bikes and bins around the side of the dwelling. The garden would back onto the rear garden of 30 Keynes Road. It would be built from red brick, white plastic windows and concrete tiling.
- 2.2 The application is accompanied by the following supporting information:
- Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/87/0515	Outline application for the erection of a detached bungalow.	REF
C/01/0705	Erection of detached two bed bungalow and new access.	REF
07/1010/FUL	Erection of 1 2-bed attached dwelling and 2 semi-detached single garages	REF Appeal allowed
10/1219/FUL	Erection of one dwelling house [material amendment to 07/1010/FUL)	A/C
11/1015/FUL	Amendments to planning approval 10/1219/FUL to parking layout, external works and boundary treatment.	A/C
11/1523/FUL	Erection of 1 1/2 storey 2 bed dwelling fronting Ekin Rd, to the rear of no's. 32 & 32a Keynes Rd	Withdrawn
12/1536/FUL	Erection of new detached 1.5 storey dwelling to the rear of 32 and 32A Keynes Road.	REF Appeal dismissed

- 3.1 The recent appeal decision is key in determining this application. It is attached to the appendix along with the

previously refused plans. I refer to it throughout my assessment.

3.2 The main difference between the submitted scheme and the dismissed scheme is the removal of a first floor bedroom above the garage. In effect, this has shortened the width of the proposed roof and taken a 'chunk' of roof massing out of the scheme at its point closest to the rear garden of 32a Keynes Road.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/4 3/7 3/10 3/12 8/2

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning

Guidance	Document (February 2012)
	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> None relevant

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:

-50, 52, 55, 56 and 57.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection: recommends informatives and conditions.

Head of Refuse and Environment

6.2 No objection: recommends conditions relating to construction and delivery hours,

7.0 REPRESENTATIONS

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

- 30 Keynes Road
- 34 Keynes Road

7.2 The representations can be summarised as follows:

- Loss of light into the garden of no. 30 Keynes Road
- Loss of privacy into the garden of no. 30 Keynes Road
- Dropped kerb for No. 34 is not included in the drawing, access needs to be kept clear when work starts.

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is predominantly residential, and therefore it is my opinion that residential use is acceptable here in principle in accordance with policy 5/1.

8.3 Policy 3/10 of the Cambridge Local Plan (2006) states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:

- a) have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
- b) provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
- c) detract from the prevailing character and appearance of the area;
- d) adversely affect the setting of Listed Buildings, or buildings or gardens of local interest within or close to the site;
- e) adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
- f) prejudice the comprehensive development of the wider area of which the site forms part.

8.4 Parts d) and e) of policy 3/10 of the Local Plan are not relevant to this application. The site is a windfall site and, in my opinion, it is unlikely that the neighbouring garden land could be developed, because there is not access to it. It is, therefore, my view, that the proposal will not prejudice the development of neighbouring land. Parts a), b) and c) of policy 3/10 will be discussed later on in this report.

Context of site, design and external spaces

8.5 The application site is the rear portion of the garden of 32 and 32A Keynes Road. The proposed house would be accessed from Ekin Road and would stand 1.8m back from the footway, 1.4m further back than the side of 32A Keynes Road and 5.6m further forward than the side of 99 Ekin Road.

8.6 It would be 5.8m to the ridge. The width of the roof form facing the road would be 6.2m. The garage would incorporate a flat roof.

8.7 The section of Ekin Road that the house would be accessed from is flanked by the side elevations of the end houses on Keynes Road and Ekin Road, and their associated gardens.

There are no houses accessed from this section of Ekin Road, and the majority of the gardens are screened by close boarded fences. The proposed house would represent a break in the green garden character of Keynes Road and Ekin Road created by the original layout of the estate.

- 8.8 In considering issues of character and appearance, put forward as a reason for refusal by the Council previously, in dismissing the previous scheme the Inspector stated:

‘ 4. The proposal is the erection of a dormer bungalow on an unused area of garden land to the rear of 32 and 32A Keynes Road. Access would be off Ekin Road, which passes along the side of the rear gardens of No.32A and the house backing onto it. The Council is concerned that the proposal would create a break in the green garden character of the area, which it considers to be an important feature of the original layout of this circa 1950s local authority housing estate. Except for a short section of steel mesh security fencing, the site is enclosed by a 1.8 metre high close boarded fence. Views into the site from the public highway are therefore restricted. There is no evidence that it contains features of landscape value.

5. Notwithstanding that it would represent a departure from the original layout of the estate, the limited size and height of the proposed dwelling would not unduly detract from the spacious appearance of the area and would allow views of existing trees in nearby rear gardens. The appeal site is not in a conservation area and I find no compelling reason why the original layout of the estate should be preserved for its own sake. The design and scale of the proposed dormer bungalow would not appear incongruous in this location and would be sympathetic to the character of the estate, which contains a mixture of houses, bungalows and three-storey flats in the immediate area.

6. A pair of garages could be erected on the site in connection with a planning permission granted in 2007 for the house at 32A Keynes Road, which was built in the side garden of No.32. There are two car parking spaces in the front gardens of both Nos.32 and 32A and I have no substantive evidence to indicate that there is a significant probability that these garages would be constructed

should this appeal be dismissed. This therefore limits the weight that I can attach to it as a fall-back position.

7. For the above reasons I conclude that the proposal would not cause material harm to the character or appearance of the area. Accordingly, there would be no significant conflict with Policies 3/4, 3/10 and 3/12 of the Cambridge Local Plan (2006) (the Local Plan)'

- 8.9 In my opinion the appeal decision is a strong material consideration. The proposed house is smaller in size than that previously dismissed. I do not consider there is now any substantive argument against allowing the proposal in terms of its impact on the character and appearance of the area. In my view, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 In considering issues of residential amenity, put forward as a reason for refusal by the Council previously, in dismissing the previous scheme the Inspector stated:

'8. The gabled flank wall of the proposed bungalow would face directly towards the rear elevation of No.32A and would be seen at an angle from No.32. Its height at the apex would reduce to single storey level at the front and rear eaves. However, given the separation distance of only 11.6m between the proposed gable wall and the ground floor rear elevation of Nos.32 and 32A, the massing of the proposal, which includes dormer windows in the rear roof slope, would result in the occupants of those existing properties experiencing an unduly overbearing sense of enclosure. In addition, the positioning of the proposed dwelling directly to the south of the host properties would result in the loss of sunlight and daylight to a significant part of their rear gardens, notwithstanding that the sitting-out areas closer to the houses would be largely unaffected in this respect.

9. For the reasons outlined above I conclude that the proposal would cause material harm to the occupants of

Nos.32 and 32A Keynes Road with particular reference to outlook and loss of light. Accordingly, there would be conflict with Local Plan Policy 3/7...'

- 8.11 The revised scheme has taken on board these criticisms. The part of the roof element closest to nos. 32 and 32a has been reduced resulting in a loss of a bedroom at the first floor. The distance between the ground floor of no. 32a and the side gable flank of the proposed house would be 14m, as opposed to 11.6m previously.
- 8.12 In my view, the reduction in massing would result in a more spacious and less enclosed outlook from the rear gardens of 32 and 32a. It would bring more light into the rear gardens of adjacent properties. I do not consider there to be an issue regarding enclosure or loss of light for the occupants of nos. 30, 32 or 32a Keynes Road.
- 8.13 The remaining issue would appear to be the privacy of the occupants of no.30 in terms of overlooking. This would be from the rear facing first floor dormer bedroom window. The glazed width would be 1.7m. It would be some 6.5m from the rear boundary of no. 30 but positioned so to overlook only the very end of No. 30's garden. The rear garden environment of No. 30 is far from being totally private: it is overlooked by surrounding upper floor windows of surrounding 2- and 3- storey properties. I acknowledge that the window in question would be closer than any of those surrounding, but in my view, given its limited width, position and context, I consider any loss of privacy to be minimal.
- 8.14 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12.

Amenity for future occupiers of the site

- 8.15 The proposed garden would be 5m deep and wider than the footprint of the house. For a relatively small property, I consider the private amenity space to be more than adequate.
- 8.16 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, 3/7, 3/10 and 3/12.

Refuse Arrangements

- 8.17 Adequate space is provided within the rear garden for three bins.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 There are no highway safety issues raised. It is unlikely that an impediment across no. 34's dropped kerb access will arise, but in any event this is not a planning matter.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.21 One off road car parking space within a garage is proposed. Vehicular parking for nos. 32 and 32a Keynes Road is to the front and would not be affected. There is adequate secure space within the garden and garage for cycles to be stored.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.23 These have been addressed above.

Planning Obligation Strategy

Planning Obligations

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

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

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

Open Space

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

8.26 The application proposes the erection of 1 x 1-bedroom house. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

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

studio	1	238	238		
1 bed	1.5	238	357	1	357
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					357

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

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

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

Community Development

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

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

Waste

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

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

Monitoring

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

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

Planning Obligations Conclusion

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

9.0 CONCLUSION

9.1 The revised proposal has overcome the previous reasons for dismissal. It would represent a relatively inconspicuous infill development and would accord with adopted policy.

10.0 RECOMMENDATION

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

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

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

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

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

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

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

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

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

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

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

6. 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 windows or dormer windows other than those expressly authorised by this permission shall be constructed.

