



WEST CENTRAL AREA COMMITTEE



AGENDA

To: City Councillors: Kightley (Chair), Tucker (Vice-Chair), Reiner, Bick, Cantrill, Reid, Rosenstiel and Smith

County Councillors: Cearns and Nethsingha

City and County Councillor: Hipkin

Dispatched: Wednesday, 6 November 2013

Date: Thursday, 14 November 2013

Time: 7.00 pm

Venue: Club Room - Wilberforce Road Sports Ground, Wilberforce Road, Cambridge, CB3 0EQ

Contact: Claire Tunncliffe

Direct Dial: 01223 457013

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

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

This means that main agenda items will not normally be considered until at least 7.30pm

Timings are for guidance only and cannot be guaranteed.

1 APOLOGIES

2 DECLARATIONS OF INTEREST (PLANNING)

3 PLANNING ITEMS

3a 13/1360 FUL - 89 Barton Road, Cambridge (Pages 7 - 26)

7.05pm

- 3b 13/1280/FUL- 50 Gough Way, Cambridge (*Pages 27 - 52*)
- 3c 13/1122/FUL - 6 John Street Cambridge (*Pages 53 - 66*)
- 3d 13/1174/ADV - The Co-Op, 3 Grantchester Street, Cambridge
(*Pages 67 - 82*)
- 4 CHAIR'S ANNOUNCEMENTS** 8.05pm
- 5 MATTERS AND ACTIONS ARISING FROM THE MINUTES**
- 6 DECLARATION OF INTEREST (MAIN AGENDA)**
- 7 MINUTES**
To confirm the minutes of the meeting held on 5 September 2013 8.15pm
- 8 OPEN FORUM**
Refer to the 'Information for the Public' section for rules on speaking 8.25pm
- 9 S106 PROPOSALS OF THE CAMBRIDGE AND SOUTH
CAMBRIDGESHIRE TRANSPORT PLAN** (*Pages 83 - 84*) 8.55pm
- 10 DEVELOPER CONTRIBUTIONS DEVOLVED DECISION-
MAKING: 2ND ROUND PRIORITY-SETTING FOR
WEST/CENTRAL AREA**
Report attached separately 9.20pm

Meeting Information

Open Forum

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

Public Speaking on Planning Items

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

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

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

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

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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.

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via:

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

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Queries reports

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

General Information

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Application Number	13/1360/FUL	Agenda Item	
Date Received	13th September 2013	Officer	Mr John Evans
Target Date	8th November 2013		
Ward	Newnham		
Site	89 Barton Road Cambridge CB3 9LL		
Proposal	Erection of 2.5 storey dwelling following demolition of existing bungalow		
Applicant	Mr James Crickmore 70 Fen Road Chesterton Cambridge Cambridgeshire CB4 1TU		

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

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site relates to a detached single storey bungalow situated on the southern side of Barton Road. The existing bungalow has a relatively deep rectangular footprint, covering over half of the plot.

1.2 Either side are two storey detached dwellings set within rectangular plots. To the south is Bolton's Pit Lake.

1.3 The site is not within a Conservation Area. Bolton's Pit Lake is a site of Local Nature Conservation Importance and a County Wildlife site. The site falls within Flood Risk Zone 3.

2.0 THE PROPOSAL

2.1 Permission is sought for the demolition of the bungalow and the erection of a new two storey dwelling. The new dwelling has an eaves height of 5.3m and an overall ridge height of 8m.

2.2 The proposed house will be constructed with red brickwork and will have a red clay roof tile.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Flood Risk Assessment

2.4 The application is brought before Committee at the request of Councillor Rod Cantrill for the following reasons, and because third party representations have been received:

I have reviewed the revised plans and remain concerned that the application may still have issues relating to massing. If you are minded to approve under delegated authority, I would like to request that the application comes to committee on the same planning grounds as the previous application.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0975/FUL	Erection of 2.5 storey dwelling following demolition of existing bungalow	Withdrawn
C/73/0511	Erection of one detached single-storey dwelling unit	Approved

4.0 PUBLICITY

4.1 Advertisement: No
Adjoining Owners: Yes

Site Notice Displayed:

No

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/3 3/4 3/7 3/10 3/11 3/12 4/3 4/4 4/6 4/13 4/16 5/1 8/2 8/4 8/6

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

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

	<u>Area Guidelines:</u> Suburbs and Approaches Study: Barton Road
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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, the following policies are of relevance:

- Policy 55 – Responding to Context
- Policy 56 – Creating successful places
- Policy 57 – Designing new buildings
- Policy 69 – Protection of sites of local nature conservation importance
- Policy 71 – Trees

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

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

Head of Refuse and Environment

6.2 No objections subject to ground contamination and construction hours related conditions.

Head of Streets and Open Spaces (Landscape Team)

- 6.3 We recommend that the building is well landscaped with trees to reduce the visual dominance on immediate neighbours. We recommend two trees are incorporated into the front garden to positively contribute to the public realm. We also recommend strategic trees/hedges are included into the rear yard to prevent overlooking of neighbouring gardens.

Environment Agency

- 6.4 No objections subject to a floor level condition.

English Heritage

- 6.5 After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. 89 Barton Road is not therefore recommended for listing.

Reasons for decision

89 Barton Road, built in 1974 to the designs of Peter Lord of Austin Smith: Lord is not recommended for listing for the following principal reasons:

* Architectural interest: the degree of alteration within the building means it does not have the necessary special interest for a building of this date to meet the criteria for listing; however, the building is likely to have local interest for its design and the association with the Heffer family;

* Alteration: the removal of original features and the reconfiguration of internal partitions detracts from the architectural integrity of the building.

- 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:

28 Barton Road
32 Barton Road
34 Barton Road
53 Barton Road
79 Barton Road
83 Barton Road
87 Barton Road
89a Barton Road
91 Barton Road
93 Barton Road
97 Barton Road
34 Fulbrooke Road
38 Fulbrooke Road
3 Croftgate, Fulbrooke Road
14 Grantchester Road
16 Grantchester Road
20 Grantchester Road
33 Grantchester Street
119 Mawson Road
25 Tenison Avenue
St Marks Court
17 Gough Way
39 Stukeley Close
3 Raleigh Close
1a The Pond, CB6
77 Loompits Way, Saffron Walden
Coploe Rise, Ickleton, Saffron Walden
3 High Street, Haddenham
145 Kingston Road, Oxford
Hawson Court Lodge, Buckfastleigh
2 Freeman Court, St Ives
5 Long Crescent, Norwich
97 Berkeley Road, Bristol
29 Wellington Walk, Westbury on Trym, Bristol
1a Fieldside, Stretham
23 Vine Close, Stapleford
91 Prestbury Road, Cheltenham
45 Surbiton Hill Park, Surbiton
Langley House, High Street, Colne
3 East End Cottages, North Crawley, Newport Pagnall
172E Blackstone Road, London
119 Sutton Court, London
14 Boardwalk Place, London

333 Kennington Road, London
87 Wyatt Park Road, London
Flat 4, 144 Station Road, London NW4
62 Holly Drive, Waterlooville, Hampshire
Flat 2, 11 Cavendish Crescent South, Nottingham
Pannent, West End, Ampleforth, North Yorkshire
14-23-A304, Kamishinjo 2- Chome, Nakahara, Kawasaki City,
Japan
2-40-25, Izumi, Suginami, Japan

7.2 The representations can be summarised as follows:

Objections in Principle

- Loss of iconic, highly original delightful bungalow.
- Overdevelopment
- The bungalow is very rare, built in 1972 by architect Peter Lord.
- Houses should not impose themselves on the lake.
- Dangerous precedent.
- The development is out of keeping with the relaxed low key feel of the lakes surroundings.
- The bungalow appeals to older people, we need more such housing in Cambridge.
- The proposal exploits the site and existing footprint.
- The proposed development does not recognise the shared interests of the community.
- The building is a trophy house for someone who wants to flaunt wealth.
- This is a purely commercial venture driven by a desire to generate profit.

Design Issues

- Replacement building will dominate the lake.
- Out of keeping.
- Reduction in roof height is a small improvement.
- Bulky appearance remains.
- Proposal far too wide when viewed from Barton Road.
- The gap between 87 and 89 is narrow and less noticeable when 89 was a bungalow.
- The deep plan impacts on the amenity value of the lake.
- Any replacement should be no higher than 87 Barton Road and should not extend beyond the rear of that property.
- The proposal is 1020mm higher than 87 which is harmful.

- Three storey scale inappropriate immediately adjacent both boundaries.
- Tree planting required to minimise intrusion of the building.
- Unimaginative design.
- It is an enormous cube of heavy masonry.

Amenity Concerns

- 89a Barton Road will be overlooked.
- Privacy of 89a will be encroached upon.
- Deep footprint will result in a loss of light to 87 and 89 Barton Road.
- Overshadowing into habitable rooms of 87 Barton Road.
- The massive rectangular core of the house is oppressive.

Other Issues

- Loss of habitats.

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

Principle of Development

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

8.3 The existing bungalow is not of special historic interest. English Heritage and the Council's Conservation Team do not consider

it worthy of inclusion on the national list of buildings as a Heritage Asset. There are no proposals to designate the bungalow a Building of Local Interest. The site is not within a Conservation Area, so its loss cannot be protected under planning legislation. Demolition of the bungalow falls within the scope of 'permitted development'.

Context of site, design and external spaces

- 8.4 The key design issue is the detailed design and appearance of the new dwelling in its setting.
- 8.5 The footprint of the proposed new dwelling can be comfortably accommodated within the rectangular plot. The new house is set in from the common boundaries of numbers 87 and 89a Barton Road by 1m, to ensure it will not be unduly cramped or constrained in its setting. The overall footprint of the proposed new house is a reduction of the sprawling plan form of the existing bungalow. Given that the proposed house includes a single storey rear extension, I consider it reasonable to recommend removal of permitted development rights.
- 8.6 The scale, mass and height of the proposed new house is similar to its immediate neighbours 87 and 89a Barton Road. The front elevation is articulated with a front gable feature which is typical of the suburban architecture in the vicinity. The proposed new dwelling is unobtrusive and will harmoniously integrate with the existing Barton Road street scene.
- 8.7 While I recognise the local concern regarding the two storey form of the new house (with accommodation in the roofspace), it is the existing bungalow which is an anomaly in the street. The proposed new dwelling is entirely in keeping with the siting, scale and massing of the suburban residential context.
- 8.8 The proposed materials reflect the prevailing context and can be agreed through the imposition of planning condition 2.