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

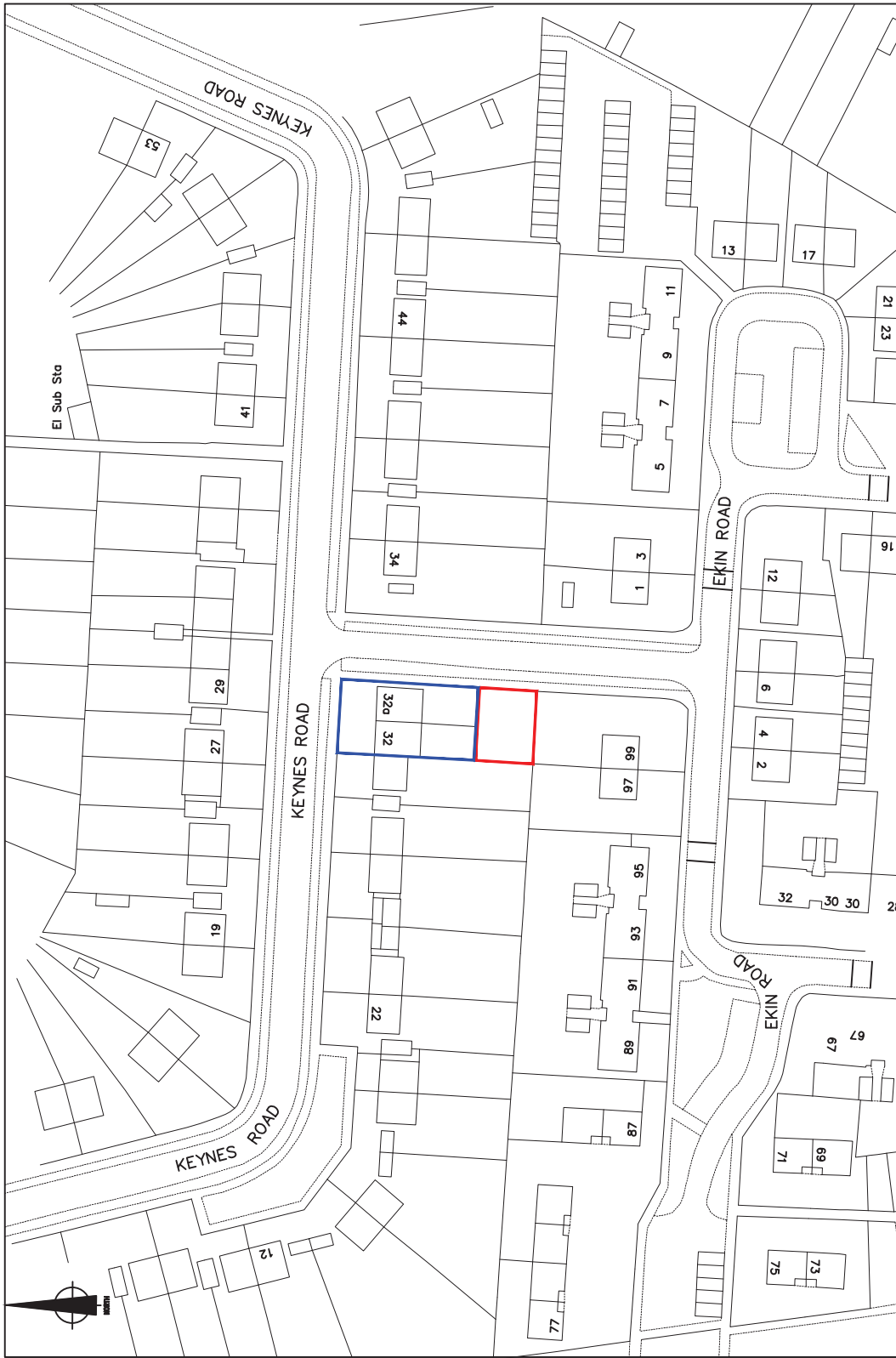
7. The curtilage of the property as approved shall be fully laid out and finished in accordance with the approved plans prior to the occupation of the dwelling or in accordance with a timetable agreed in writing by the Local Planning Authority and thereafter remain for the benefit of the occupants of the proposed property.

Reason: To avoid a scenario whereby the property could be built and occupied without its garden land (Cambridge Local Plan 2006 policies, 3/4, 3/7, 3/10).

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 1 May 2014, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

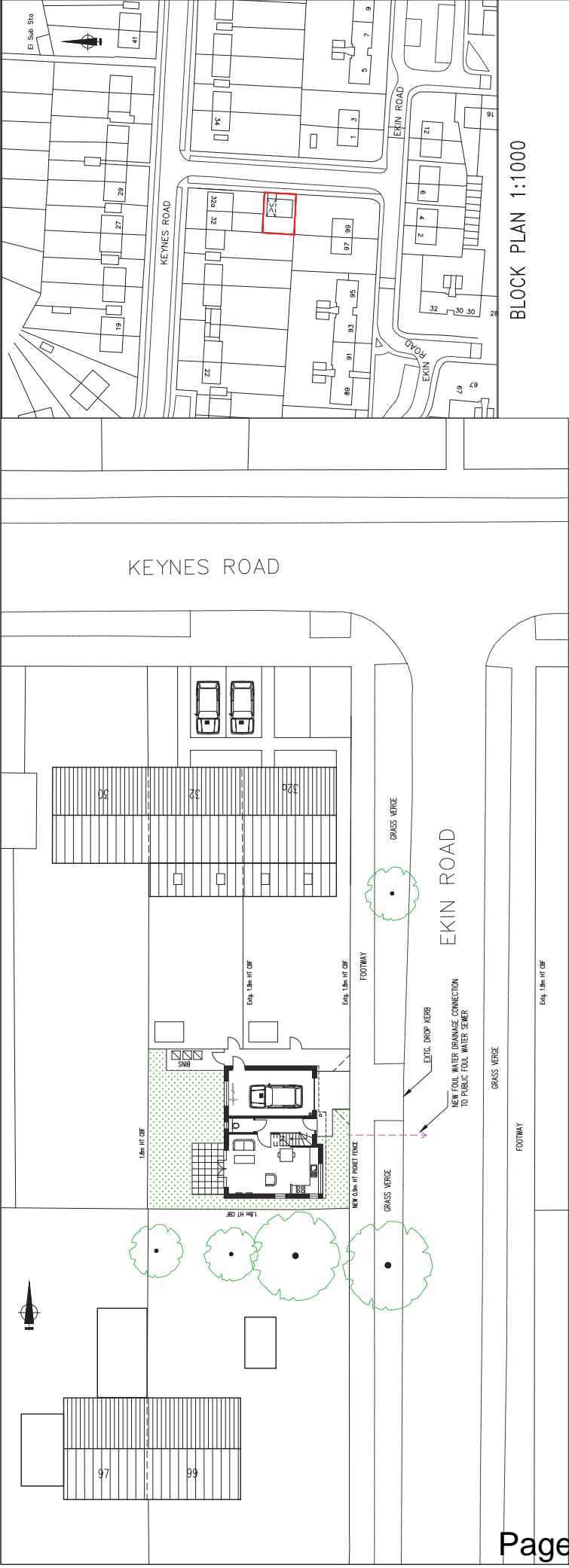
The proposed development does not make appropriate provision for public open space, community development facilities, waste facilities, and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 8/3 and 10/1 as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010.

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

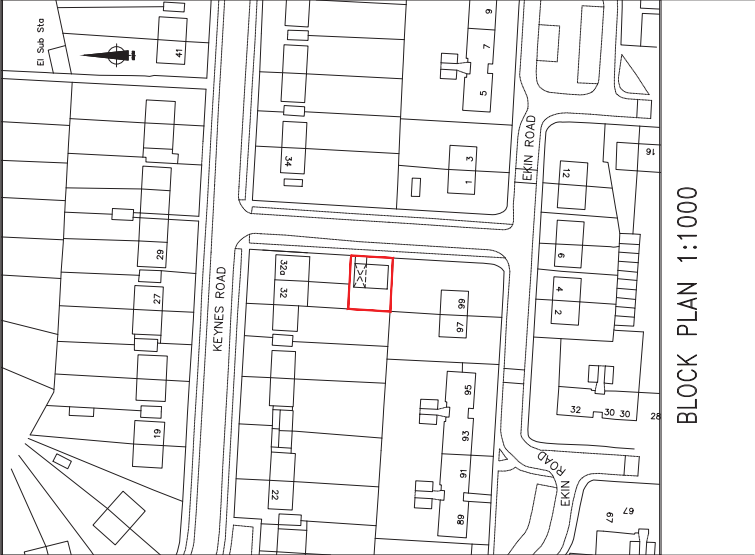


LOCATION PLAN 1:1250

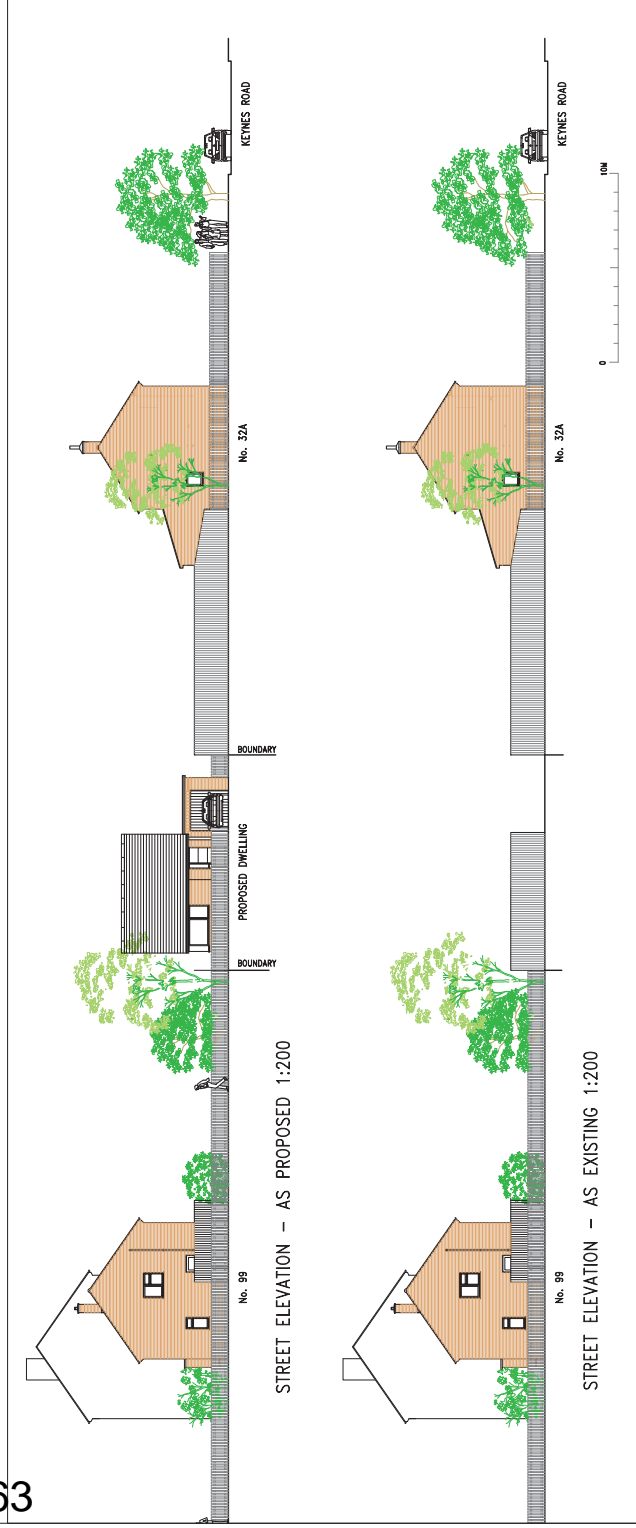
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SITE PLAN 1:200




BLOCK PLAN 1:1000

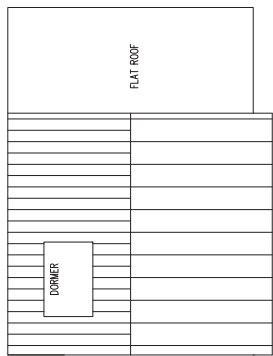


STREET ELEVATION - AS PROPOSED 1:200

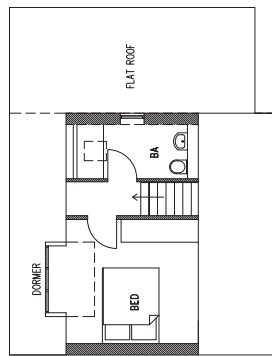
STREET ELEVATION - AS EXISTING 1:200

CLIENT	Mr. K. GEOGHAN
PROJECT	PROPOSED NEW DWELLING REAR OF 32 & 32A KEYNES ROAD, CAMBRIDGE
TITLE	PROPOSED SITE PLAN AND STREET ELEVATIONS
DRAWING STATUS	PLANNING
DRAWN	NP
CHECKED	
SCALE	1:200 @ A2
DATE	Dec 13
	
T: 01223 351803 F: 01223 351804 E: info@thegalleryarch.co.uk W: www.thegalleryarch.co.uk	
JOB NO.	055
DRAWING NUMBER	P-01
REV	A

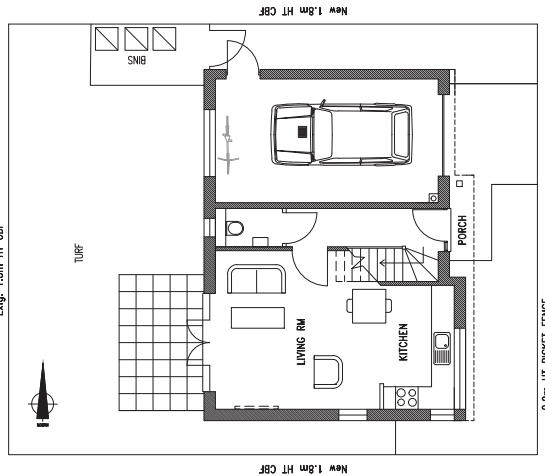
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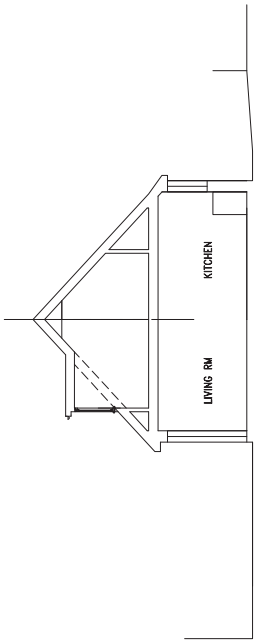
ROOF PLAN



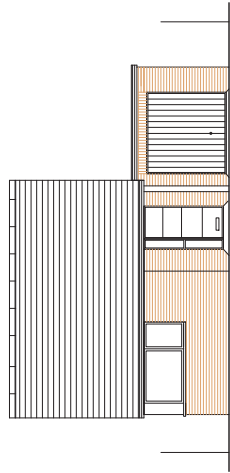
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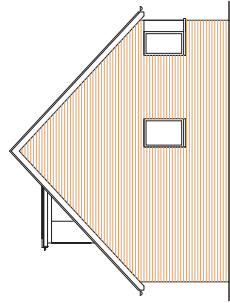
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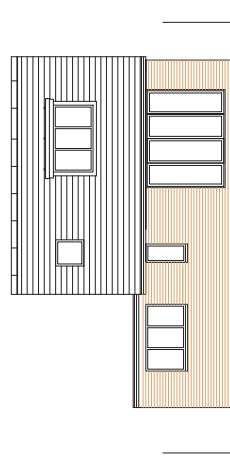
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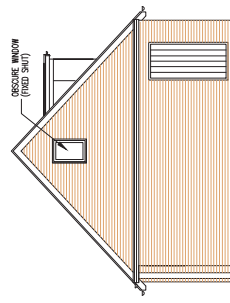
FRONT ELEVATION



SIDE ELEVATION




REAR ELEVATION



SIDE ELEVATION



CLIENT	Mr. K. GEOGHAN
PROJECT	PROPOSED NEW DWELLING REAR OF 32 & 32A KEYNES ROAD, CAMBRIDGE
TITLE	PROPOSED PLANS & ELEVATIONS
DRAWING STATUS	PLANNING
DRAWN	CHECKED
SCALE	1:100 @ A2
DATE	Dec 13
 THE ARCHITECTURE 34 KING ST CAMBRIDGE CB1 1LN T: 01223 341803 F: 01223 341808 www.architecture.co.uk www.docuarchitecture.co.uk	REV DRAWING NUMBER JOB NO. 055 P-02 A

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Appeal Decision

Site visit made on 23 September 2013

by **David Johns BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 November 2013

Appeal Ref: APP/Q0505/A/13/2197354

32A Keynes Road, Cambridge, CB5 8PR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Kirk Geoghan against the decision of Cambridge City Council.
 - The application Ref 12/1536/FUL, dated 3 December 2012, was refused by notice dated 30 January 2013.
 - The development proposed is erection of new detached 1.5 storey dwelling.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appellant's grounds of appeal refer to 2 refusal reasons, but the Council's Decision Notice clearly indicates that there are 3 reasons for refusal of the planning application. I have taken all these into consideration in identifying the main issues in this appeal and reaching my decision.

Main Issues

3. The main issues in this case are i) the effect of the proposal on the character and appearance of the area, ii) the effect of the proposal on the living conditions of the occupants of 32 and 32A Keynes Road with particular reference to outlook and loss of light, and iii) whether a financial contribution is necessary towards the provision of public open space, community development and waste management facilities in the area and to contribute to the costs of monitoring the implementation of planning obligations.

Reasons

Character and Appearance

4. The proposal is the erection of a dormer bungalow on an unused area of garden land to the rear of 32 and 32A Keynes Road. Access would be off Ekin Road, which passes along the side of the rear gardens of No.32A and the house backing onto it. The Council is concerned that the proposal would create a break in the green garden character of the area, which it considers to be an important feature of the original layout of this circa 1950s local authority housing estate. Except for a short section of steel mesh security fencing, the
-

site is enclosed by a 1.8 metre high close boarded fence. Views into the site from the public highway are therefore restricted. There is no evidence that it contains features of landscape value.

5. Notwithstanding that it would represent a departure from the original layout of the estate, the limited size and height of the proposed dwelling would not unduly detract from the spacious appearance of the area and would allow views of existing trees in nearby rear gardens. The appeal site is not in a conservation area and I find no compelling reason why the original layout of the estate should be preserved for its own sake. The design and scale of the proposed dormer bungalow would not appear incongruous in this location and would be sympathetic to the character of the estate, which contains a mixture of houses, bungalows and three-storey flats in the immediate area.
6. A pair of garages could be erected on the site in connection with a planning permission granted in 2007 for the house at 32A Keynes Road, which was built in the side garden of No.32. There are two car parking spaces in the front gardens of both Nos.32 and 32A and I have no substantive evidence to indicate that there is a significant probability that these garages would be constructed should this appeal be dismissed. This therefore limits the weight that I can attach to it as a fall-back position.
7. For the above reasons I conclude that the proposal would not cause material harm to the character or appearance of the area. Accordingly, there would be no significant conflict with Policies 3/4, 3/10 and 3/12 of the *Cambridge Local Plan (2006)* (the Local Plan) which seek to ensure, respectively, that new development responds well to its context, residential development in garden areas does not detract from the prevailing character and appearance of the area, and that new buildings have a positive impact on their setting in respect of, among other things, height, scale and form.