External spaces and the impact on Bolton's Pit Lake

- 8.9 I note concerns regarding the visual intrusion of the proposed new house on the lakeside setting, which is an area of Local Nature Conservation Importance. The proposed new house respects the rear two storey building line of 87 and 89a Barton

Road and will in my view have no adverse impact on the setting of the lake. Part of the character of the lake are the two storey buildings which frame the perimeter, so the proposed building will have a very similar visual impact to its immediate neighbours 87 and 89a Barton Road. The imposition of a suitable planning condition can ensure that additional tree planting is provided, to positively contribute to the character and appearance of the lakeside.

- 8.10 The existing bungalow is the anomaly because its footprint covers over 50% of the plot, in close proximity to the lake. The overall amount of footprint will be reduced through the redevelopment which will make a positive contribution to the lakeside setting.
- 8.11 In my opinion the design of the replacement dwelling is acceptable and will not adversely affect the character and appearance of the street scene or lakeside scene and is therefore compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/6.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed new house will have some impact on number 87 Barton Road to the east. It projects 2m beyond the main two storey front elevation of 87 Barton Road. Given there is a distance of over 2m separating 87 Barton Road and the proposed new house, this will not result in harmful overshadowing or loss of light. The overall plan depth of the new house is otherwise very similar to the flank elevation of 87 Barton Road.
- 8.13 The relationship of the new house with 89a Barton Road is much improved compared with the existing bungalow. The sprawling length of the bungalow is reduced by over 4m which will result in an improved relationship with this property. The main two storey core of the proposed building is positioned over 3m from the common boundary, which is an acceptable relationship.

8.14 Both number 87 and 89a Barton Road will have a much improved outlook from their upper windows from the removal of the unsightly flat roof of the existing bungalow.

8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/12.

Amenity for future occupiers of the site

8.16 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

8.17 There is ample space for waste and recycling storage on the plot. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

8.18 Sufficient car parking is retained on the front drive and with the internal garage.

Cycle Parking

8.19 Cycle parking is provided within the internal garage, which accords with Council's adopted standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.20 I have summarised the issues raised in the table below:

Issue	Report Section
Loss of iconic, highly original delightful bungalow.	Paragraph 8.3

The bungalow appeals to older people, we need more such housing in Cambridge.	The local plan offers no policy protection for bungalows. There is a need for all types of accommodation in Cambridge.
The proposed development does not recognise the shared interests of the community.	I do not agree. The modest replacement dwelling is very similar to adjacent buildings and will not adversely affect the character of the lakeside setting.
Proposed far too wide when viewed from Barton Road.	Paragraph 8.5
Any replacement should be no higher than 87 Barton and should not extend beyond the rear of that property.	The proposed new house is very similar in height as compared to its neighbours.
89a Barton Road will be overlooked.	The proposed first floor window in the flank elevation of the new house serves the stairs. There will be no harmful overlooking. The roof dormer in the flank elevation are high level windows above the stairs and will not cause overlooking.
Unimaginative design.	The design is modest and traditional, which is appropriate in this context.
The deep plan impacts on the amenity value of the lake.	I do not agree. The plan form closely follows adjacent buildings.
Loss of habitats.	Short term building work will inevitably cause some disturbance. Further tree planting will ensure biodiversity will be enhanced.

9.0 CONCLUSION

9.1 There is no policy basis to resist the loss of the existing bungalow. The proposed replacement dwelling is modest in size and scale, similar to the prevailing context of detached

residential properties along Barton Road. There will be no adverse impact on the amenities currently enjoyed by neighbouring residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason: In the interests of amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

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

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

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

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

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

7. Floor Levels shall be set no lower than 10.99 metres above Ordnance Datum Newlyn.

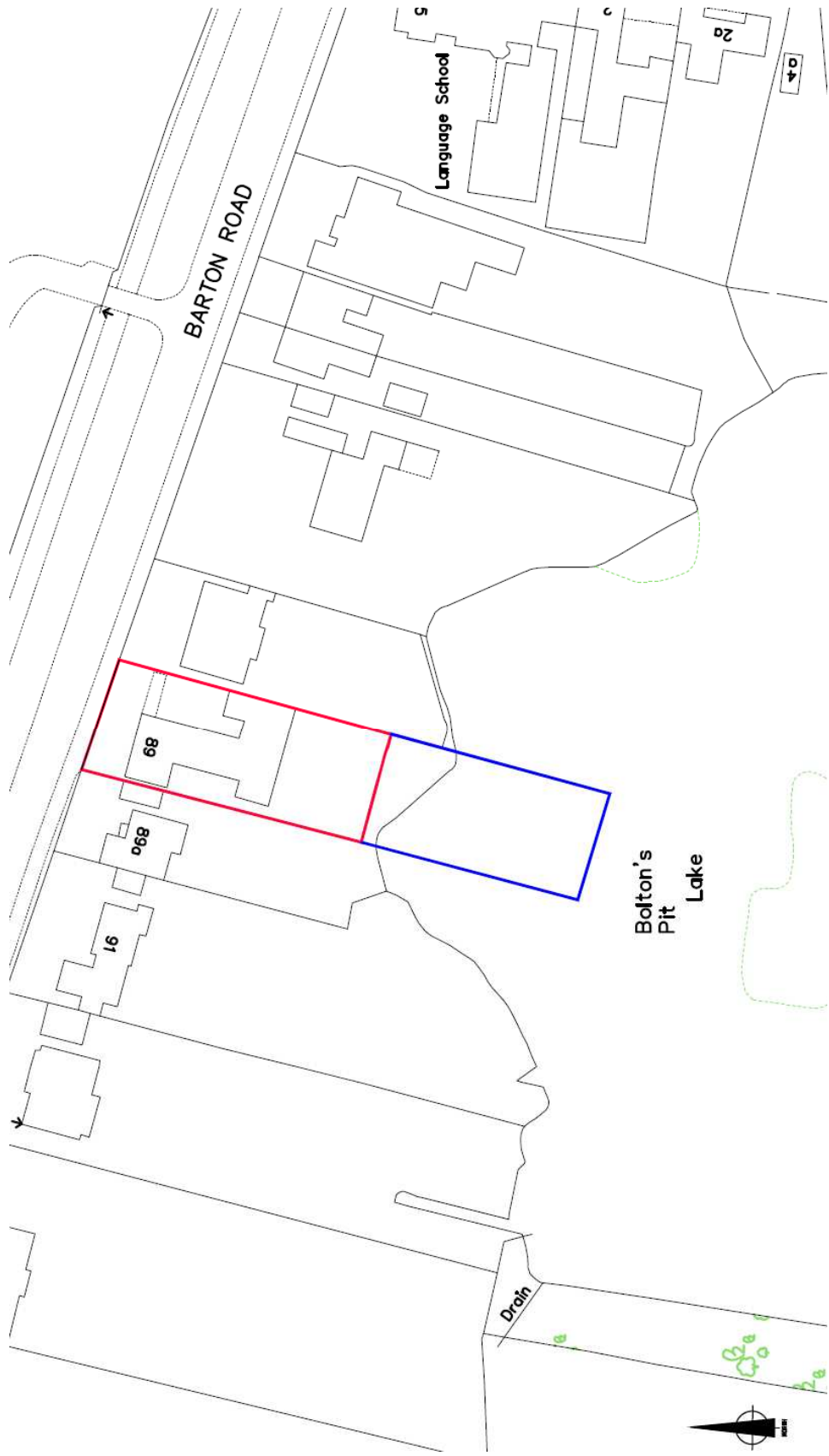
Reason. To protect the development and its occupants from flooding in extreme circumstances, Cambridge Local Plan 2006 policy 4/16.

8. 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.

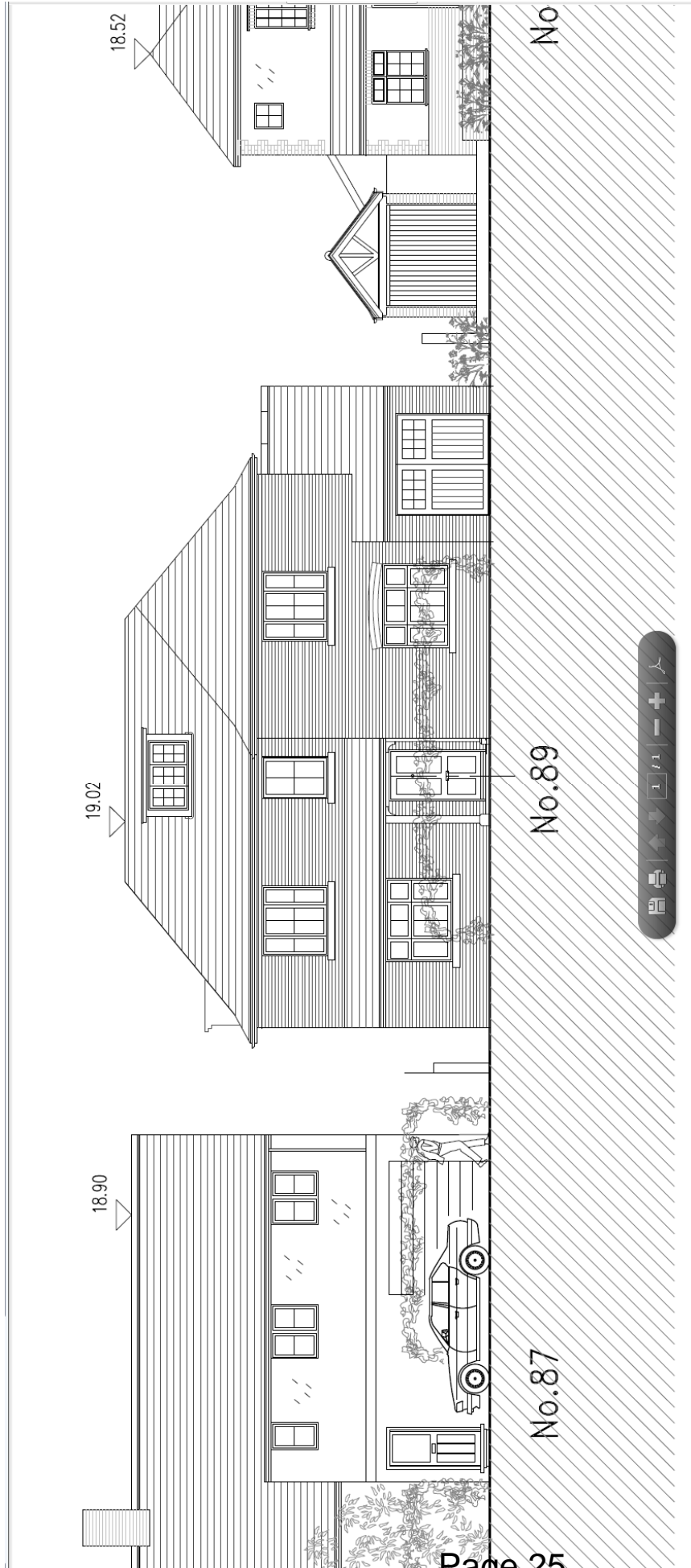
Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