Living Conditions

8. The gabled flank wall of the proposed bungalow would face directly towards the rear elevation of No.32A and would be seen at an angle from No.32. Its height at the apex would reduce to single storey level at the front and rear eaves. However, given the separation distance of only 11.6m between the proposed gable wall and the ground floor rear elevation of Nos.32 and 32A, the massing of the proposal, which includes dormer windows in the rear roof slope, would result in the occupants of those existing properties experiencing an unduly overbearing sense of enclosure. In addition, the positioning of the proposed dwelling directly to the south of the host properties would result in the loss of sunlight and daylight to a significant part of their rear gardens, notwithstanding that the sitting-out areas closer to the houses would be largely unaffected in this respect.
9. For the reasons outlined above I conclude that the proposal would cause material harm to the occupants of Nos.32 and 32A Keynes Road with particular reference to outlook and loss of light. Accordingly, there would be conflict with Local Plan Policy 3/7, which seeks to create successful places, and with Local Plan Policy 3/10 in respect of the requirement that residential development within the curtilage of existing dwellings will not be permitted if it will have a

significant adverse impact on the amenities of neighbouring properties through, for example, loss of light or an overbearing sense of enclosure.

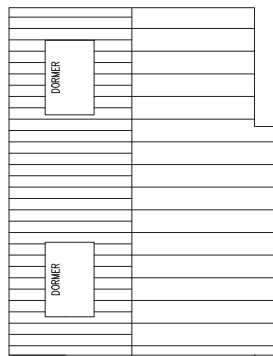
Financial Contribution

10. The Council suggests that a financial contribution is required in respect of the provision of public open space, community development and waste management facilities and the cost of monitoring the implementation of planning obligations. This has not been challenged by the appellant who, according to the Council, has indicated his willingness to enter into a Section 106 planning obligation in accordance with the requirements of the Council's *Planning Obligation Strategy (2010)*. However, no such planning obligation has been submitted and the appellant has not addressed the matter in his grounds of appeal.
11. The scale of contributions requested appears to be commensurate with the development of a two-bedroom dwelling, as set out in the Council's adopted development plan and approved supplementary planning documents. In the absence of any evidence to indicate that the proposal before me should not be subject to such a scale of contributions, I am satisfied that the obligation meets the three tests in paragraph 204 of the *National Planning Policy Framework* (the Framework) and is 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.
12. I therefore conclude, for the reasons outlined above, that a financial contribution is necessary towards the provision of public open space, community development and waste management facilities in the area and to contribute to the costs of monitoring the implementation of planning obligations. Accordingly, there would be conflict, in respect of the need for the above contributions, with Local Plan Policies 3/7, 3/8, 3/12, 5/14 and 10/1; the Cambridge City Council *Planning Obligation Strategy (2010)* and *Open Space Standards Guidance for Interpretation and Implementation (2010)*. Reference to the *Cambridgeshire and Peterborough Structure Plan* is not now material to this appeal as that plan has been revoked since the application was determined by the Council.
13. Given the conflict with the development plan identified above, the proposal cannot be regarded as sustainable development as set out in the Framework. Accordingly, for the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

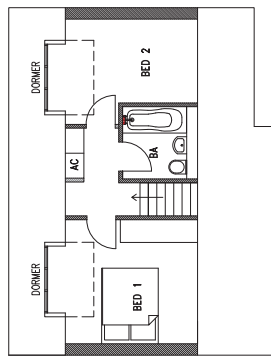
David Johns

INSPECTOR

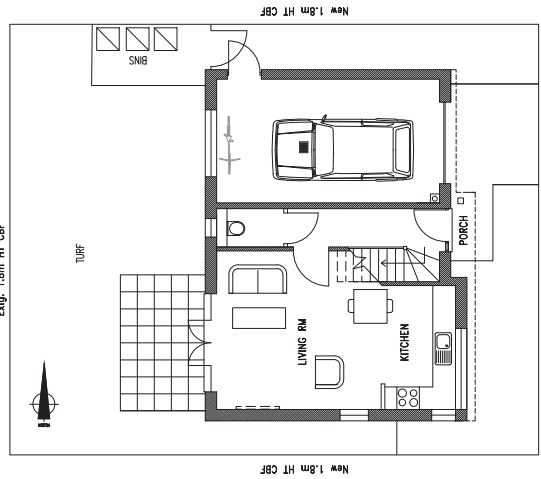
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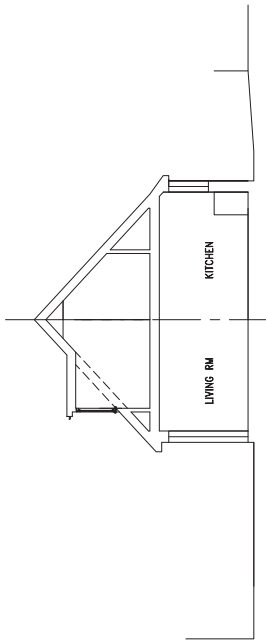
ROOF PLAN



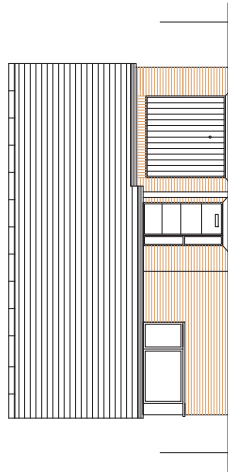
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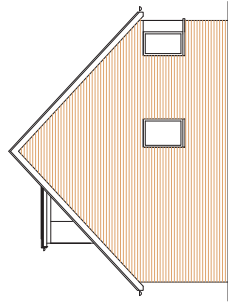
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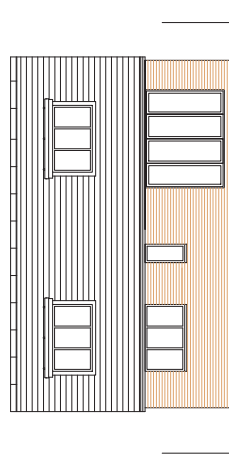
SITE SECTION



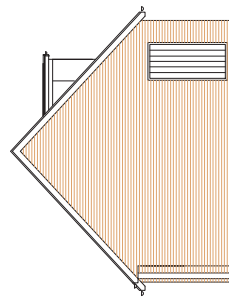
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

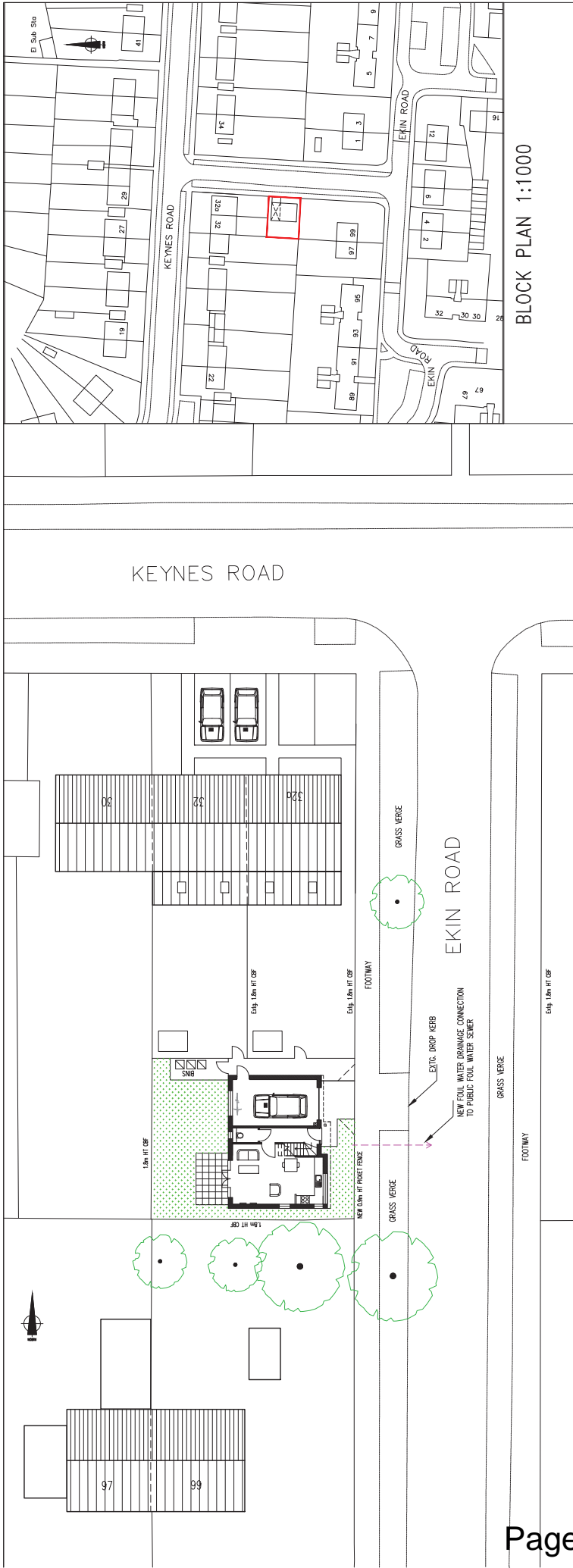


SIDE ELEVATION



CLIENT	Mr. K. GEOGHAN
PROJECT	PROPOSED NEW DWELLING REAR OF 32 & 32A KEYNES ROAD, CAMBRIDGE
TITLE	PROPOSED PLANS & ELEVATIONS
DRAWING STATUS	PLANNING
DRAWN	CHECKED
SCALE	1:200 @ A2
DATE	November '12
THE GALLERY 84 KING ST CAMBRIDGE CB1 1LN T: 01223 341823 F: 01223 341824 E: info@the-gallery.co.uk W: www.the-gallery.co.uk	
JOB NO.	DRAWING NUMBER
055	P-02

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EAST AREA COMMITTEE

Date: 10TH APRIL 2014

Application Number	14/0166/FUL	Agenda Item	
Date Received	6th February 2014	Officer	Miss Catherine Linford
Target Date	3rd April 2014		
Ward	Petersfield		
Site	40 Cambridge Place Cambridge CB2 1NS		
Proposal	Redevelopment of land adjacent to 40-42 Cambridge Place, Cambridge for the erection of a 2 storey block of 5No. 1 bed apartments.		
Applicant	Mr James Arnold Bennell Farm West Street Comberton Cambridgeshire CB3 7DS UK		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal would preserve and enhance the established character and appearance of the Conservation Area 2. The use of the premises for residential purposes would not adversely harm the amenities of neighbouring properties. 3. The sharing of cycle and refuse storage with Ryedale House is acceptable and adequate refuse and cycle storage is proposed for both developments.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is an almost rectangular parcel of land situated on the south-eastern side of Cambridge Place, which

was most recently used as a car park. The site is situated between Ryedale House to the northwest, which is currently being converted into flats; and 44 Cambridge Place, which is the first of a row of 1.5 storey houses. Cambridge Place is mixed in character, with commercial and residential uses. The site lies within City of Cambridge Conservation Area 1 (Central).

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for a two storey building to provide three on-bedroom flats on the ground floor, and two on-bedroom flats on the first floor.
- 2.2 The proposed building would adjoin 44 Cambridge Place, leaving a gap of 2m between the proposed building and Ryedale House.
- 2.3 The ground floor flats would be accessed from individual entrance doors on the front elevation. At ground floor level, the building would extend back to the rear boundary with Glisson Road, with the rear elevation split into three and chamfered off. These flats would have small rear gardens.
- 2.4 The first floor flats would be accessed from a communal door at the front of the building. The first floor would be set back 2.2m from the rear boundary.
- 2.5 A bin storey would be provided in Ryedale House for the use of the occupants of Ryedale House and the proposed building. A shared cycle store would be provided between the two building.
- 2.6 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Shadow Studies
- 2.7 Amended plans have been received which show the following revisions:
 - Removal of the parapet wall to the front elevation
- 2.8 The application is brought before Committee at the request of Councillor Brown for the following reasons:

I feel there are potential issues with overlooking of adjacent properties and the visual impact upon them from this proposed development which warrant exploration at committee, and would ask this application be considered by committee if you are minded to recommend approval.

3.0 SITE HISTORY

Reference	Description	Outcome
12/1558/FUL	Conversion of existing buildings to form 4no 1bedroom flats, along with cycle and refuse store, first floor dormer side extension and part demolition of rear. [Ryedale House]	A/C
13/1262/FUL	Redevelopment of land adjacent to 40-42 Cambridge Place, Cambridge for the erection of a block of 3No. 1 bed apartments and 3No. 1 bed studios.	Refused

3.1 The decision notice for the previously refused application 13/1262/FUL is attached to this report as Appendix 1.

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	3/1 3/4 3/7 3/8 3/9 3/10 3/12 4/11

	5/1 5/14
	8/6 8/10
	10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Planning Obligation Strategy
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) National Planning Practice Consultation
	<u>Citywide:</u> Cambridge and South Cambridgeshire Strategic Flood Risk Assessment Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan

	Open Space and Recreation Strategy Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Cambridge Historic Core

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 50: Residential space standards

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The residents of the new residential units will not qualify for Residents Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. The location would, however, support a car free development, as the street parking is safeguarded by existing restrictions. Conditions are recommended relating to a traffic management plan.

Head of Refuse and Environment

- 6.2 Conditions are recommended relating to construction hours, collections/deliveries, and construction noise, vibration and piling

Urban Design and Conservation Team

- 6.3 Providing the parapet wall section above the first floor windows to the roof on the proposed front elevation is removed, the proposal will preserve and enhance the established character and appearance of the Conservation Area. Consequently, the application adheres to Cambridge Local Plan policy 4/11 and is supported.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owner/occupier of the following address has made a representation objecting to the application:
- 23 Glisson Road
- 7.2 The representation can be summarised as follows:
- Impact on traffic movements
 - Overdevelopment
 - Loss of open space for parking and deliveries
- 7.3 The owner/occupier of the following address has made a representation neither objecting to or supporting the application:
- 19 Glisson Road
- 7.4 The representation can be summarised as follows:
- Does not address parking problems in Cambridge Place
 - It is not clear what arrangements will be made for contractors vehicles during construction
 - A condition should be added requiring that any ventilation and extraction outlets should not be towards properties on Glisson Road. This condition was imposed on the existing houses but was not adhered to and causes some disturbance

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

8.0 ASSESSMENT

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

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

Principle of Development

8.2 Policy 5/1 of the Cambridge Local Plan states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The site is surrounded by residential uses and it is therefore my opinion that the proposed residential development is acceptable in principle, and is in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and impact on the Conservation Area

8.3 The New Town and Glisson Road Conservation Area Appraisal states that *'Cambridge Place...has been repaved and much rebuilt with largely two storey, modern houses in the narrow street...very much in scale and very much in keeping'*. The buildings to either side of the site are considered to be buildings important to the character of the area within the Townscape Analysis map of the New Town and Glisson Road Conservation Area Appraisal.

8.4 Policy 4/11 of the Cambridge Local Plan (2006) states that developments within, or which affect the setting of or impact on

views into and out of the Conservation Area, will only be permitted if the design of any new building preserves or enhances the character or appearance of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it. The design of the proposed building reflects the wider context, if not the immediate context, and is supported.

- 8.5 The proposed building is different in design to the buildings directly adjacent to it on either side. Diagonally opposite the site is the recently constructed block of flats, 20-24 Cambridge Place. This building is four storeys in height but is similar to the proposed building in terms of its bulk, mass and design.
- 8.6 In my opinion, the proposed building would not appear out of place with the neighbouring properties immediately adjacent to it. The ground floor windows and doors line up with the garage door and entrance door of No. 44 and the first floor windows line up with the first floor windows on No. 44.
- 8.7 The original application included a parapet wall on the front elevation. The expansive parapet wall of brickwork that extends above the first floor windows appears incongruous and rather blank making the building appear dominant. This parapet has been removed. The Urban Design and Conservation Team accept this amendment and are supportive of the scheme. It is recommended that samples of materials are required by condition (7).
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12, 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 Due to the positioning of the proposed building, the proposals may potentially impact on 44 Cambridge Place to the southwest; 19-23 Glisson Road to the southeast; the flats at 20 Cambridge Place to the northwest; and the soon to be completed flats in Ryedale House to the northeast.

Impact on 44 Cambridge Place

- 8.10 The proposed building would stand to the northeast of 44 Cambridge Place. At two storeys the rear wall of the proposed building would stand in line with the rear wall of the 1.5 storey part of No.44. Like No. 44, the proposed building would have single storey projections at the rear, but these parts would be at an angle, bringing it away from the common boundary. As the proposed building would stand in line with the neighbouring property, it would not dominate, enclose, overshadow or overlook this neighbour to an unacceptable degree. A glazed door is positioned facing out towards the common boundary but any views from this would be screened by the boundary wall.

19-23 Glisson Road

- 8.11 The previous application (13/1262/FUL) was refused for the following reason:

Due to it's height, bulk and proximity to the common boundaries, the proposed development would dominate and enclose the rear gardens of 21 and 23 Glisson Road to a significant and unacceptable degree. The proposal is therefore contrary to policies 3/4 and 3/12 of the Cambridge Local Plan 2006.

- 8.12 The set back second floor has been removed from the proposed building, and it is my opinion that this reduces the impact on 19-23 Glisson Road to such a degree that it satisfactorily responds to this previous reason for refusal. The proposed building would stand to the northwest of the neighbouring properties on Glisson Road. The single storey projecting elements would be set at an angle abutting the common boundary with 19-23 Glisson Road; with the the first floor set back a further 2.2m from the common boundary. The roof would then pitch away from Glisson Road.
- 8.13 Shadow studies have been submitted to demonstrate the impact of overshadowing, although since the studies relate only to 21st March and 21st September but not any other months I am unable to rely on them to fully assess the impact of overshadowing. Due to the orientation of the buildings, the proposed building would cast shadow over the neighbouring gardens on Glisson Road in the late afternoon. However, in my opinion, the level of overshadowing experienced is not likely to be at a level that would warrant refusal of the application. The setting of the first floor of the building back from the boundary by 2.2m would reduce its dominance, in my view, and the

introduction of a pitched roof on this side, would further reduce the bulk of the building when viewed from the gardens of the neighbouring houses on Glisson Road. In my opinion, the proposed building would not be excessively overbearing, and would not dominate or enclose the properties on Glisson Road to an unacceptable degree.

- 8.14 No windows are proposed in the rear elevation of the building on the first floor, with the exception of rooflights. These rooflights would be positioned 1.7m above floor level and would only give views of sky. There is, therefore, no potential for overlooking of the neighbouring properties on Glisson Road.

Impact on the flats at 20 Cambridge Place

- 8.15 The proposed building would stand to the southeast of the flats at 20 Cambridge Place, on the opposite side of the street. Due to the orientation of the buildings, the proposed building could cast shadow over the flats at 20 Cambridge Place in the morning. However, the submitted shadow diagrams show that the shadow would not reach the flats at 20 Cambridge Place, and the proposed building would therefore, in my view, not have a significant detrimental impact on the occupiers of these flats. As the proposed building is on the opposite side of the street to these neighbouring flats it is my opinion that the proposed building would not dominate or enclose these neighbours to an unacceptable degree.