9. No development shall take place until full details of soft landscape works and additional tree planting have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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



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Application Number	13/1280/FUL	Agenda Item	
Date Received	10th September 2013	Officer	Mr Sav Patel
Target Date	5th November 2013		
Ward	Newnham		
Site	50 Gough Way Cambridge CB3 9LN		
Proposal	Works to include erection of a two storey front extension, part two storey and part single storey side and rear extension. A separate cycle/bin store is also proposed within the design, located at the front of the dwelling. The cycle/bin store will also propose a new footpath to/from the existing public footpath.		
Applicant	Mr Christopher Tomkinson 117 Grantchester Meadows Cambridge Cambridgeshire CB3 9JN England		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The design and scale of proposed extensions are in proportion with the existing property and would not appear overly dominant.</p> <p>The proposed extensions would improve the appearance of the host property and in turn the property would make a positive contribution to the character of the area.</p> <p>The proposed extensions would not have any significant adverse impact on the residential amenity of the adjoining neighbours in terms of overlooking or overshadowing.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.50 Gough Way is a two storey pitched roof detached property with an attached flat roof double garage and front driveway. The property is set back (18 metres) from the adjoining highway. The property benefits from a front lawn. There is a concreted driveway that runs parallel with the western boundary and in front of the garage. The property also benefits from a generous rear garden which is approximately 46 metres deep. The front boundary of the site is defined by a low level hedge. The side boundaries are defined by hedgerows at the front and timber panel fence and shrubs to the rear.
- 1.2 The site is located within a low density residential suburb located south-west of the city centre. The built form of the area is characterised by two storey detached properties that are set back from the adjoining highway.
- 1.3 The property is located close to the beginning of a curve in the road where the property to the west is set further forward and the property to the east is set further back. This shows as a staggered layout which is not mirrored to the same level on the opposite side of the road.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for extensions to the existing property including a detached enclosed BBQ area in the rear garden and a detached bin/cycle store at the front.
- 2.2 The extensions are to the front, rear and side of the property.
- 2.3 To the front, the proposal is to rebuild the existing garage and build over it with a pitched roof extension to provide two additional bedrooms. The proposal also includes a single storey lean-to extension in front of the new garage block, which continues across the frontage of the property.
- 2.4 To the rear, the proposal is to build a two storey gable to accommodate a large kitchen/dining area and main bedroom at first floor. The gable element would project 3.8 metres off the centre of the rear elevation. To the east of the central gable, adjacent to the side boundary with no.48, the proposal is to

extend the rear at two storey level by 2.3 metres and would include a pitched roof dormer window.

2.5 To the west of the central gable, the proposal is to create a single storey lean-to wrap around extension. This extension would wrap around the rear and side of the property above which would be two modest first floor extensions providing additional bathroom space.

2.6 The proposal also includes solar panels on the front roofscape and on the roof of the pitched roof element above the garage.

2.7 The application is accompanied by the following supporting information:

1. Plans
2. Environment Agency Flood Risk Assessment (Householder and other minor extensions)

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

2.9 A smaller bin/cycle store, which has been relocated to be closer to the eastern boundary.

2.10 The application is brought before Committee at the request of Councillor Cantrill for the following reasons:

- Overall mass of the property as a result of the extensions;
- Impact on the character of the area;
- Impact on the potential flood risk as a result of the extensions.

3.0 SITE HISTORY

Reference	Description	Outcome
	No planning history	

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
-----------------------------	---

6.0 CONSULTATIONS

Cambridgeshire County Council (Highway Engineering)

6.1 No comments to make on this application.

7.0 REPRESENTATIONS

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

7 Gough Way
23 Gough Way
25 Gough Way
27 Gough Way
29 Gough Way (x3)
48 Gough Way
52 Gough Way
63 Gough Way
4 Pernarth Way

7.2 The representations can be summarised as follows:

- Detrimental impact on the character of Gough Way
- Out of keeping with the houses in Gough Way
- Doubling the size of the property
- The extension would create a terracing effect and closing of the space between neighbouring properties
- Location of bin/cycle store is intrusive and bbq area is over the top
- Loss of light on neighbouring properties
- The extensions would increase the risk of flooding from Bin Brook
- Set a dangerous precedent for the future

7.3 Gough Way Residents' Association has made a representation, which is summarised as follows:

-It is recognised that many of the houses in Gough Way have been adopted and enlarged over time but here it is a matter of scale and we urge the planning committee to consider carefully. There are a number of objections to this application from immediate neighbours who consider this proposal representing doubling the foot print of the property and out of keeping with the Estate.

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

8.0 ASSESSMENT

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

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

Context of site, design and external spaces

8.2 Gough Way is a residential suburb to the south-west of the city centre. The properties are all set back from the adjoining

highway with landscaped front boundaries. The properties are mainly two storey and detached with car parking in front.

- 8.3 No.50 Gough Way is a traditional two-storey detached property with an attached double garage which projects beyond the front elevation.
- 8.4 The proposed front elevation would contain a pitched roof element above a garage with a single storey lean-to element in front. This element of the extension would shift the footprint of the property nearer to the side boundary with no.52 and result in a gap of 1.1 metres between the two side elevations. The front projection at ground level would be in line with no.52, with the first floor element set back by 2.5 metres. In my view, therefore, whilst the extension would reduce the spacing between no.52 and bring it forward, I do not consider this would have any adverse impact on the character of the area or impact on the residential amenity of the residents in no.52. The proportions of the proposed extension above the garage and lean-to element are in keeping and would appear subservient to the scale of the host property. The enclosing of the gap would reduce oblique views between the properties of trees in the rear gardens. However, there are many examples of where properties have been extended enclosing such gaps. I therefore do not consider the reduction in the gap between the two properties to be materially significant such that it have a detrimental impact on the character of the area. A gap, albeit lesser, would be retained and would, in my view, still provide a distinction between the two properties without causing a terracing effect. A similar front extension has been built a few houses (west) along at no.56. An image of this is contained in Appendix 3. As you can see this is a very similar extension which also reduces the gap between with neighbouring property.
- 8.5 The existing rear elevation of the property is flat. The proposal is to install a centralised gable end projecting off the rear elevation for a new master bed room. To the east of this is a pitched roof dormer window which breaks through the eaves line. The roof pitches of both elements are in keeping with the scale and proportion of the property and would improve the appearance of the rear elevation. The central gable element would project 3.8 metres off the rear elevation and the section closest to the boundary with no.48 would project 2.6 metres.

The single storey glazed roof wrap around lean-to element would also project 3.8 metres and give the extension a lightweight appearance, providing additional dining room, family area and study space. The scale of the rear extensions have been designed to sympathetically respect and integrate into the proportions of the existing property. The extensions would not unduly dominate the host property.

- 8.6 The proposed covered BBQ area to the rear would be 4.5 metres wide by 4.5 metres in depth. The BBQ area would also be set off the boundary with no.48 by 1 metre. In my view, this element is unlikely to have any significant impact on the residential amenity of the adjoining neighbour. The covered bin and cycle store at the front was considered to be excessive in scale for the purpose it served. Also, being at the front, it would have been visible from the public realm. I therefore requested the architect to scale down the enclosure and locate it nearer to the side boundary. The amended plans are attached at appendix 2.
- 8.7 In my view, the proposed extensions would give the host property an enhanced appearance and make a positive contribution to the street scene and character of the area. The extensions would significantly increase the size of the property. However, in my view, the design, proportions and scale of the development are cohesive and in work harmony with each other without making the property appear unduly dominant. Furthermore, the property sits within a large plot of land where the extension would be seen as subservient. In these terms, I consider the proposed extensions to be acceptable additions to the property.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposed development is unlikely to cause any significantly adverse residential amenity issues on the adjoining neighbours. Due to the way in which the properties on this side of Gough Way are staggered and the manner in which the extensions have been designed, the proposed extensions would not unduly

affect any of the main habitable windows in the adjoining properties. The extension to the front would not project beyond the front elevation of no.52. However, there is a ground floor window in the side (east) elevation of no.52 which would be affected by the proposed garage. However, during my site visit, I noticed that the side boundary with no.52 is defined by a 1.8 metre high fence, which has vegetation extending above it. The side window is therefore partially blocked by the boundary treatment. Therefore, whilst light entering this window will be affected, I do not consider this should warrant the refusal of this application.

8.10 No.48 is set back from the rear elevation of no.50. The proposed rear extension is unlikely to affect the residential amenity of no.48. I do not consider the free standing structure for the barbecue to be harmful in terms of its scale.

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, 3/7 and 3/14

Amenity for future occupiers of the site

8.12 The proposed extensions would provide the future occupiers of the property with a high quality living accommodation.

8.13 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

Third Party Representations

8.14 I have addressed most of the concerns raised in the third party representations received in the previous section. However, I have not addressed the flood risk and 'precedent' issue.

Flood risk

8.15 It would seem the area has an existing problem with flooding. I do not consider the proposed extensions to be significant in the

context of this current problem and to refuse the application on this basis would be unreasonable.

Precedent

- 8.16 Each planning application should be considered on its own merits.

9.0 CONCLUSION

- 9.1 The proposed extensions to no.50, which is a two storey detached property, would enhance its appearance from the street scene and make a positive contribution to the character of the area. The proposal does not raise any significantly adverse residential amenity issues. As such the proposed extensions should be approved.

10.0 RECOMMENDATION

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

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

5. The first floor window in the western elevation of the rear gable extension, which serves the master bedroom shall be obscurely glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) 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).