Impact on Ryedale House

- 8.16 The proposed building would stand to the southwest of Ryedale House. The two buildings would share bin and cycle stores. As the proposed building would be no deeper than Ryedale House it would not overshadow, dominate or enclose it. Windows are proposed on the side elevation of the building, which would look out over the shared space between the proposed building and Ryedale House. In my opinion, these windows would not have a detrimental impact on the privacy of the occupiers of Ryedale House.
- 8.17 As the development is close to neighbouring residential properties the building works have the potential to have a detrimental impact on neighbours. To mitigate against this, I recommend conditions relating to construction hours, delivery

hours, dust and construction noise, and contractor working arrangements (2-6).

- 8.18 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.19 The site is relatively close to the rear of the Bodyworks Dance Studio building on Glisson Road, and there is therefore the potential for noise disturbance. Due to the proposed layout of the flats, with living rooms facing the road and bedrooms at the rear (which is recommended as the Dance Studio has restricted hours of opening), Environmental Health Officers have taken the view that a noise assessment will not be required as long as the layout of the flats is not altered. The internal layout of a building cannot be controlled by the planning process and, therefore, I recommend a condition requiring a noise assessment and mitigation strategy (8).
- 8.20 There are no known contamination issues on the site. However, Environmental Health have recommended that an informative is added to the Decision Notice advising the applicant to contact the Local Planning Authority if any contamination is discovered during the course of building works.
- 8.21 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

- 8.22 It is proposed that the refuse store is shared by the occupants of 40-42 Cambridge Place and the occupants of Ryedale House. Environmental Health are satisfied with the size of the proposed bin store.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12 and advice provided by the

Car and Cycle Parking

Car Parking

- 8.24 Attached as Appendix 2 is an Appeal Decision relating to 25 Cambridge Place (12/0490/FUL). This application was refused by Area Committee because the proposal provided no car parking for visitors, and therefore did not meet the parking standards identified in policy 8/10 of the Cambridge Local Plan (2006). In the Appeal decision, the Inspector took the view that the parking standards 'are maximum standards that allow for a reduction in number where lower car use can reasonably be expected. The site is close to the City Centre, local shops, facilities and public transport, including Cambridge Railway Station. The flats would be small units, and I consider the size together with the highly accessible location, would mean that lower than average car use would be expected for this development'. The Inspector went on to explain that 'the site falls within a controlled parking zone and there are double yellow lines along both sides of Cambridge Place. If properly controlled, this would prevent inconvenient parking or parking which might pose a risk to highway safety. Therefore, there would be no harm arising from the lack of on-site parking.
- 8.25 This application sought planning permission for three studio flats and two one bedroom flats, and is therefore a similar development to the proposed development at 40 Cambridge Place. Considering the Inspector's decision on a site so close to the application site, it is my opinion that it would be unreasonable to refuse the application due to a lack of car parking spaces.
- 8.26 The planning application to convert Ryedale House into residential use (12/1558/FUL) included a disabled parking space adjacent to the building. It is proposed that Ryedale House and the proposed development at 40-42 Cambridge Place share a bin store, which will be situated within the ground floor of Ryedale House; and a cycle store, which will be situated between the two buildings. The area of land to the front of the cycle store is the location of the disabled parking space, which

will be lost. In my opinion, the loss of the proposed disabled parking space will not render the application at Ryedale House unacceptable, and I therefore accept this

Cycle Parking

- 8.27 The proposed cycle store would accommodate ten cycles, and this meets the requirements for 40 Cambridge and Ryedale House combined. This is therefore considered to be acceptable in principle. However, I recommend that details of the appearance of this cycle store are required by condition (9).
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.29 The issues raised in the representations received have been addressed above.

Planning Obligations

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

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

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

The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide

provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

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

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

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357	5	1785
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952		
Total					1785

Indoor sports facilities					
Type of unit	Persons per unit	£per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50	5	2017.50
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076		
Total					2017.50

Informal open space					
Type of unit	Persons per unit	£per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363	5	1815
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968		
Total					1815

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

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

Community Development

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

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	5	6280
2-bed	1256		
3-bed	1882		
4-bed	1882		
Total			6280

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

Waste

8.36 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is J75 for each house and J150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	5	750
Total			750

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

Household Recycling Centres

8.38 A network of Household Recycling Centres is operational across the Cambridgeshire and Peterborough area. Continued development will put pressure on the existing facilities and require expansion of the network. Financial contributions are required in accordance with the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012). These contributions vary according to the nature and scale of the proposed development and are based on any additional costs for the relevant local authority arising out of the need for additional or improved infrastructure, which is related to the proposed development.

8.39 The adoption of the Waste Management Design Guide SPD requires a contribution to be made in relation to all new development where four or more new residential units are created. Policy CS16 of the adopted Minerals and Waste Core Strategy requires new development to contribute towards Household Recycling Centres (HRCs) consistent with the RECAP Waste Management Design Guide SPD.

8.40 For new development in Cambridge the relevant HRC is located at Milton. The following table sets out how the contribution per new dwelling has been calculated for the Milton HRC.

Notes for Milton	Infrastructure/households	Source
4 sites at £5.5 million	£22 million	Cost per site sourced from Mouchel Parkman indicative costs 2009
Total catchment (households)	115,793	WMT Recycling Centre

		catchment tables CCC mid 2009 dwelling figures
New households	24,273	CCC housing trajectory to 2025 as of December 2010
<u>Infrastructure costs</u>		
Total number of households in catchment		x New households in catchment
<u>£22 million</u> 115,793	x 24,273	= £4,611,730
Total Developer Contribution per household = £190		

The net gain is five therefore the necessary contribution towards HRC is £950.

- 8.41 Subject to the completion of a S106 planning obligation to secure the requirements of the Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012), I am satisfied that the proposal accords with the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16.

Education

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

is insufficient capacity to meet demands for educational facilities.

- 8.43 In this case, five additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	5	800
2+- beds	2		160		
Total					800

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

Monitoring

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

Planning Obligations Conclusion

- 8.46 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 In my opinion the proposed building would preserve and enhance the established character of the Conservation Area. It is my view that, subject to conditions, the proposal would provide satisfactory living accommodation and would not have a significant impact on neighbouring occupiers. I therefore recommend that the application is approved, subject to conditions and the completion of the S106 agreement.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

APPROVE subject to the satisfactory completion of the s106 agreement by 31st July 2014 and subject to the following conditions and reasons for approval:

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

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

2. 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)

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

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

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

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

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

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

6. 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)

7. 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)

8. Part A

Prior to the commencement of development a noise report prepared that considers the impact of noise from the neighbouring Dance Studio on upon the proposed development shall be submitted in writing for consideration by the local planning authority

Part B

Following the submission of a noise report and prior to the occupation of the development, a noise insulation scheme having regard to acoustic ventilation, protecting the residential units from noise as a result of the proximity of the bedrooms/living rooms to the high noise levels from the neighbouring dance studio shall be submitted to and approved in writing by the local planning authority.

The scheme shall achieve:

- o The 'good' noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings-Code of Practice,' with
- o Ventilation meeting both the background and purge / summer cooling requirements of Approved Document F.

Details shall include:

- o Glazing Specifications
- o Details of Ventilation

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

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

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

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

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

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

INFORMATIVE: If during the works contamination is encountered, the Local Planning Authority should be informed, additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The applicant/agent to need to satisfy themselves as to the condition of the land/area and its proposed use, to ensure a premises prejudicial to health situation does not arise in the future.

INFORMATIVE: The residents of the new residential units will not qualify for Residents Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets

Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 31st July 2014, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, education and life-long learning facilities, waste facilities, waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 and the Cambridgeshire and Peterborough Minerals and Waste Development Plan (Core Strategy Development Plan Document July 2011) policy CS16 and as detailed in the Planning Obligation Strategy 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010, Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012

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

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION



Ref: 13/1262/FUL

Dale Robinson
DPA Architects Ltd
The Gallery
96 King Street
Cambridge
Cambridgeshire
CB1 1LN

The Council hereby refuse permission for

Redevelopment of land adjacent to 40-42 Cambridge Place, Cambridge for the erection of a block of 3No. 1 bed apartments and 3No. 1 bed studios.

at

Land Adjacent To 40-42 Cambridge Place Cambridge CB2 1NS

in accordance with your application received 6th September 2013 and the plans, drawings and documents which form part of the application, for the following reasons:

1. Due to its height, bulk and proximity to the common boundaries, the proposed development would dominate and enclose the rear gardens of 21 and 23 Glisson Road to a significant and unacceptable degree. The proposal is therefore contrary to policies 3/4 and 3/12 of the Cambridge Local Plan 2006.

This decision notice relates to the following drawings: **LOCATION PLAN, PL(21)01A, PL(90)01,**

A copy of the refused plan(s) is/are kept in the planning application file.

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

Dated: 20 December 2013

Head of Planning Services
all

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

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

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

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

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

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

2. Purchase Notices

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

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

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

4. Appeals to the Secretary of State

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

5. Purchase Notice

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

6. Compensation

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

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

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



Appeal Decision

Site visit made on 12 November 2012

by **C Thorby MRTPI IHBC**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 31 December 2012

Appeal Ref: APP/Q0505/A/12/2180931
25 Cambridge Place, Cambridge, CB2 1NS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Richard Mutty against the decision of Cambridge City Council.
 - The application Ref 2/0490/FUL, dated 18 April 2012, was refused by notice dated 21 June 2012.
 - The development proposed is change of use from offices (Class B1) to form 3no studios and 2no 1 bedroom flats with associated access arrangements and external alterations.
-

Decision

1. The appeal is allowed and planning permission is granted for change of use from offices (Class B1) to form 3no studios and 2no 1 bedroom flats with associated access arrangements and external alterations at 25 Cambridge Place, Cambridge, CB2 1NS in accordance with the terms of the application, Ref 2/0490/FUL, dated 18 April 2012, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) No construction work or demolition shall be carried out 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plan: PL(21)02A

Application for costs

2. An application for costs was made by Mr Richard Mutty against Cambridge City Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues in this case are:
 - i) Whether the parking provision would meet local plan policy on parking, cause inconvenience to visitors or affect highway safety;
 - ii) The effect of the refuse and cycle facilities on the living conditions of the future occupiers in terms of cramped living conditions and noise and disturbance.

Reasons

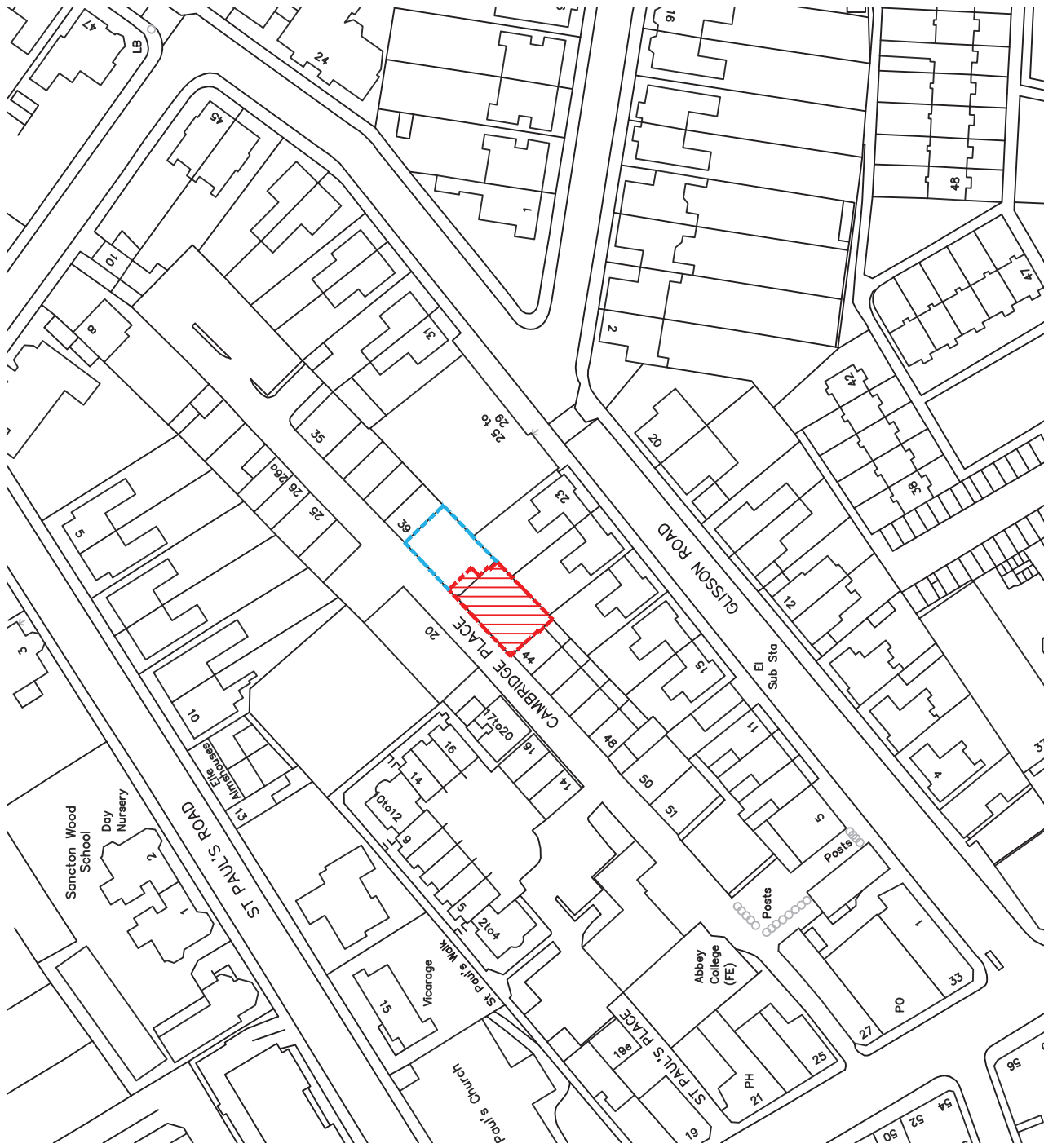
4. *Parking provision.* The site is located along a narrow lane where there is a mix of offices and residential properties. The scheme makes no provision for on-site parking and the Council consider that this would not meet their parking standards identified in the Cambridge Local Plan policy 8/10. However, these are maximum standards that allow for a reduction in number where lower car use (which is not defined) can reasonably be expected. The site is close to the City centre, local shops, facilities and public transport, including Cambridge Railway Station. The flats would be small units, and I consider that the size, together with the highly accessible location, would mean that lower than average car use would be expected for this development.
5. Providing a car free development would encourage movement by a range of non-car modes of transport. This would meet the justification for the policy 8/10 which promotes lower levels of car parking in accessible areas. This is consistent with the aim of paragraph 30 of the National Planning Policy Framework (the Framework), to support a pattern of development which promotes sustainable transport.
6. Moreover, the site falls within a controlled parking zone and there are double yellow lines along both sides of Cambridge Place. If properly controlled, this would prevent inconvenient parking or parking which might pose a risk to highway safety. There are pay and display parking bays nearby where visitors could park, if necessary. Therefore, there would be no harm arising from the lack of on-site parking.
7. *Refuse and cycles.* The appellant's plans demonstrate that there is space for the appropriate number of bins and cycles and there is no evidence that the manoeuvring area would be insufficient. The ground floor would not, therefore, appear to be cramped or lead to bins being stored on the street. The area for refuse and cycling would be accessed from the hall beside the ground floor flat. Although people would move along the hallway with bikes or rubbish and there may be noise, this would not be unexpected in flatted accommodation particularly for those people who live on the ground floor. Additionally, for five modest size flats the movements would not be significant and would not be likely to materially harm the living conditions of the occupiers.
8. The bin store would be in a separate room to the hall, set away from the door to the ground floor flat and harmful odours are unlikely to cause a problem to the future occupiers. The proposal would comply with LP policy 3/12 which relates to the design of new buildings. This policy is consistent with paragraph 58 of the Framework which aims to ensure that development will function well and add to the overall quality of the area.
9. *Other Matters.* The planning obligations make provision for contributions towards public open space, community facilities, waste and education. The policy basis for the contributions, the method of calculation, an indication of where the money will be spent and the relationship between the contributions and the development has been provided by the Council. In these circumstances, the obligations would meet the statutory tests and I have taken them into account.

10. *Conditions.* Restriction of hours for construction would be necessary to protect the neighbours' amenities. Otherwise than as set out in this decision and conditions, it is necessary that works shall be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning. Conditions are attached relating to these matters.