Front View from Gough Way:



View looking east from Gough Way

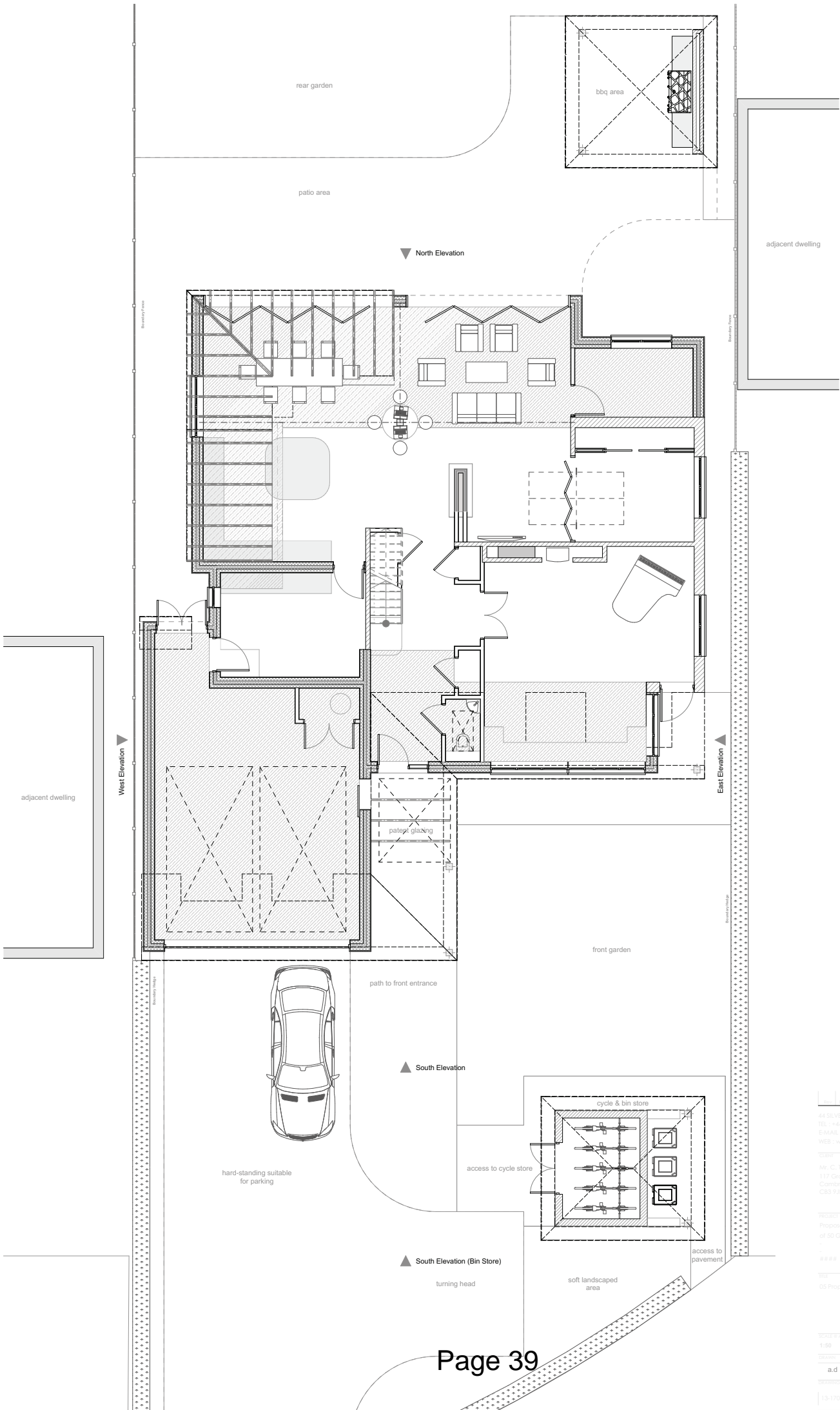


View looking view from Gough Way



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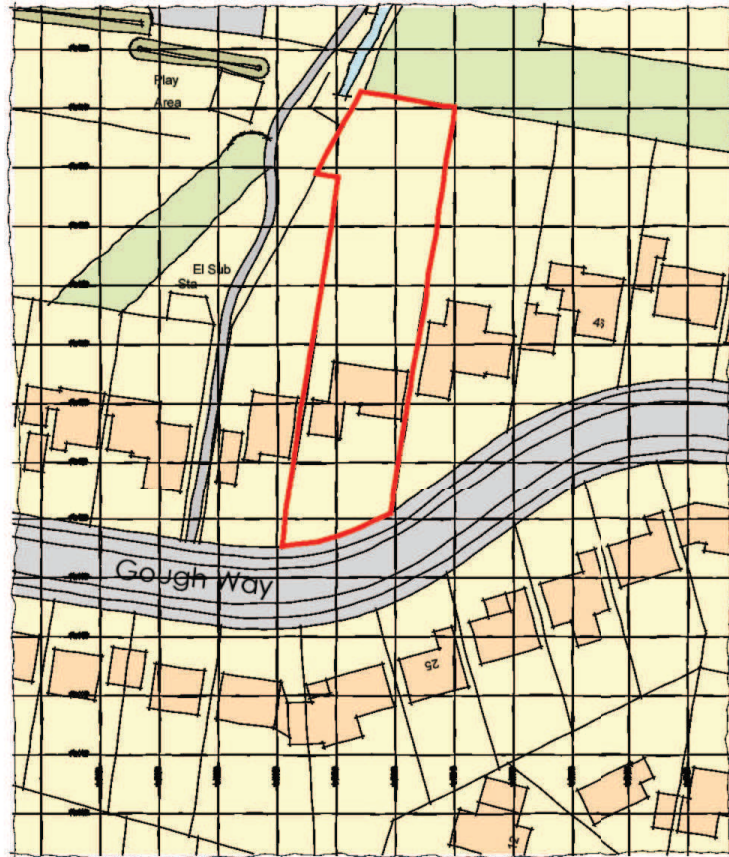
Project
 Proposed extensions and re-modelling
 of 58 Gough Way, Cambridge

Drawn By
 GJ Proposed Site Plan

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Author	Checked	Date
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13-170	GA	

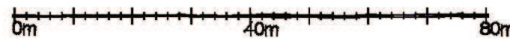
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50 Gough Way, Cambridge

Site Location Plan
Scan - 1 : 1250



Denotes Site Boundaries

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PROJECT

Proposed extensions and re-modelling
of 50 Gough Way, Cambridge
-
-

TITLE

Site location plan

SCALE @ A4	STATUS
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DRAWN	CHECKED	DATE
AD	GJ	29-08-2013

DRAWING NUMBER	REVISION
13-170	GA 01

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GA South Elevation 1:50



GA South Elevation (Bin Store) 1:50



GA North Elevation 1:50



GA North Elevation (BBQ) 1:50

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Project
 Proposed extensions and re-modelling
 of 50 Gough Way, Cambridge

Date
 30/08/13

Drawn
 Proposed Elevations 01

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13-170 GA-25

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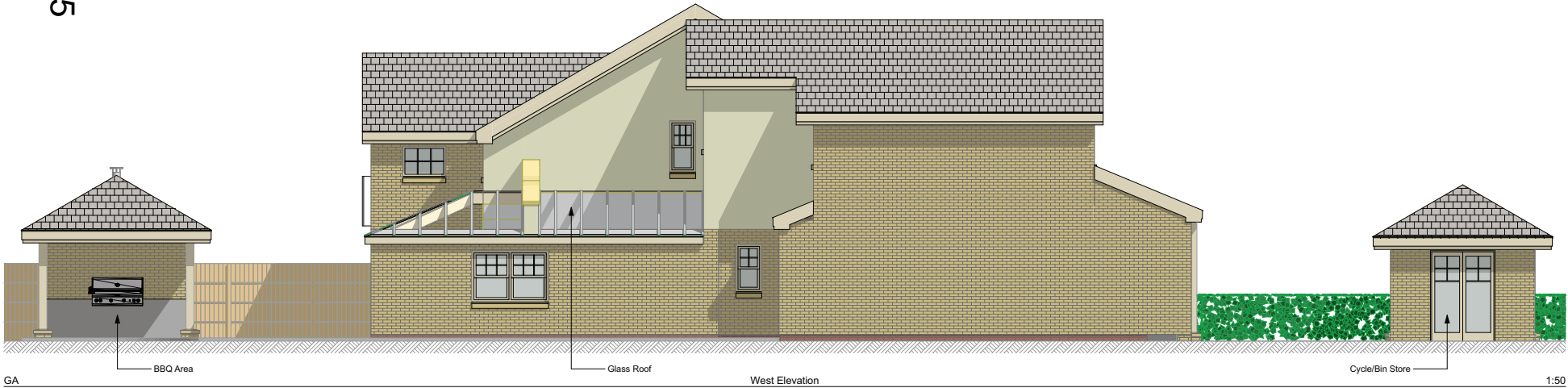
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Page 4/5



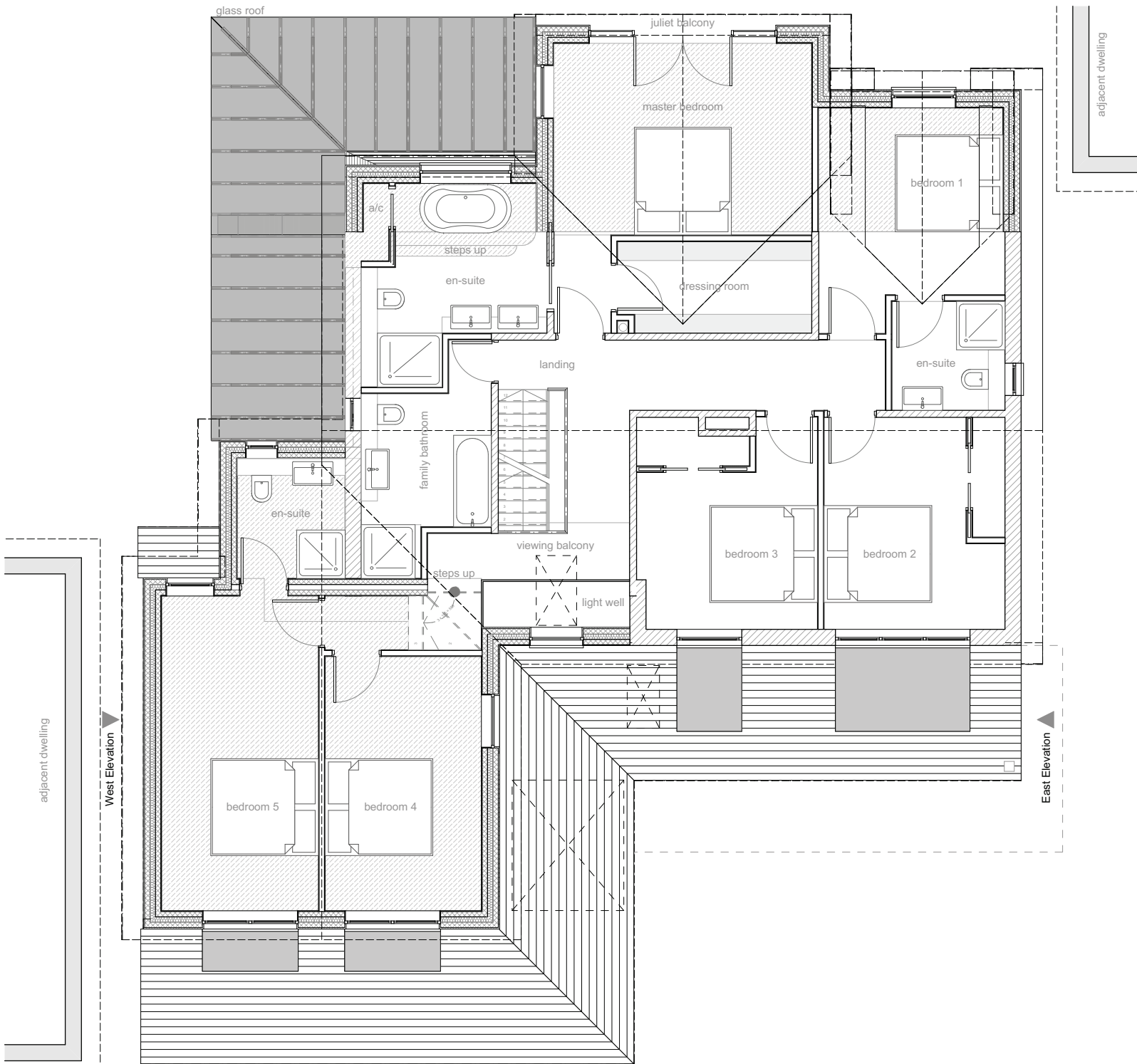
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- f a.d general revisions following g.j
30.08.13 client meeting
- e a.d general revisions following g.j
28.08.13 client meeting
- d g.j general revisions following g.j
21.08.13 client meeting
- c a.d general revisions following g.j
02.08.13 client meeting
- b g.j general revisions following g.j
26.07.13 client meeting
- a a.d front and rear extended, g.j
18.07.13 layout amended

Rev	By / Date	Amendment	Chk'd

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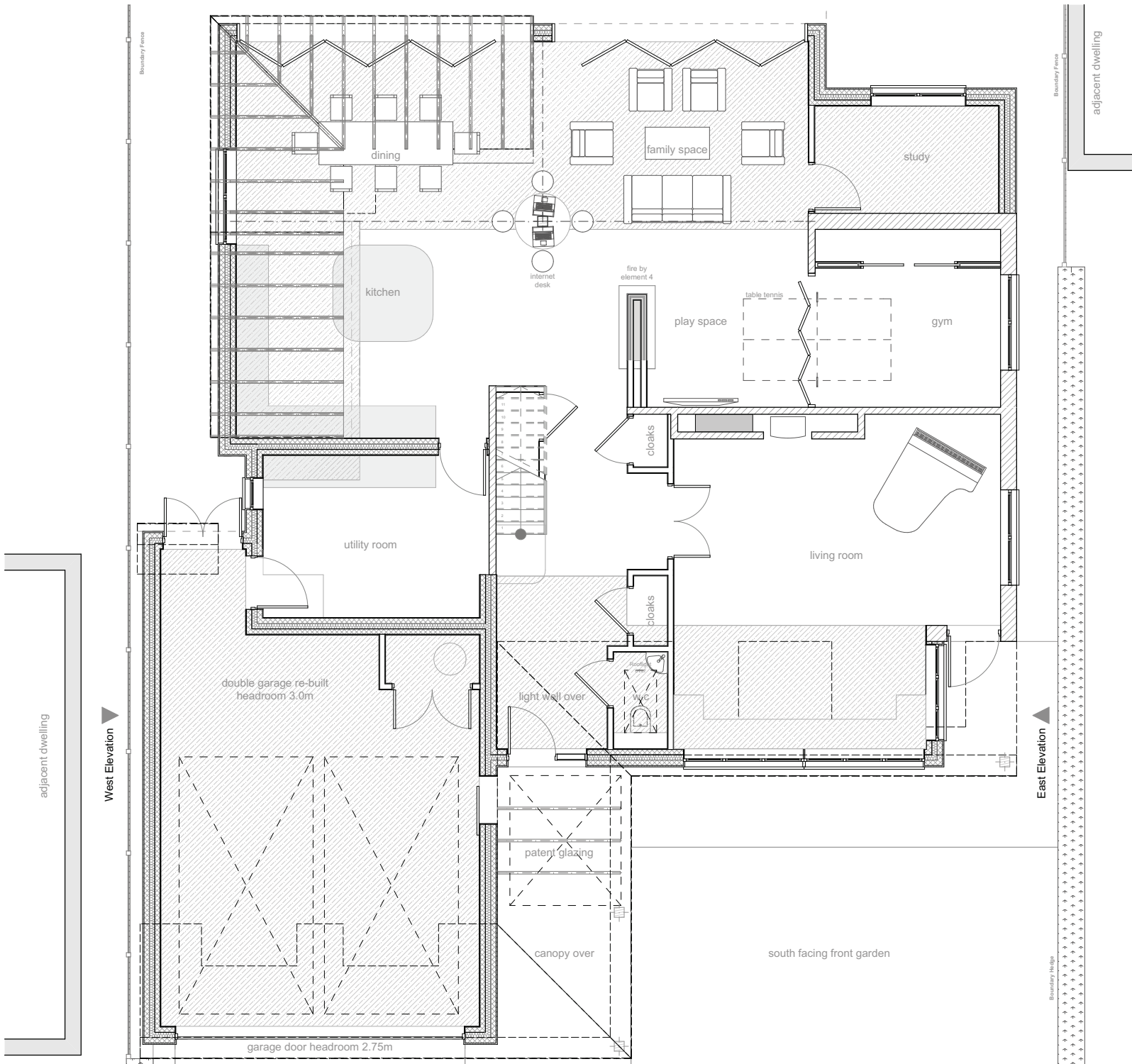
PROJECT
 Proposed extensions and re-modelling
 of 50 Gough Way, Cambridge
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TITLE
 Proposed First floor plan

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13-170	GA 21 F	

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30.08.13 client meeting
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28.08.13 client meeting
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02.08.13 client meeting
- b g.j general revisions following g.j
26.07.13 client meeting
- a a.d front and rear extended, g.j
18.07.13 layout amended

Rev	By / Date	Amendment	Chk'd
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PROJECT
 Proposed extensions and re-modelling
 of 50 Gough Way, Cambridge
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TITLE
 Proposed Ground floor plan

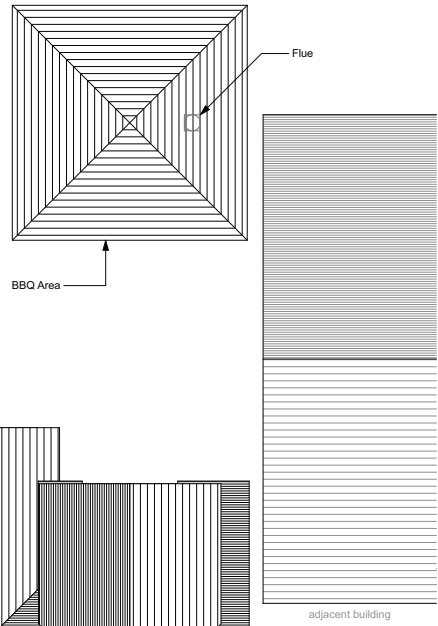
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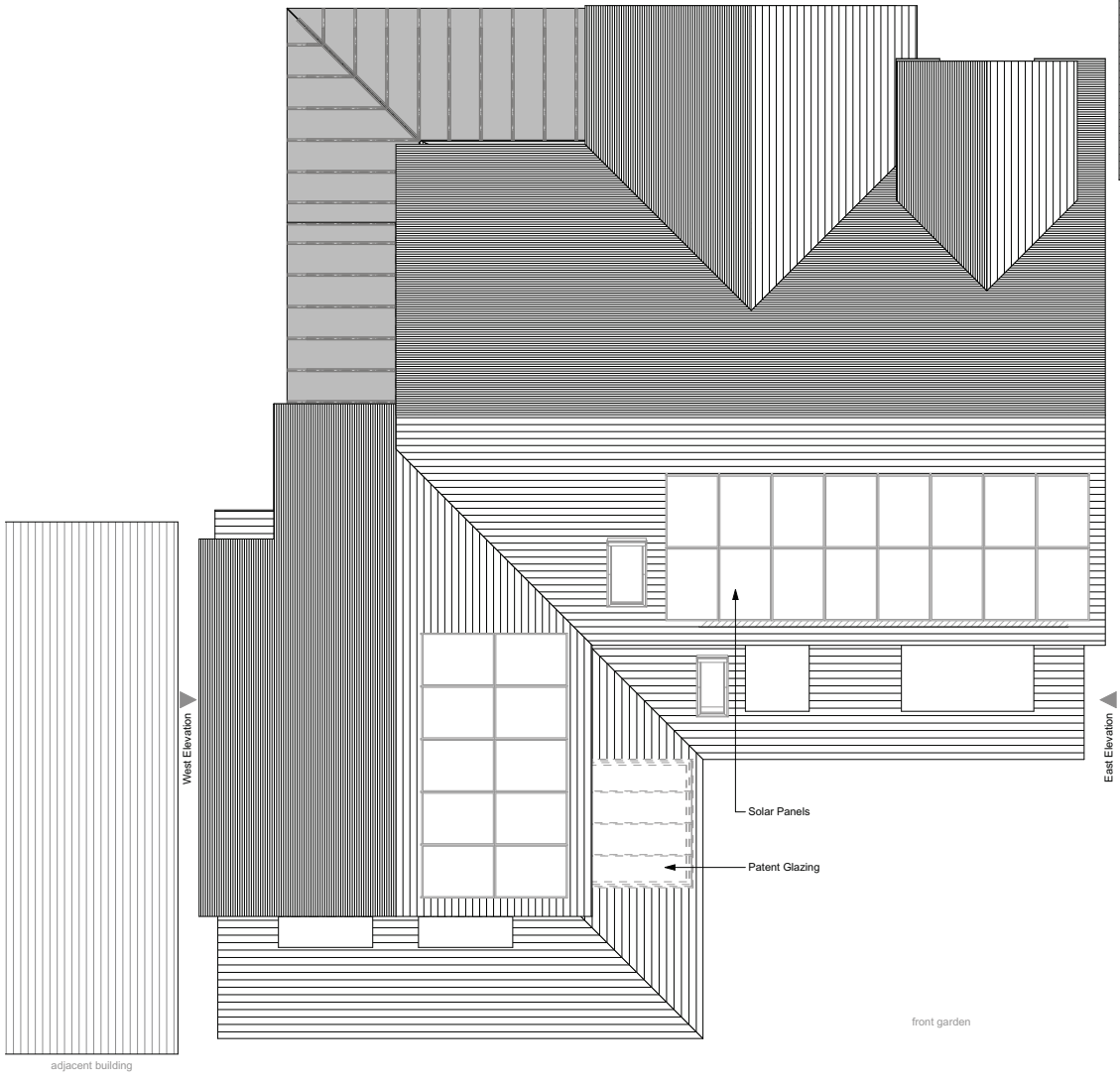
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▼ North Elevation (BBQ)

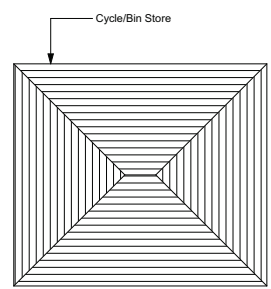


rear garden

▼ North Elevation



▲ South Elevation



▲ South Elevation (Bin Store)

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PROJ: Proposed extensions and re-modelling of 59 Gough Way, Cambridge

DATE: 29.08.13

BY: g.j.