Christine Thorby

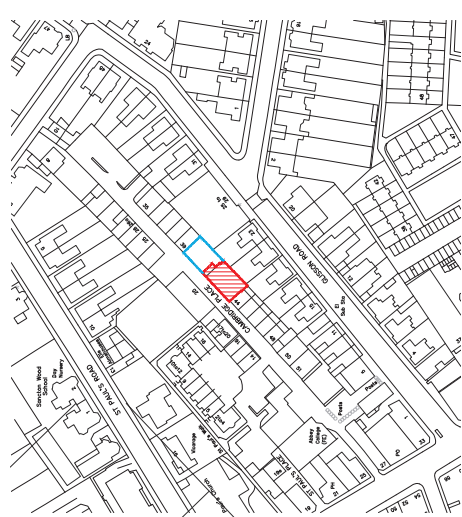
INSPECTOR

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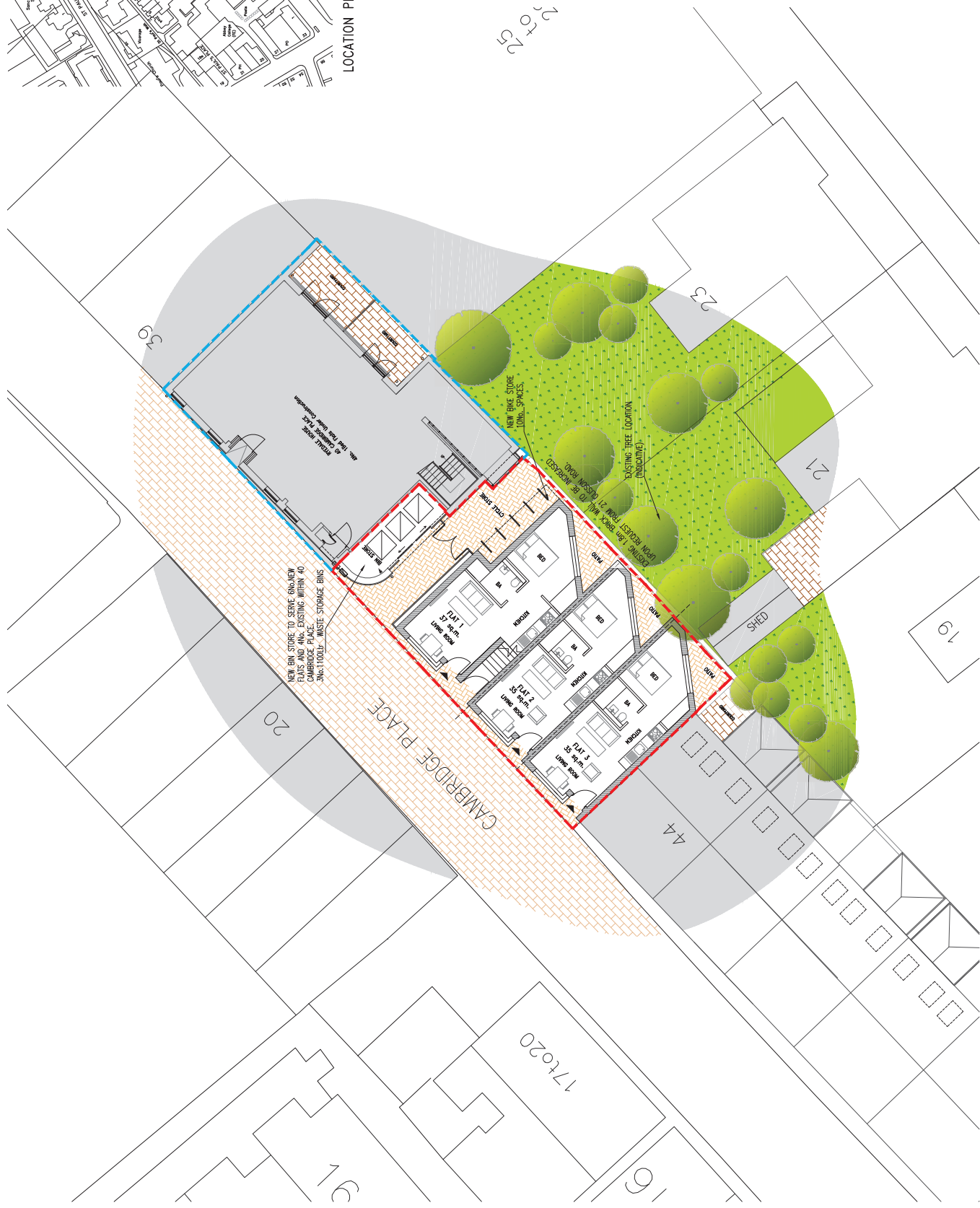


LOCATION PLAN 1:1250

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LOCATION PLAN 1:1250



- SITE LEGENDS-
- EXISTING TREE LOCATIONS
 - INDICATIVE OFF SITE
 - CBF CLOSED BOARDED FENCE.
 - BLOCK PAVING.
 - SITE BOUNDARY.

CLIENT
Mr James Arnold

PROJECT
Proposed Development to the Land
Adjacent to 40-42 Cambridge Place,
Cambridge

TITLE
Proposed Site Plan

DRAWING STATUS
PLANNING

DRAWN DSR CHECKED NP

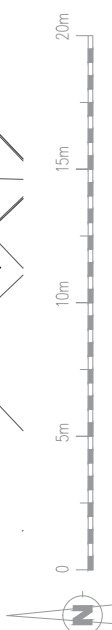
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DATE Aug. 13

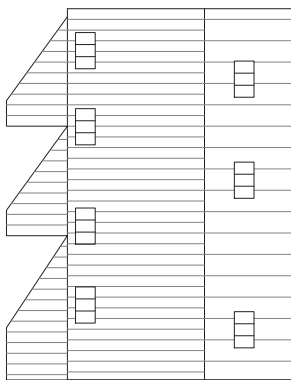
THE GALLERY
OFFICE
CAMBRIDGE
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01223 341808
www.dpaa.com
info@dpaa.com



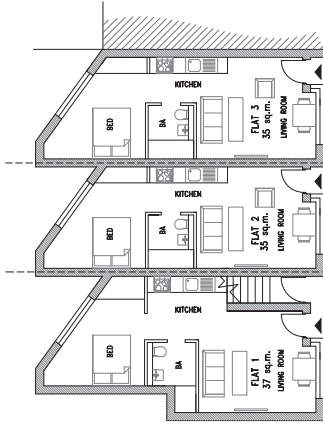
JOB NO. 319 DRAWING NUMBER PL(90)01 REV B



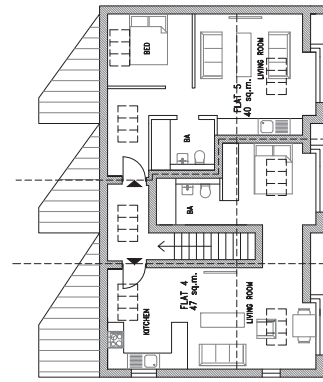
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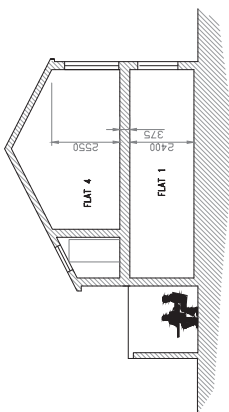
ROOF PLAN



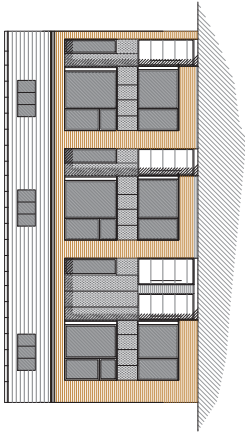
GROUND FLOOR PLAN



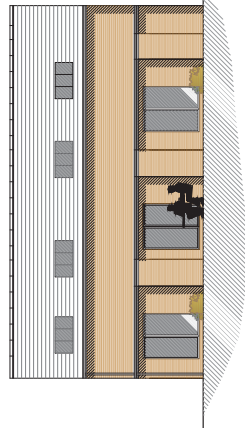
FIRST FLOOR PLAN



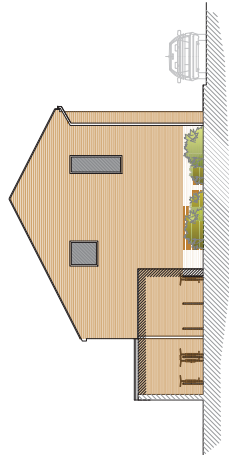
SECTION



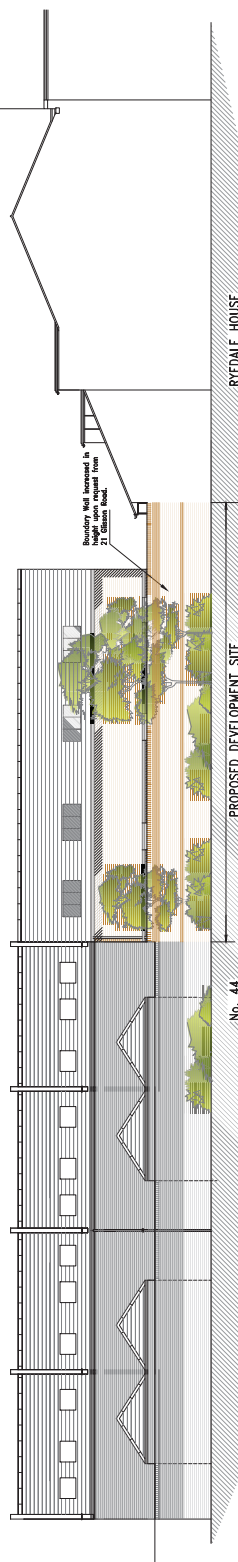
FRONT ELEVATION



REAR ELEVATION
(BOUNDARY WALL NOT SHOWN)



SIDE ELEVATION

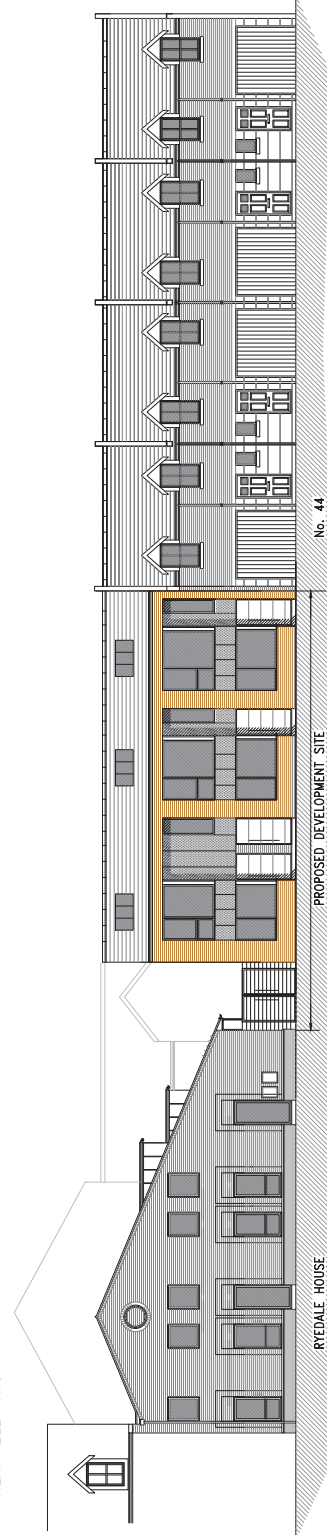


REAR ELEVATION

PROPOSED DEVELOPMENT SITE

No. 44

RYDDALE HOUSE



RYDDALE HOUSE

PROPOSED DEVELOPMENT SITE

No. 44

STREET ELEVATION FROM CAMBRIDGE PLACE

Rev C 23-03-14
Percept omitted at request of
conservation team

CLIENT
Mr James Arnold

PROJECT
Proposed Development to the Land
Adjacent to 40-42 Cambridge Place,
Cambridge

TITLE
Proposed Floor Plans
Proposed Elevations

DRAWING STATUS
PLANNING

DRAWN DSR CHECKED NP

SCALE 1:100 @ A1

DATE Aug. 13

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JOB NO. 319 DRAWING NUMBER PL(21)01 REV C



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