SCALE: 1:50

PLANNING

13-178 GA-22

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Application Number	13/1122/FUL	Agenda Item	
Date Received	31st July 2013	Officer	Mr John Evans
Target Date	25th September 2013		
Ward	Market		
Site	6 John Street Cambridge CB1 1DT		
Proposal	Proposed two storey and single storey rear extensions.		
Applicant	Mr A Virdee Cherryfields Cambridge Road Oakington Cambs CB24 3BG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The revised design of extension will not in my view detract from the character and appearance of the Conservation Area. 2. I do not consider the visual impact from the revised roof profile to create significant harm to numbers 35, 36 and 37 Grafton Street to the north. 3. The height of the revised rear wing will not in my view create harmful overshadowing to justify refusal of the scheme.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a terraced residential property situated on the northern side of John Street. The property has been previously extended with a two storey rear extension.

- 1.2 The site falls within the Central Conservation Area, within the Kite Area.

2.0 THE PROPOSAL

- 2.1 This revised application seeks consent for the erection of a part two storey, part single storey rear extension.
- 2.2 The two storey extension spans the full width of the property in line with the neighbouring two storey extension at number 5 John Street. The single storey extension projects a further 3.3m into the rear garden.
- 2.3 The extension will be constructed in buff brickwork with a natural slate roof.
- 2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement

Amended Plans

- 2.5 Amended plans have been received proposing minor alterations to the internal layout of the house to increase bedroom sizes.
- 2.6 A total of five bedrooms will now be provided. The small box room will now be used as a study.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0150/FUL	Proposed two storey rear and single storey extensions.	Refused

The previous application was refused against officer recommendation by West Central Committee for the following reason:

The proposed extension, by reason of its height, width and proximity to no.36 Grafton Street, would unreasonably visually dominate the residential amenity of the occupants of no.36 Grafton Street contrary to policy 3/14(b) of the Cambridge Local Plan (2006).

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/7 3/14 4/11

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

Central Government Guidance	National Planning Policy Framework March 2012
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>Area Guidelines:</u> Kite Area

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:

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

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

Urban Design and Conservation team

- 6.2 The proposed works will preserve the character and appearance of the Conservation Area, thus adhere to Cambridge Local Plan Policy 4/11 and the NPPF.

Environmental Health

Application as submitted

- 6.3 Some of the rooms do not meet minimum space standards.

Cambridge City Council Housing

Comments on amended plans

Revised plans acceptable. The study cannot be used as a bedroom at a later date due to the size limitations. If the landlord is to let this property out as a HMO we would need to

come along and inspect to ensure the fire safety and facilities are adequate.

Arboriculture

6.4 No objections.

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 Councillor Rosenstiel has commented on this application. I have set out his comments below:

As the neighbours advise me they believe the new plans don't address all the reasons for refusal of the previous application it seems that there is no alternative, if the application is not to be refused under delegated powers, for this one to be determined by area committee too.

I am concerned about bedroom sizes because I do not recall this being raised with the previous application.

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

34 Grafton Street
36 Grafton Street

7.3 The representations can be summarised as follows:

Objections in principle

- The proposed changes have not addressed concerns.
- Proposed student use will lead to increased use of the outdoor space in summer, resulting in noise and disturbance.
- Application will create a precedent for landlords to exploit the area.

Design issues

- The design character and size of the extension is not in character with the surrounding area.
- The application proposes a house 164% of its original size in terms of floor area.
- Bulk would set an undesirable precedent.

Amenity Concerns

- The size of the extension is unreasonably visually dominating due to its height, width and proximity to the house.
- Committee refused the double width form of the extension.
- The roofline has only been altered by 50cm and width remains the same.
- Overlooking and increased noise and disturbance due to over occupancy and overcrowding of the house.
- There is a clear breach of Environmental Health bedroom size standards.
- Significant effect on neighbouring properties with regard to reduced light or privacy.

Trees

- Loss of conifer tree removes mutual screening.
- Loss of habitat for birds.

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

8.0 ASSESSMENT

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

1. Context of site, design and external spaces
2. Residential amenity
3. Highway safety
4. Car and cycle parking
5. Third party representations

Context of site, design and external spaces

- 8.2 The key design issue is the design and appearance of the extension in relation to existing building and wider Conservation Area.
- 8.3 Extensions should reflect or successfully contrast with the host building's form, use of materials and architectural detailing, as required by Local Plan policy 3/14. The proposed two storey extension spans the full width of the rear of the property. This is an acceptable design approach because of the relationship of the existing flat roof extension at number 6 John Street and the neighbouring extension at number 5 John Street.
- 8.4 The proposed two storey extension would link into these existing buildings in a logical fashion, providing an appropriate revised twin gable roof form. The previous reason for refusal did not describe any harm from the design and appearance of the proposed two storey extension. It was refused on amenity grounds only.
- 8.5 Concerns remain regarding the overall size of the extension and potential overdevelopment of the property. In my opinion, the size of the extension is not excessive. The two storey extension projects 3.6m, which combined with the 3.3m single storey rear extension, is in proportion with the plan form of the main house. This is broadly consistent with the depth of other extensions to the rear of the John Street and Grafton Street properties.
- 8.6 The extension is secluded from the street, so there will be no impact on the character and appearance of the public domain within the Conservation Area. A range of domestic extensions characterise the immediate gardenscape, which contributes to my view that the extension is appropriately designed in its context.
- 8.7 The extension will be constructed in buff brickwork and a matching slate roof. This will ensure that the extension integrates successfully with the main house.
- 8.8 In my opinion an appropriate amount of rear garden space for refuse and bicycle storage will be retained, in accordance with part C of Local Plan policy 3/14.

Trees

- 8.9 The existing conifer is not of such quality as to constrain development. The impact on local bird habitats is not significant given the size of the development.
- 8.10 In my opinion the extension would not be harmful to the character and appearance of the Conservation Area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The previous application as considered unacceptable because of the *'height, width and proximity to no.36 Grafton Street, would unreasonably visually dominate the residential amenity of the occupants of no.36 Grafton Street'*. In my opinion the reduced roof height addresses this reason for refusal. The visual impact of the roof will be reduced by introducing the revised twin gable design, which lowers the overall height of the extension by 500mm. This will reduce the mass of the extension when viewed head on from 36 Grafton Street and also from oblique angles from neighbouring gardens.
- 8.12 I recognise the width of the extension remains the same as the previous submission. In my view, this cannot be altered or reduced in a logical way to achieve a two storey extension. I remain of the opinion that a two storey extension is acceptable in principle for this terraced property and that the proposed revisions make a sufficient concession to the amenities of 36 Grafton Street. The reason for refusal has been suitably addressed.
- 8.13 The revised extension will contain two upper floor bedroom windows which face north. The existing house has a bedroom window facing north and the existing two storey extension has a bathroom window with an outlook northwards. In a relatively dense terraced urban neighbourhood an element of overlooking is inevitable and cannot be completely eliminated. In my opinion the proposal accords with Local Plan policy 3/14 and

the extensions criteria contained within the Kite Conservation Area Appraisal.

- 8.14 The applicant previously submitted a daylight sunlight report to demonstrate the extension would not result in any loss of light for 36 Grafton Street. The previous application was not refused on the basis of loss of light. This revised extension is unlikely to result in any significant loss of sunlight because the height of the main existing roof ridge is greater than the revised twin gable two storey extension.
- 8.15 The use of the premises as a shared occupancy dwellinghouse within use class C4 does not require planning permission. The impact of such a use is very similar to a single household within use class use C3. The potential comings and goings and general disturbance from the use of the property will not in my view significantly increase as a result of the extensions and shared use of the property.
- 8.16 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site. I consider that the previous reason for refusal has been addressed and the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

For future occupiers

- 8.17 The proposed amended plans reduces the number of bedrooms to five and reconfigures the floorspace of each room to meet the requirements of Housing Standards. In my view an acceptable standard of amenity is provided.

Third Party Representations

Issue	Report Section
The proposed changes have not addressed concerns.	Paragraph 8.12
Committee refused the double width form of the extension.	Paragraphs 8.5 and 8.12
Overlooking and increased noise and disturbance due to over occupancy and	Paragraph 8.15

overcrowding of the house.	
Bulk would set an undesirable precedent.	I do not agree. Paragraph 8.5

9.0 CONCLUSION

9.1 This revised application reduces the impact upon 36 Grafton Street to an acceptable level. In my view a two storey extension is acceptable in principle. APPROVAL is recommended.

10.0 RECOMMENDATION

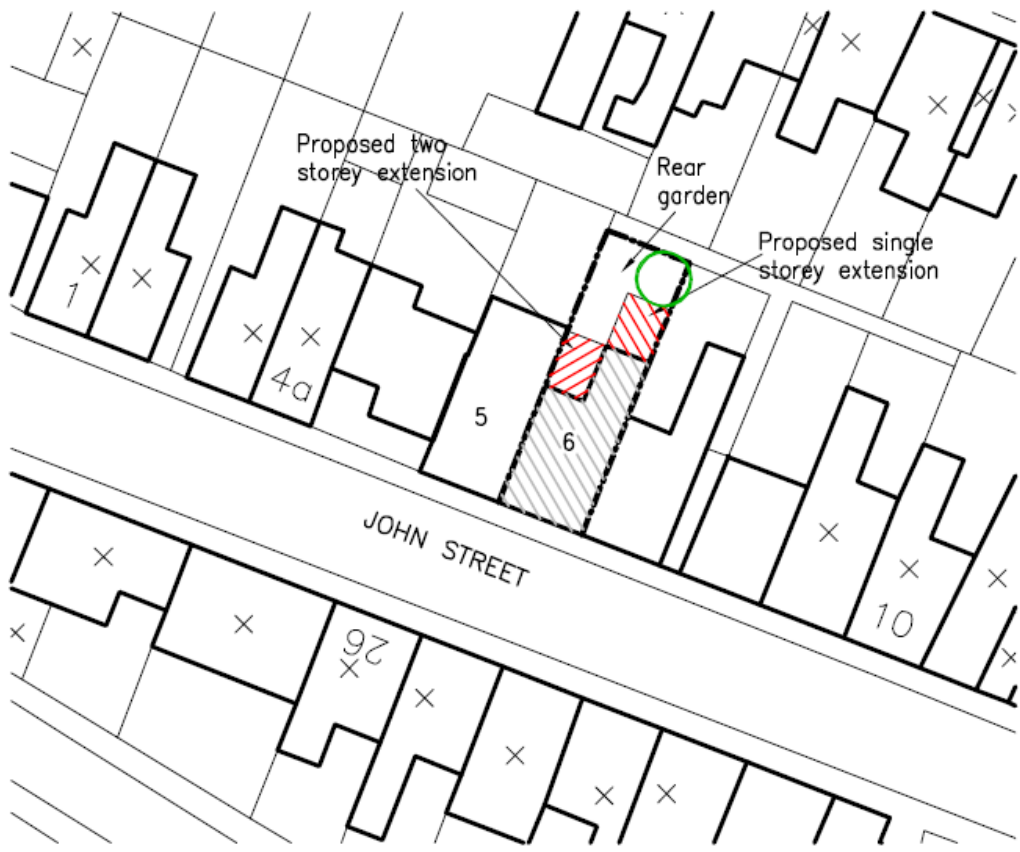
APPROVE, subject to the following conditions:

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

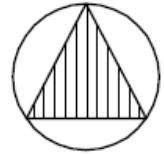
Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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)

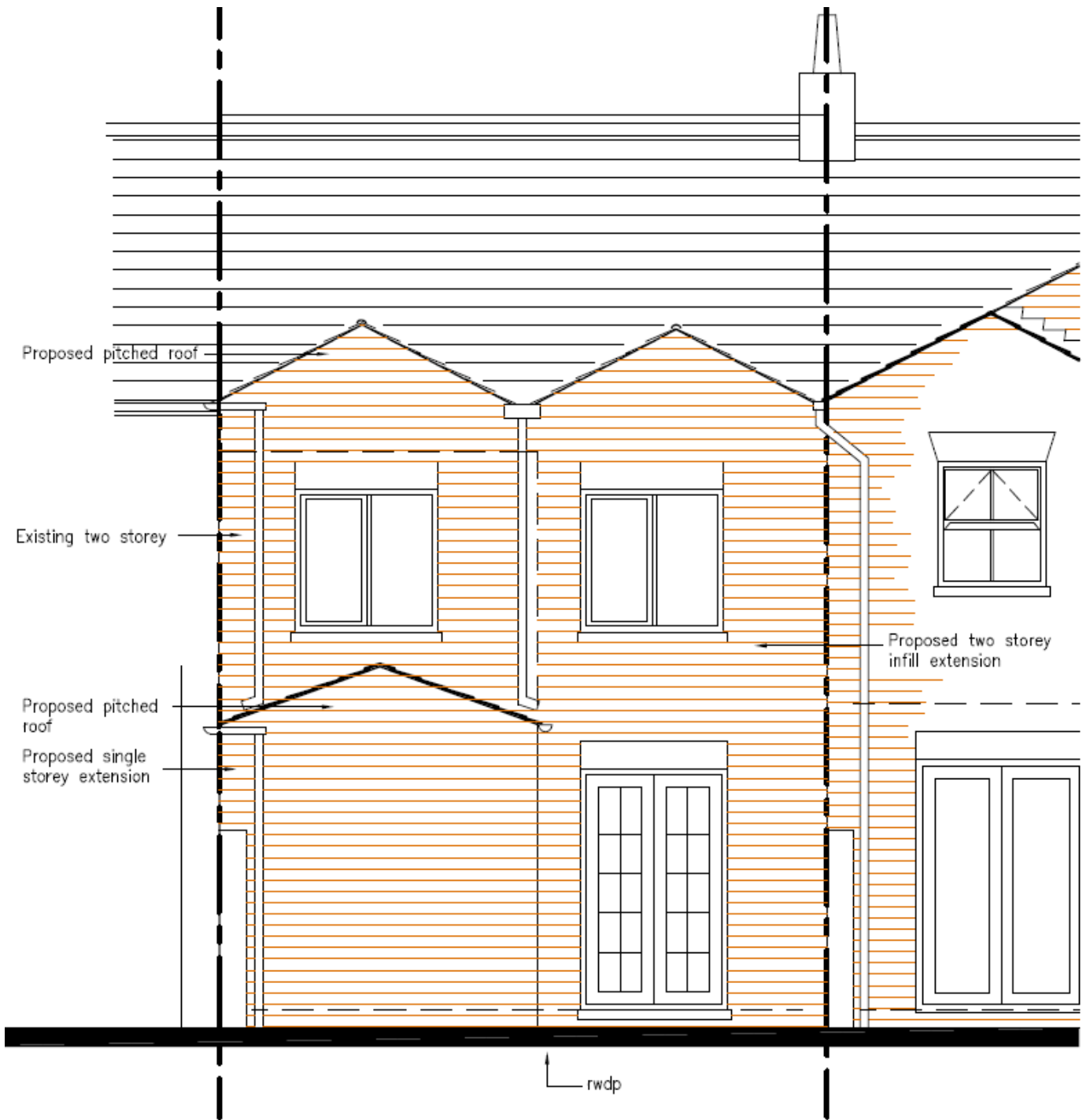


NORTH



BLOCK PLAN 1:500

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Application Number	13/1174/ADV	Agenda Item	
Date Received	8th August 2013	Officer	Mr Amit Patel
Target Date	3rd October 2013		
Ward	Newnham		
Site	Co-Op 3 Grantchester Street Cambridge Cambridgeshire CB3 9HY		
Proposal	Externally illuminated fascia sign & non-illuminated wall sign		
Applicant	Old Bank Building Hanover Street Manchester M60 0AB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal is for an externally illuminated sign instead of an internally illuminated sign</p> <p>The illumination will be directed towards the signage</p> <p>The proposal will not detract from the character or appearance of the Conservation Area</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 Located on the western side of Grantchester Street and northern side of Newnham Croft Street, 3 Grantchester Street is constructed of gault type brick, with a timber clad, gable ended porch projecting over the ground floor shop entrance. The upper floors provide residential accommodation. To the rear is a car parking area to serve this block of flats and flats 5 to 15 Newnham Croft Street. The surrounding area is predominantly residential, comprised of terrace houses and flats. A post office

is located directly southwest of the Co-op on Newnham Croft Street.

- 1.2 The site is located within City of Cambridge Conservation Area No. 8 (Newnham Croft)

2.0 THE PROPOSAL

- 2.1 This application seeks advertisement consent for an externally illuminated fascia sign and a non illuminated wall sign.
- 2.2 The fascia sign faces onto Grantchester Street and replaces the existing signage with the addition of an external trough light which projects 0.02m from the wall. The lighting will be over the lettering only. The sign itself is 4m wide by 0.6m by 0.035m. The sign will be made up of an aluminium frame with applied letters.
- 2.3 The wall sign measures 1.2m by 1.2m by 0.003m. This is a non-illuminated sign and will be made of aluminium panel with vinyl lettering.

The application is accompanied by the following supporting information:

1. Plans
2. Photos

- 2.4 The application is brought before Committee at the request of Councillor Reid who has raised concern that the introduction of illuminated signs maybe inappropriate for this residential street because it could be garish and visually intrusive.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0390/ADV	Installation of an internally illuminated fascia sign.	A/C
C/02/0139	Installation of 2no internally illuminated fascia signs, and 1no internally illuminated projecting sign.	Part Refusal Part Approval

- 3.1 The decision notice for the previously approved application C/02/0139 and 07/0390/ADV are attached to this report as Appendix 2 and 3 respectively.
- 3.2 The application reference C/02/0139 approved the internally illuminated fascia sign on the Grantchester Street frontage but refused the fascia sign and projecting sign which were also internally illuminated on the Newham Croft Street.
- 3.3 The application reference 07/0390/ADV approved an internally illuminated fascia sign subject to condition in the same position as the current sign.

4.0 PUBLICITY

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

5.0 POLICY

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

PLAN		POLICY NUMBER
Cambridge	Local	3/4 3/15
Plan 2006		4/10

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
Supplementary	Sustainable Design and Construction

Planning Documents	
Material Considerations	<p><u>Central Government:</u></p> <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>Cambridge Shopfront Design Guide</p>
	<p><u>Area Guidelines:</u></p> <p>Conservation Area Appraisal:</p> <p>Newnham Croft</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, the following policies in the emerging Local Plan are of relevance:

Policy 61 – Conservation and enhancement of Cambridge’s historic environment
Policy 64 – Shopfronts, signage and shop security measures
Policy 65 – Visual pollution
Appendix H of the emerging local plan (illumination)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No comment to make.

Urban Design and Conservation Team

The application is supported. The proposal will not have any great effect on the established character and appearance of the Conservation Area. Consequently, the application adheres to Cambridge Local Plan Policy 4/11 and the Shopfront Design Guide

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 No comments received.

8.0 ASSESSMENT

8.1 The Town and Country Planning (Control of Advertisements) Regulations 2007 states that in deciding whether or not to approve an application for advertisement consent, the local planning authority may only consider the issues of amenity and public safety.

Paragraph 67 of the NPPF states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements, which will clearly have an appreciable impact on a building or on their surroundings, should be subject to the local planning authority’s

detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Amenity – Impact on the character of the building and the street scene

The proposal is for a new fascia sign and wall sign. The fascia sign is being replaced with the addition of external illumination by trough light. The assessment of the application revolves around whether or not the illumination will be detrimental to the character of the building and/or the street scene.

Planning history for the site suggests that the sign is already illuminated but this is internal. From my site visit and plans I note that the illumination will be over the lettering of the sign and not the full width of the proposed sign. The shop opens late into the evening and there is already illumination from street furniture. I do not consider that the proposed illumination would be garish in the overall street scene. The illumination will be restricted to the opening hours of the shop by way of condition (no. 3). Due to the design of the building, with the lighting being sited next to the projecting element of the floors above, the trough light will not be visible travelling north along Grantchester Road until you get close to it. Travelling in the opposite direction there are trees along the frontages of adjacent properties which obscure this view. The trough lighting will have a low profile when read against the overall frontage of the building and I consider that this will not impact upon the building.

Subject to condition, in my opinion, the proposed signs comply with policies 3/4, 3/15, 4/10 and 4/11 of the Cambridge Local Plan (2006, the Cambridge City Council Shopfront Design Guide (1997), and government guidance in the NPPF.

Public safety – Impact on highway safety

I am of the opinion that the proposed signs would not pose a danger to highway safety. The Highway Authority officer shares this view.

9.0 CONCLUSION

The proposal is for a new wall sign and externally illuminated fascia sign. The application is supported by Conservation Officers and I agree with their view. The proposal will only be visible from certain angles in the street and therefore being on a modern building I do not consider that this will detract from the Conservation Area or the building and recommend APPROVAL.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

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

1. The express consent hereby approved expires on 14th November 2018 and the advertisement hereby approved shall be displayed before that date.

Reason: In accordance with Part 3 Regulation 14 of the Town and Country Planning (Control of Advertisements) Regulations 2007.

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. The advertisement hereby approved shall only be illuminated whilst the premises upon which it is displayed are open for trade, unless agreed otherwise in writing with the local planning authority.

Reason: In the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4 and 3/15)

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Land Charges



CAMBRIDGE CITY COUNCIL

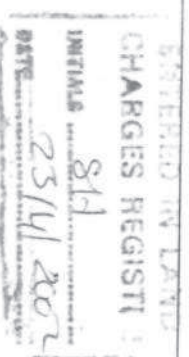
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACTS 1990

Town and Country Planning (Control of Advertisements) Regulations 1992

**PART REFUSAL/PART APPROVAL OF CONSENT TO DISPLAY
ADVERTISEMENTS**

Ref: C/02/0139/AD



To: Futurama Ltd
Olympia House
Metro Park
45 Middleton Grove
Leeds
LS11 5TJ

The Council hereby refuse consent for

Installation of 1no internally illuminated fascia sign (sign C), and 1no internally illuminated projecting sign (sign B).

at
Co-op, 1 Grantchester Street, Cambridge

in accordance with your application received 8th February 2002 for the following reasons:

- 1 The proposed signs B and C by virtue of their size, position and method of illumination would adversely affect the visual amenities of the Newnham Croft Conservation Area. The proposal is therefore contrary to Policy BE19 and BE20 of the Cambridge Local Plan (1996), policy SP12/10 of the Cambridge Structure Plan 1995 and PPG19: Outdoor Advertisement Control (1992).

The Council hereby consent to the display of

Installation of 1no internally illuminated fascia sign (sign A).
at

Co-op, 1 Grantchester Street, Cambridge

in accordance with your application received 8th February 2002 subject to the following conditions:

- 1 The advertisement hereby approved shall only be illuminated whilst the premises upon which it is displayed are open for business, unless agreed otherwise in writing with the local planning authority.

Reason: In the interests of visual amenity.

This decision notice relates to the following drawings **693-1** .

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) are kept on the planning application file.

This consent is granted subject to due compliance with the bye-laws and general statutory provisions in force in the district.

Dated: 3rd April 2002

Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning *SJD*

SEE NOTES OVERLEAF



4/6/07

AP 106494



CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

CONSENT TO DISPLAY ADVERTISEMENTS

SUBJECT TO CONDITIONS

Ref: 07/0390/ADV

Futurama Ltd.
Olympia House Metro Park 45,
Middleton Grove,
Leeds,
LS11 5TY

ENTERED IN LAND CHARGES REGISTER
INITIALS: J A
DATE: 2/6/07

The Council hereby grant advertisement consent for

Installation of an internally illuminated fascia sign.

at

Co Op 1 Grantchester Street Cambridge Cambridgeshire

in accordance with your application received 10th April 2007 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. The advertisement hereby approved shall only be illuminated whilst the premises upon which it is displayed are open for trade, unless agreed otherwise with the local planning authority.

Reason: In the interests of visual amenity. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4 and 3/12)

Reasons for Approval

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



Cambridgeshire and Peterborough Structure Plan 2003: Policies P1/3 and P7/6

Cambridge Local Plan (2006): Policies 3/15 and 4/11

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

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

This decision notice relates to the following drawings: **Site location plan and proposed signage KLNHM-1**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Dated: 4 June 2007

Guildhall, Cambridge, CB2 3QJ

Director of Environment & Planning

SEE NOTES OVERLEAF

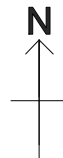


Grantchester Food
 3 Grantchester Street
 Cambridge
 CB3 9HY

OS Mastermap
 19 July 2013, ID: BW1-00244878
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 544317 E, 257414 N

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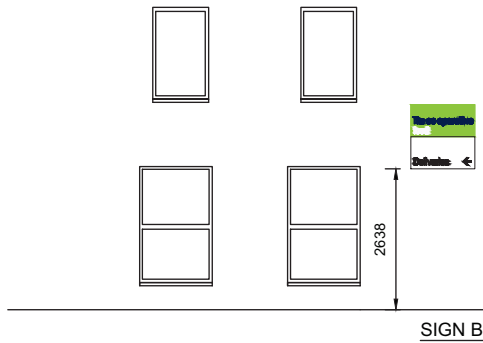
BLACKWELL'S
www.blackwellmapping.co.uk

TEL: 0113 245 2623
maps.leeds@blackwell.co.uk

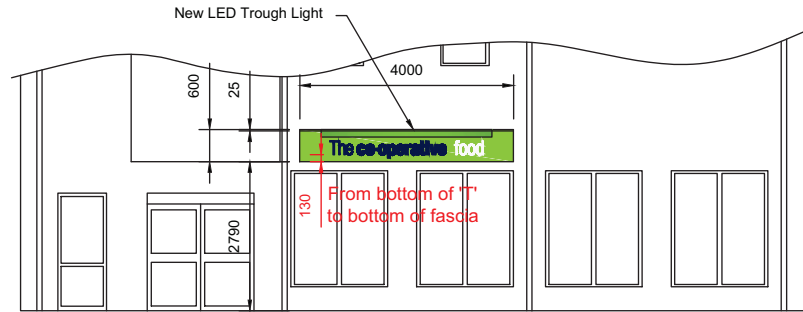
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Existing fascias will be removed by Futurama in all cases unless prior arrangements have been made

Co-op are to ensure that an L.Tsupply is left on the outside of the building to which Futurama can connect to illuminate any sign



SIGN B

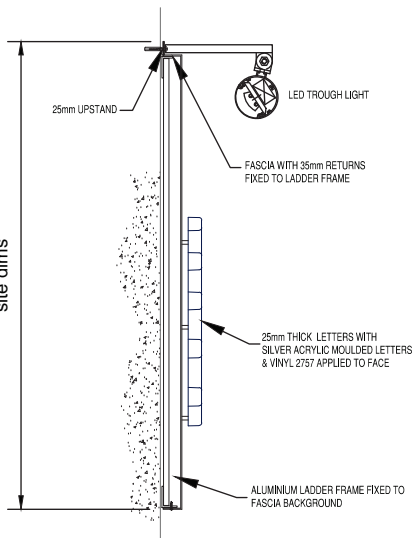


ELEVATION 1 - SIGN A
199mm M3 moulded letters
with upstand
SCALE 1:100
New text layout

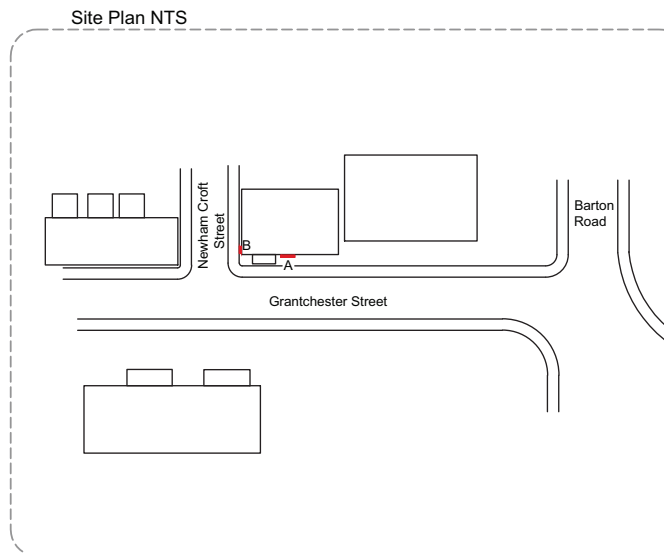


SIGN B
Wall mounted Flat Panel
with applied vinyl display
and anti-graffiti lacquered
Non illuminated
SCALE 1:20

Signage specification: Slimline Fascia 1 (Standard) Aluminium tray panel, 35mm deep on an aluminium back ladder frame & painted pantone green ref 375. The letters: 'co-operative' to be moulded from silver acrylic with blue vinyl pantone ref 2757 applied to the faces. The word 'The' is to be fret-cut from 5mm thick opaque blue acrylic pantone ref 2757 & fixed to the panel by 'fir tree' fixings. The text 'food' to be fret cut 5mm white opaque acrylic, fixed by 'fir tree' fixings. Externally illuminated by LED trough lighting.



Fascia Section
SCALE 1:10



Rev	Date	Initials	Description
C	18/07/13	GH	Amend sign B
B	23/05/13	GH	Remove opening hours
A	21/05/13	GH	ORIGINAL SCHEME

Client:

The co-operative

Site Address:

3 GRANTCHESTER STREET
CAMBRIDGE
CB3 9HY

Dwg Name: 117688

Dwg No: 1/1

Dwg Scale: AS SHOWN @_A3

Date: 21/05/13 Revision: C

Issued for: Planning Information

Drawn: GH Checked:



Olympia House Telephone:
Lockwood Court 0113 270 5595
Middleton Grove Facsimile:
Leeds 0113 277 1143
LS11 5TY E-mail:
United Kingdom postbox@futura.ltd.uk

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WEST AREA CORRIDOR FUNDING

Note to Members of Cambridge City - East Area Committee

From: Dan Clarke, Capital and Funding Manager

Date: 14th Nov 2013

1.0 INTRODUCTION

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

2.0 BACKGROUND

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

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

2.3 A process is in place between Cambridge, South Cambridgeshire and Cambridgeshire, for making recommendations for allocating the pot of S106 funding which currently includes some £156,874 for the West Area. The Plans themselves form the starting point for considering schemes for funding, and officers from the authorities are asked for views on appropriate schemes that mitigate the effect of additional transport related movements from new development.

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

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

3.0 PROGRESS UPDATE

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

WCAPT Schemes	Original S106 funding allocation	Current Status	Next Steps	Date
Madingley Rd Cycleway Improv	£246,000	Complete		
Increased frequency of Citi service 6	£475,000	Complete		
Cambridge-Cambourne – St Neots bus service improvements	£500,000	Complete		
Ring Road Signage	£13,000	Project in progress due to complete 13/14	Complete project	March 2014
Improvements to western bus journeys	£10,000	Complete		

Next Steps in the Approval/Implementation Process

- 4.1 Views from the Area Committee will be fed back and considered when making recommendations on proposals for funding allocations to a future County Cabinet meeting. Following Cabinet approval to allocate s106 funding to any scheme, the usual separate approval scheme process will follow, with design and consultation on proposed options prior to implementation.
- 4.2 The Area Committees is asked to note the programme for progressing schemes in the area and welcome your views on other suggestions /schemes for consideration and assessment of fit with Area Corridor funding.